

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

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, September 13, 2023 - 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>		<u>Presenter</u>	Recommended <u>Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes (The board will approve the July meeting minutes due to the cancellation of the August Park Advisory Board meeting.)	Chair	Approval
4.	Introductions / Presentations		
	2023 Creek Week Proclamation	Dana Nordstrom	Endorsement
5.	Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Davis Ranch Sketch Plan	Ross Williams	Endorsement
	B. Saddlehorn Ranch Filing No. 4 Final Plat	Ross Williams	Endorsement
	C. Sterling Ranch East Filing No. 5 Preliminary Plan	Ross Williams	Endorsement
	D. Sterling Ranch Filing No. 5 PUD Preliminary Plan	Ross Williams	Endorsement



<u>ltem</u>		<u>Presenter</u>	Recommended <u>Action</u>	
7.	Information / Action Items			
	 A. Park Lands Agreement – The Ridge at Lorson Ranch Filing No. 1 	Jason Meyer	Endorsement	
	B. 2024 Capital Improvement Program	Todd Marts	Endorsement	
	C. 2024 Preliminary Budget Proposal	Todd Marts	Endorsement	
8.	Monthly Reports	Staff	Information	
9.	Board / Staff Comments			
10.	Adjournment			

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

Members Present:

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

Theresa Odello, Recreation & Cultural Services Manager

Ryan Dorough, Recreation Program Planner

Absent: Thomas Lachocki, Chair

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

- 1. <u>Call to Order:</u> The meeting was called to order at 1:30 p.m. by Terry Martinez, Vice Chair.
- 2. <u>Approval of Agenda:</u> Vincent Prins made a motion to approve the meeting agenda. Janna Blanter seconded the motion. The motion carried 8 0.
- 3. <u>Approval of Minutes:</u> Kiersten Steel made a motion to approve the June 14, 2023, meeting minutes with a correction to Susan Jarvis-Weber's position. Janua Blanter seconded the motion. The motion carried 8 0.
- 4. Introductions and Presentations:

A. Introduction of new Park Advisory Board Member

Terry Martinez and Todd Marts welcomed the newly appointed Park Advisory Board members Jane Newman and Dr. Jeremy J. Chatelain and congratulated them to their appointment to the board.

B. Kite Festival Review

Ryan Dorough presented an overview of the 2nd annual Kite Festival. Approximately 350 people attended the festival held at Falcon Regional Park. The event included kite making, wind craft, face painting, bubbles, music, games, and kite flying. The event also included 9 activity and information booths along with 3 food vendors.

5. Citizen Comments:

Susan Davies, Trail and Open Space Coalition promoted the organization's Starlight Spectacular fundraiser which will be held at Garden of the Gods on August 5th.

6. Development Applications:

A. Mayberry Filing No. 4 Final Plat

Greg Stachon presented the Mayberry Filing No. 4 Final Plat and addressed questions by board members. The trail has recently been reclassified as a Primary Regional Trail. The recommended motion is stating the correct classification as Primary Regional Trail.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No. 4 Final Plat: (1) provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) correct the final plat note that incorrectly states vacation of the required trail easement. Janna Blanter seconded the motion. The motion carried 8 – 0.

B. Copper Chase at Sterling Ranch Filing No. 1 Final Plat

Ross Williams presented the Copper Chase at Sterling Ranch Filing No. 1 Final Plat and addressed a question by a board member.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Copper Chase at Sterling Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$69,690 and urban park purposes in the amount of \$41,814 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat. John Wallace seconded the motion. The motion carried 8-0.

C. Outlook at Powers and Grinnell Filing No. 1 Final Plat

Ross Williams presented the Outlook at Powers and Grinnell Filing No. 1 Final Plat and addressed a question by a board member.

John Wallace recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Powers and Grinnell Filing No. 1 Final Plat: (1) recommend the applicant explore a wide variety of active-use outdoor amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$160,590 and urban park

purposes in the amount of \$96,354 will be required at time of the recording of this Final Plat. Vincent Prins seconded the motion. The motion carried 8-0.

D. Mariah Trail Filing No. 1 Final Plat

Ross Williams presented the Mariah Trail Filing No. 1 Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Mariah Trail Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030. Vincent Prins seconded the motion. The motion carried 8-0.

7. Information / Action Items:

A. Proclamation of Support for Fox Run Nature Center

Theresa Odello and Jason Meyer presented the revised Proclamation of Support for Fox Run Nature Center. El Paso County operates two award winning Nature Centers at Fountain Creek Regional Park and Bear Creek Regional Park. These two Nature Centers offer unique opportunities to educate and connect people of all backgrounds to the outdoor environment. The two existing Nature Centers are popular, busy facilities, with children's programming already at capacity. The popularity of Nature Centers creates a challenge for El Paso County to meet the demand of residents who want to participate in programming provided at the Nature Centers, especially programming for school-aged children.

The new Fox Run Nature Center will function as an educational and interpretive center, focusing on the Black Forest and its ponderosa forests. The visitor's experience at Fox Run Nature Center will be one that balances the engaging indoor interpretations that reveal the adjacent natural setting of the forest with expanding their understanding and care for the quality of the forest and ecosystem beyond.

John Wallace made a motion to endorse the Proclamation of Support for Fox Run Nature Center as revised. Kiersten Steel seconded the motion. The motion passed 8-0.

8. Monthly Reports:

John Wallace inquired about an update to the Park Maintenance Standard Update mentioned in the Action Plan. Brian Bobeck stated that the Park Maintenance Standards will concentrate on the daily, weekly, monthly maintenance tasks along with the standards and level of service. The existing Park Operations Manual is extensive and with four separate park districts, we need to develop a more user-friendly manual and make sure our standards are consistent among all districts. He stated that this is an ongoing project but due to the recent flooding the focus has temporarily shifted to more immediate tasks.

9. Board/Staff Comments:

Trialability Program: Todd Marts stated that the Trialability Program won several national awards. Board member Jeremy J. Chatelain was a critical part accomplishing the program.

The Nature Centers recently held a VIP visually impaired trail opening. Mr. Marts stated that this visually impaired trail partnered with the Trialability Program has set a new standard for Parks.

Pineries Open Space: Mr. Marts stated that the loop trail has recently been closed due to excessive rainfall and subsequent flooding. Trail users did not pay attention to the "trail closed" signs and used the trail which led to extreme widening in certain areas, additional damages and social trails. To protect the trails and to be good land stewards, staff made the decision to close the Pineries Open Space. The action plan is to address and repair the damaged areas as soon as conditions improve. To date, 27 critical large, damaged areas have been identified. Staff will report back at the next Park Advisory Board meeting.

Fountain Creek Nature Center: The Nature Center was exposed to flooding as well and is currently closed for repairs. Repairs include replacing drywall and replacing the subfloor in the exhibit room. The action plan is to open the classrooms and the restrooms as soon as possible. Staff is currently conduction outdoor programs as an alternative.

Orienteering meets/events: Parks received a certified letter from an orienteering event operator. The letter was handed out to all Park Advisory Board members.

Park, Trails and Open Space damages: Jason Meyer showed a PowerPoint presentation identifying 11 locations that received major to moderate flood damages. Mr. Meyer and Todd Marts addressed questions regarding signage, online information, and FEMA funding regarding the June flooding. Mr. Marts stated that Brian Bobeck's park operations staff was out on properties immediately after the flooding, sand bagging, grading, and making emergency repairs where possible to ensure the safety of all park and trail users. Local volunteer groups have also contacted Parks to assist with repairs.

County Fair: Theresa Odello stated that the County Fair will be held July 15-22. Concerts in the Park will also start up again and today will be the first concert which is being held at Bear Creek Regional Park. Additional concerts are scheduled throughout the regional park system every Wednesday in July and on Thursdays in August. Several outreach events are scheduled as well and will include a free backpack give-away at Panorama Park. The main fundraiser of the year, "Happy Trails" is scheduled for August 18^{th} .

10.	Adjournment:	Meeting adjourned at 2:56 p.m.	

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2023 Creek Week Proclamation

Agenda Date: September 13, 2023

Agenda Item Number: #4 - A

Presenters: Dana Nordstrom, Community Outreach Coordinator

Information:

The Fountain Creek Watershed District, from Plamer Lake to Pueblo, with its many community partners which includes El Paso County Parks, announces the 10th Annual Creek Week litter and debris cleanup event, planned for September 30 – October 8, 2023. Creek Week offers volunteers the opportunity to engage in many activities, programs, and events. Creek Week is the largest cleanup event in the State of Colorado.

We invite our citizens to volunteer with their hearts and hands to help reduce pollution in our creeks and our connecting waterways. Be a steward for safer drinking water and enhancing our wildlife habitat. We need your support to continue this valuable effort that inspires the public to get involved and make a difference.

This year's Creek Week Kick Off event is September 30 at the Fountain Creek Nature Center. County Parks cleanup sites include Bear Creek Dog Park, Bear Creek Nature Center, and Fox Run Regional Park.

Pick a Date, Pick a Location, Pick it Up.

Recommended Motion:

Motion to approve the 2023 Creek Week Proclamation

PROCLAMATION RECOGNIZING "CREEK WEEK 2023"

- WHEREAS, we are fortunate to have extensive and diverse natural resources, and
- WHEREAS, the Fountain Creek Watershed is a unique and important asset to the Residents of and visitors to El Paso County; the Pikes Peak Region; and
- **WHEREAS**, the Fountain Creek Watershed District is a proud partner and collaborator with its member governments; and
- WHEREAS, the Fountain Creek Watershed District is celebrating the 10th Annual "Creek Week" cleanup, which offers volunteers the opportunity to protect, steward and maintain the Fountain Creek watershed; and
- WHEREAS, "Creek Week" is a litter clean-up, education and restoration effort throughout the watershed set for September 30th through October 8th, 2023, the LARGEST cleanup event in the State of Colorado; and
- WHEREAS, nearly 20,000 volunteers have removed over 135 tons of trash during "Creek Week" over the past 9 years during this impactful program; and
- WHEREAS, "Creek Week" litter removal and restoration activities will continue to reduce pollution in our creeks and our connecting waterways, manage-flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, the Members of the Park Advisory Board of El Paso County, Colorado encourage businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals form a "Creek Crew" to volunteer their hearts and hands to this effort. We now, hereby proclaim September 30 — October 9, 2023, as "10th ANNUAL CREEK WEEK" in El Paso County and invite our citizens to help protect, restore, and maintain our waterways by participating in in the many activities, programs, and events.

DONE THIS 13th day of September 2023 at Colorado Springs, Colorado.

OF EL PASO COUNTY, COLORADO

THE PARK ADVSIORY BOARD

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Davis Ranch Sketch Plan

Agenda Date: September 13, 2023

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by William Guman & Associates, Ltd., on behalf of the Jane Davis Living Trust for the Davis Ranch Sketch Plan, consisting of up to 92 single-family rural residential lots on 398.91 acres. The site is located primarily northeast of the intersection of Judge Orr Road and Curtis Road, and northeast of Meadow Lake Airport. The property is zoned currently as A-35 with planned rezoning to RR-2.5 and RR-5, with small acreages of commercial zoning along Judge Orr Road.

The 2022 El Paso County Parks Master Plan shows impacts to the Judge Orr Road Secondary Regional Trail, which is located along the north side of Judge Orr Road before turning south along the west side of Curtis Road. This secondary regional trail runs to the west, making connections to the existing Rock Island Primary Regional Trail and the proposed Eastonville Primary Regional Trail further to the west in the unincorporated Town of Falcon.

Furthermore, the proposed Judge Orr Road and Elbert Road Bicycle Routes are both located immediately adjacent to the project area, bordering the southern and eastern boundaries of the Davis Ranch project area, respectively. These proposed bicycle routes will be located within their public right-of-ways, so no easement requests are necessary for those particular routes. The applicant is advised that multi-model transportation options may be developed within the right-of-ways in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. As explained below, the applicant has included approximately 31.89 acres of no-build areas within the Sketch Plan, encompassing the floodplains and wetland areas whose jurisdictional status has yet to be determined.

Per stipulations of the El Paso County Land Development Code, the Davis Ranch Sketch Plan breaks down open space calculations into both public and private classifications. The applicant's Letter of Intent states the following:

• "Per Section 4.2.6.F.8c. of the Land Development Code: Calculation of Residential Open Space of the El Paso County Land Development Code:

"individual, private residential or commercial lot areas shall not be included on the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions."

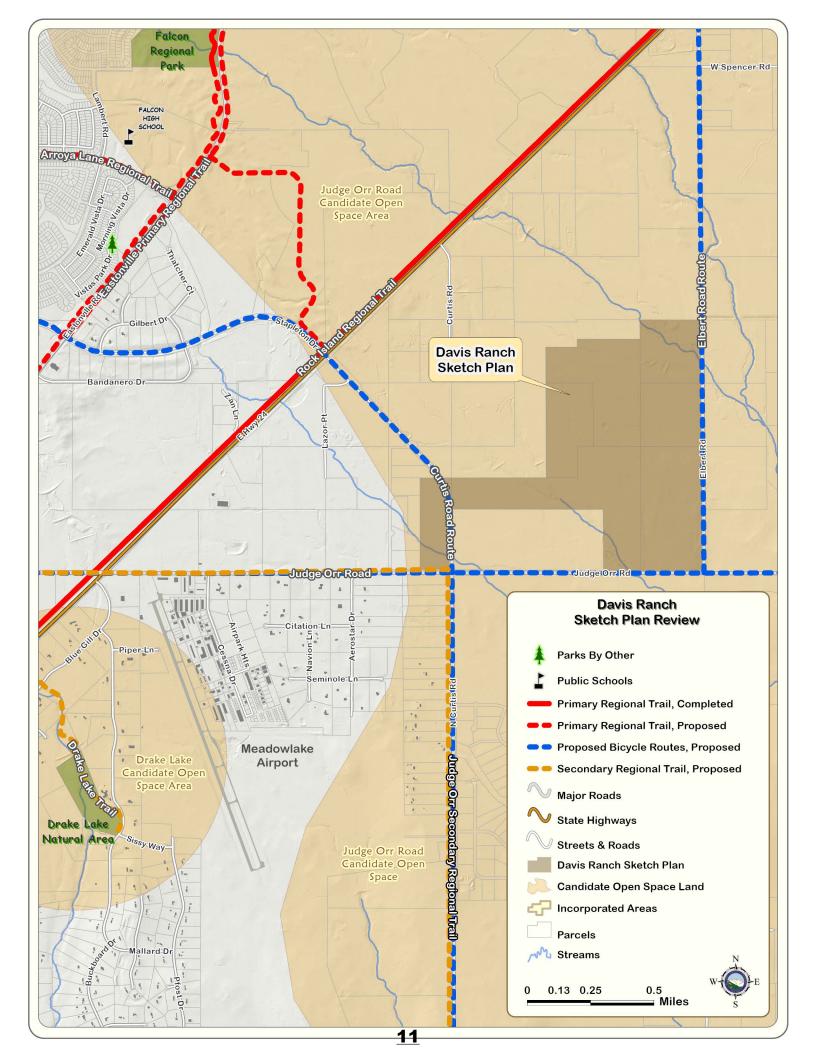
- "Any "Floodplain No Build / OS" tract into which some residential lots encroach are included in the Davis Ranch Sketch Plan calculations as "Private Open Space" areas. Lots that encroach into the "Floodplain – No Build / OS" tracts will be platted as open space easements in future zoning and development submittals. These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area."
- "The Davis Ranch Sketch Plan proposes a combination of Public and Private Open Spaces. Public Open Space will include a Park site, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to the Private Open Space easements and Public Open Space areas."
- "Walking trails indicated within the Sketch Plan (8' wide trail easements are proposed) help to provide connectivity throughout Davis Ranch, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas."

Due to the fact that the applicant will be designating floodplains and wetland areas as "No Build Zones" and therefore private open space tracts, the private open spaces may be included in the overall open space calculations, thus providing for 51.45 acres, or 12.9%, open space. These open spaces include a 6.44 public park, trail corridors, wetland and floodplain areas, and stormwater detention facilities.

In addition to the assessment of regional park fees, El Paso County Parks recommends that the applicant designate and provide to El Paso County a 25-foot 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, and show the easement on the forthcoming Preliminary Plan and Final Plat(s), and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat(s).

Recommended Motion: (Sketch Plan)

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



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

September 13, 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: Davis Ranch Sketch Plan Application Type: Other PCD Reference #: SKP-23-002 Total Acreage: 398.91

Total # of Dwelling Units: 92

Applicant / Owner:

Jane Davis Living Trust

William Guman & Associates, Ltd.

Mick and Rick Davis

Bill Guman, PLA, ASLA, APA

Wrban Park Area: 5

731 North Weber Street, Suite 10

Dwelling Units Per 2.5 Acres: 0.58

Regional Park Area: 4

Urban Park Area: 5

Existing Zoning Code: A-35

Peyton, CO 80831 Colorado Springs, CO 80903 **Proposed Zoning Code:** RR-2.5, RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

dwelling unit per 2.5 acres.

LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	NO
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Regional Park Area: 4 Urban Park Area: 5

Neighborhood: 0.00375 Acres x 92 Dwelling Units = 0.00

0.0194 Acres x 92 Dwelling Units = 1.785 Community: 0.00625 Acres x 92 Dwelling Units = 0.00

Total Regional Park Acres: 1.785 Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4 Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 92 Dwelling Units = \$0

\$505 / Dwelling Unit x 92 Dwelling Units = \$46,460 Community: \$184 / Dwelling Unit x 92 Dwelling Units = \$0

Total Regional Park Fees: \$46,460 Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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

Park Advisory Board Recommendation:	



Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001 Colorado Springs City Planning Commissioner 1992-1993 Pikes Peak Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION



731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects

American Society of Landscape Architects (ASLA)

American Planning Association (APA)



EL PASO COUNTY

LETTER OF INTENT FOR: DAVIS RANCH SKETCH PLAN

TSN # 4200000218, 4200000241, 4200000377, 4200000379, 4200000406

EXISTING ZONE: A-35. ANTICIPATED ZONE: RR-2.5, RR-5, CR-COMMERCIAL RETAIL AND/OR

CS-COMMERCIAL SERVICES, PARKS AND OPEN SPACE

June 27, 2023

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner: Jane Davis Living Trust

Mick Davis, Rick Davis 9060 Elbert Road Peyton, CO 80831 (719) 499-6522

mickjdavis@hotmail.com

Applicant/Planner: William Guman & Associates, ltd.

Bill Guman, PLA, ASLA, APA

731 North Weber Street, Suite 10

Colorado Springs, CO 80903

(719) 633-9700 bill@guman.net

El Paso County Planner: Ryan Howser, Senior Planner

El Paso County Development Services

2880 International Circle Colorado Springs, CO 80910

(719) 520-6049

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The *Davis Ranch* properties for this Sketch Plan application are located in El Paso County in Peyton, CO, approximately 22 miles east of downtown Colorado Springs, situated on Judge Orr

Road east of Colorado State Highway 24 and north of Judge Orr Road. It is approximately two miles east of Hwy24 and 2 miles west of Peyton Highway. The site roughly extends from Stapleton Road east along Judge Orr Road to Elbert Road and has approximately 5,970 feet of frontage along Judge Orr Road, excluding a tract owned by others.

The <u>2021 Your El Paso County Master Plan</u> identifies the Placetype of this development as "Large Lot Residential." The primary land use in this Placetype is Single-Family Detached Residential. Agriculture, Commercial Retail/Commercial Services, and Parks and Open Space are allowed as support uses. Residential lot development, within the Large Lot Residential Placetype, allows for lots having a minimum area consisting of 2.5 acres and larger.

This Placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The Sketch Plan proposes for up to 92 single-family lots and for two smaller parcels totaling 5.78 acres with frontage onto Judge Orr Road Road as either *CS-Commercial Services* and/or *Commercial Retail*. These would primarily serve residents within or nearby Davis Ranch and nearby communities.

Large tracts of land within the drainageways of the proposed Esteban Rodrigues Subdivision are identified on the Sketch Plan as private and public Open Space. Walking paths, trails, and other designated routes as indicated will provide additional access and extensions with connectivity to recreational spaces when development occurs.

Core Principle 7: Maintain and expand the County's recreation and tourism options.

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

Large-Lot Residential Within the Large-Lot Residential Placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

Sketch Plan approval of this property is being sought. The zoning would be changed from the current A-35 Agriculture zoning to RR-2.5, RR-5, residential rural 2.5 acres and 5.0 acres respectively. In accordance with County standards, the minimum lot sizes proposed within the property will not be less than 2.5 acres and 5.0 acres for each respective zone district. The residential density proposed in this Sketch Plan is .23 dwellings units per acre.

Pursuant to this Sketch Plan application, the applicant proposes to develop the site with up to ninety-two (92) new single-family residential lots and 2 Commercial Retail/Commercial Service support sites with frontage on Judge Orr Road. Large Lot Single-Family detached residential dwelling units best recognize and respect the character of the surrounding Falcon/Peyton community within two miles of the site.

Infrastructure to serve the new lots, including driveways, drainage improvements, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. This is in keeping with the character of the surrounding Falcon/Peyton communities.

The <u>2021 YOUR EL PASO MASTER PLAN</u> identifies the entire Davis Ranch property as being within the <u>Large-Lot Residential Priority Development Areas</u>. Highway 24 is a major roadway that connects the northeastern part of the County to Colorado Springs. Significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. The Master Plan suggests for an overall density of 2.5 acres per lot to be maintained within this area, consistent with the Large-Lot Residential Placetype, although denser development within this area of the Falcon/Peyton areas are allowed.

Surrounding properties are rural, single-family homesites and farm homesteads. Land use within these properties has traditionally been ranchland, with some farming. Two existing parcels owned by the Davis family on Stapleton Road and Elbert Road will be retained within the proposed A-5 zone district.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Sketch Plan for the development of up to 92 rural residential single family residential lots on approximately 398.91 acres (e.g., .23 DU/Acre density).

TOTAL NUMBER OF ACRES IN THE PROJECT AREA: 398.91

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: 398.91 acres.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the <u>2021 Your El Paso Master Plan</u>. The Sketch Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre *Saddlehorn Ranch* (e.g., 216 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately

south of the subject property, the proposed 493.21-acre *Esteban Rodriguez* (e.g., approximately 144 lots requested to be zoned RR-2.5 and RR-5.0) also immediately south of the subject property, and the 86.38-acre *Pikes Peak BOCES* (Board of Cooperative Educational Services) Campus directly across Elbert Road to the east.

EXISTING AND PROPOSED IMPROVEMENTS

Electric and telecommunication service points-of-connection will be extended from the roadway to all new lots. Extension of natural gas service from a utilities provider is being sought from Colorado Springs Utilities. Water for each lot will be provided via wells. Individual septic systems will be provided per lot in accordance with El Paso County Department of Health policy guidelines.

Incorporating Water-saving Actions in Land Use & Development Planning in El Paso County Discourage individual wells for new subdivisions with average lot sizes smaller than 2.5 acres when there is a reasonable opportunity to connect to an existing central system or construct a new central water supply system when the economies of scale to do so can be achieved, especially in the Laramie-Foxhills, Lower Arapahoe, Denver and Lower Dawson aquifers.

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

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

NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

Per **Section 4.2.6.F.8c. of the Land Development Code:** Calculation of Residential Open Space of the El Paso County Land Development Code: "individual, private residential or commercial lot areas shall not be included on the open space calculation <u>unless the open space areas located on private lots are subject to open space easements and restrictions."</u>

Any "Floodplain – No Build / OS" tract into which some residential lots encroach are included in the Davis Ranch Sketch Plan calculations as "Private Open Space" areas. Lots that encroach into the "Floodplain – No Build / OS" tracts will be platted as open space easements in future zoning and development submittals. These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.

William Guman & Associates, Ltd. Page 4 of 11

The Davis Ranch Sketch Plan proposes a combination of Public and Private Open Spaces. Public Open Space will include a Park site, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to the Private Open Space easements and Public Open Space areas.

Public Park: 6.44 ac (public open space)
Detention Ponds: 11.35 ac (public open space)
Trail Easements: 1.77 ac (public open space)
Floodplain Areas: 31.89 ac (private open space)

Total Public OS: 19.56 ac Total Private OS: 31.89 ac

Total: 51.45 ac (public and private open space)

12.9% Total Open Space provided.

Public Open Space areas will be maintained by the Davis Ranch Metropolitan District or HOA (neither of which have been created at the time of this submittal). Private Open Space areas will be maintained by the owner on whose lot the Open Space easements may be located.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

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

The 2021 <u>Your El Paso Master Plan</u> (the "Master Plan") addresses issues directly related to the Davis Ranch Sketch Plan and development. Policies specifically related to this Sketch Plan request include:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Sketch Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road corridor. New lots will be similar in character to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Goal 1.4 – Continue to encourage policies that ensure "development pays for itself". Davis Ranch is proposed as a development of single-family rural residences within a non-urban density area (Rural Placetype) of the Falcon/Peyton community. Utilities and road

infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

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

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

The subdivision design with RR-2.5 and RR-5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0 and A-35, as well as A-5. The Applicant proposes to avoid overlot grading across the 398.91-acre site, and instead will limit grading to driveways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Low density will help to sustain the appearance and unique environmental conditions of adjacent properties.

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

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

The design of the Davis Ranch subdivision will locate new home driveways with direct access onto proposed internal residential collector streets. Up to 92 proposed residences will have driveways off these internal residential collector streets for access; no direct driveway access onto any new lot is planned for Stapleton Road, Judge Orr Road, or Elbert Road to minimize any increased traffic load from new lots onto these existing arterials.

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

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

Concerning utilities, at future Development Plan/Final Plat submittals, Davis Ranch will seek commitment letters for delivery of electrical service and natural gas from established utility providers in the vicinity. On-site wells will provide water to each new lot and wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by Davis Ranch environmental and geotechnical engineers, it has been determined that the site is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

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

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The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs).

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

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

The area surrounding the property has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services will be sought and provided at future levels of Development Planning/Final Platting.

The Sketch Plan design, which includes 92 homes on 2.5 and 5.0 acre lots, ensures that development of this site will remain compatible and contiguous with existing low-density rural residential areas. With a density of .23 DU/AC, Davis Ranch is compatible with numerous other subdivisions adjacent to and within a 2-mile radius of the property.

GAS SERVICE

The applicant will seek natural gas service by utility service providers already established in the vicinity at future levels of Development Plan/Final Platting.

WATER SERVICE

The following information is provided at the request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

Water Quality, Quantity and Dependability:

A water resources report and water supply information summary have been provided to the County with this Sketch Plan application.

The water resource report provides data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for all of Davis Ranch is sufficient in terms of quality, quantity, and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability, and quality for the proposed subdivision.

Davis Ranch is a proposed single family residential and commercial development located east of Peyton, CO. The proposed development is comprised of six different existing parcels which are currently owner by the Davis Family. The total acreage encompassed by these six parcels is 398.91 acres. The subdivision is proposed to be subdivided into ninety-two (92) residential lots and two (2) commercial lots. All 92 residential lots and 2 commercial lots are to be served by on-site residential and commercial wells drilled into the not-nontributary Denver aquifer below the Davis Ranch property. The proposed subdivision lies within the Upper Black Squirrel Creek Designated Groundwater Basin and is managed by the Upper Black Squirrel Creek Groundwater Management District.

The not-nontributary Denver Aquifer, which will serve as the water source for the Davis Ranch Subdivision, is estimated to provide a 300-year supply of 45.19 AF/year of water. Each residential lot is assumed to require 0.443 AF/year/lot of water, totaling 40.756 AF/year of residential demand at full build-out. The two commercial properties are estimated to demand 4.40 AF/year of water at full-build. Therefore, total demand at full build-out is estimated to total 45.185 AF/year, which is less than the 300-year supply out of the Denver Aquifer to the Davis Ranch Subdivision.

Maximum depletions to the alluvium from pumping out of the Denver aquifer in this area amount to 4% of pumping from the aquifer. Using the demands listed above, maximum depletions at full build-out are estimated to be 1.8074 AF/year by the year 300 of pumping. Replacement flows back to the alluvium will be returned at 90% of indoor and domestic uses from the residential and commercial properties. Total indoor usage from the residential and commercial properties are estimated to be 28.15 AF/year at full buildout. The corresponding return flows back to the alluvium via non-evaporative septic systems is assumed to result in an annual volume of 25.335 AF/year, which is exceeds the estimated depletions to the alluvium, which is calculated above.

The water quality in the Denver aquifer formation in this area has typically been suitable for residential potable use. Water samples were obtained from the existing well (well permit #163012-F) constructed via an exterior hose bib existing on the side of the house located at 9350 Elbert Road. Water samples were obtained from this tap on 04/04/2023, with water quality testing performed Colorado Analytical Laboratories and Hazen Research, Inc., per the El Paso County Land Development Code section 8.4.7(B). All results were found to be below primary and secondary Maximum Contaminant Limits (MCLs).

The Langlier Index value was recorded at -1.83 which indicates the possibility of corrosive water. It is recommended that any homes or additions built in this subdivision use non-copper piping for water distribution from well to home and within the home.

Because of the absence of any and all evidence of fecal contamination in the form of E. Coli or Total Coliform, or that all sampled and analyzed constituents were below all primary and secondary standards the proposed water source emanating from the Denver Aquifer is deemed safe for public consumption.

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TRANSPORTATION

The Davis Ranch Sketch Plan provides for three separate point-of-access from Stapleton Road, Judge Orr Road, and Elbert Road into the community.

Subdivision Access Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-des-sac. Having two points of access allows for a more contiguous street network and would remove these barriers.

Walking trails indicated within the Sketch Plan (8' wide trail easements are proposed) help to provide connectivity throughout Davis Ranch, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas.

TRANSPORTATION IMPACT STUDY GUIDELINES

Providing multiple points of access to a subdivision also improves efficiency in emergency response times, and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access especially with multimodal options for walking and biking has the opportunity to reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.

B.1.1. Types of Study

Α.

Master TIS. Where large, complex projects (big box retail or residential developments over 100 acres) are planned or a project is phased over a multi-year build-out, it may be appropriate to prepare a Master TIS for the initial action followed by periodic updates for specific phases. The Master TIS must include overall phasing of improvements to coincide with project phasing.

The transportation engineering consultant for Davis ranch prepared a Master TIS as part of this Sketch Plan submittal. The trip generation of the project is relatively low, but the site encompasses a relatively large area with proposed roadway connections to three adjacent arterial roadways. The site is also relatively close to the US Highway 24 & Stapleton intersection.

B.2.3. Study Area

The limits of the transportation network to be studied shall be based on the size and extent of the proposed development, the existing and future land uses, and traffic conditions on and near the site.

The limits of the study area shall be agreed to by the ECM Administrator before preparing the TIS. The Master TIS shall generally establish the study area for all subsequent Individual TISs.

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The Davis Ranch study area includes the proposed access points, adjacent arterial roadways and existing county road intersections. The study area also includes the US Highway 24 intersections with Judge Orr Road, Stapleton Road, and Elbert Road. Judge Orr Road/US Highway 24 and Stapleton/US Highway 24 have been included, as CDOT has commented on most other development projects in the area and have required these intersections to be included in TIS reports. CDOT is requiring escrow contributions from all area development projects toward a future traffic signal at Stapleton/US Highway 24.

Α.

Study Area Basis for Master TIS.

- · All adjacent and internal collector and arterial roadways;
- Offsite collector and arterial links within the study area that are impacted by 10 percent or more by the project;
- Continuity and adequacy of pedestrian and bicycle facilities to the nearest attraction (existing or planned);
- Access to the most direct public transportation services facility or public transportation services route where public transportation services are available; or
- Any pedestrian routes within 2 miles of a school.

The TIS report includes adjacent arterial roadways and internal collector roadways. Some Internal Rural Local roadways are also shown to clarify overall circulation. Offsite Collector and arterial links impacted by 10 percent or more have been included. Bicycle, pedestrian, and multi-modal transportation has been addressed in the report.

B.2.4. Evaluation Elements

Α.

Evaluation Elements for a Master TIS. The purpose of the Master TIS is to provide a general sense of the overall impacts to the transportation system and to identify the larger scale improvement needs necessitated by the proposed zoning (i.e., widening of arterials, connecting key gaps in the roadway system, etc.). For example, for a large development plan with a multi-phase build-out, the Master TIS would not only address the overall project, but also identify key measurable criteria that would trigger the construction of some incremental portion of the overall infrastructure improvement plan. Typically, with each phase of the project a new individual site TIS specific to that phase would be prepared. This new study would verify the accuracy of the original traffic projections, both on site and background, and check the criteria identified for infrastructure improvements and other pertinent information.

The key elements of the project impact assessment for a Master TIS shall include the following minimum evaluations:

Conformity with the adopted MTCP and ECM;

- Peak hour link volume and LOS;
- Appropriateness of access locations;
- Multi-modal and Transportation Demand Management (TDM) opportunities;
- Pedestrian/bicycle requirements and improvements:
- Safety and accident analysis. Other items requested by the ECM Administrator in the Scoping Meeting; and
- Neighborhood and public input issues.

In cases where a developer seeks vesting with a Site Specific Development Plan, the Master TIS is required to present all the detailed information required in an Individual Site Transportation Impact Study.

The TIS includes information and references to the adopted MTCP and ECM. The study includes peak-hour volumes and levels of service analysis. The report specifically comments on access locations, includes recommendations, and calls out locations where deviations may be required for intersection spacing. The study addresses TDM and non-motorized transportation elements. From a safety standpoint, the report calls out preliminary auxiliary turn-lane needs, identifies that intersection/access sight-distance criteria will need to be met, and identifies that participation in a future traffic signal at US Highway 24/Stapleton will be a requirement at the appropriate stage of development. The report identifies a potential future roundabout at the intersection of Stapleton/Judge Orr. The report also calls out potential deviations that may be required.

CDOT Access Permitting

The report calls out that a CDOT Access Permit(s) will be required but clarifies that this is the Sketch Plan stage. CDOT will comment on the TIS, but submittal of an application for CDOT Access Permit would be premature at the Sketch Plan stage of the process.

END.

A. SUBDIVIDERS B. APPLICANT

9060 Elbert Road

Peyton, CO 80831 TSN 4200000377 14850 Judge Orr Road TSN 423300003

Colorado Springs, CO 80919 blaw@jrengineering.com Junior J. Davis 9050 Elbert Road WATER | HYDROLOGY Peyton, CO 80831- 8319 TSN 4200000218 Junior J. Davis 9350 Elbert Roa

Colorado Springs, CO 80903 bill@guman.net JR Engineering Attn: Bryan T. Law, PE 5475 Tech Center Drive. Suite 235

WATEN HYDROLOGY
RESPEC (JDS-Hydro
Attn: Douglas E. Schwenke
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Douglas.Schwenke@respec.com

William Guman & Associates, Ltd.
Attn: Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10

soils | GEOLOGY RMG Engineers/Architects Attn: Kelli Zigler 2910 Austin Bluffs Pkwy., Suite 100 Colorado Springs, CO 80918 KMZigler@rmg-engineers.com

ECOSYSTEM Services, LLC Attn: Grant Gurnee, PWS 1455 Washburn Street

LSC Transportation Consultants, Inc. Attm: Jeff Hodsdon, PE 2504 E. Pikes Peak Ave., Suite 304 Colorado Springs, CO 80909

Peyton, CO 80831-8319 C. LEGAL DESCRIPTION

Two parcels of land being a portion of the Southeast quarter of Section 33 and a portion of Section 34, both in Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

D. BASIS OF BEARINGS

The South Line of Section 34, Township 12 South, Range 64 West of the 6th Principal Meridian, being monumented at the West End by a 3.25" aluminum cap stamped "LS 17496 1992" on a Range Box and at the East End by a 3.25" aluminum cap stamped "LS 17496 1992" in a Range Box, assumed to bear S89 59'23"E.

PANCEL 1:

Baginning at the Southeast Corner of Section 34, Township 12 South, Range 64 West of the 6th Principal Meridian;
Thence on the South Line of said Section 34, N89*59'23"W a distance of 2,110.20 feet;
Thence departing said South line, N00*26'09"W a distance of 1,316.09 feet;
Thence S89*57'13"W a distance of 528.02 feet;

Thence S89°56'16"W a distance of 2,615.89 feet, to the Easterly right-of-way line of Stapleton Drive as described in the document recorded under Reception No. 215041135 and 21504136 in the records of the El Paso County Clerk and Recorder.

terly right-of-way line, on the arc of a curve to the left whose center bears S84°58'34"W. having a radius of 1,555.00 feet, a central angle of 25°36'01" and an arc length of 694.79 feet, to a point of

non-tangent. Thence departing said Easterly right-of-way line, S89°58'45"E a distance of 194.82 feet; Thence N89°51'55"E a distance of 6,969.50 feet; Thence N00° 232"TW ad slatence of 658.47 feet;

Thence N00° 28'50"W a distance of 1,312.87 feet; Thence N00° 30'33"W a distance of 755.55 feet; Thence N89° 37'43"E a distance of 657.85 feet;

Thence N89° 37'43"La distance or tox.o. լսեւ, Thence N00° 25'03"W a distance of 165.39 feet. Thence N89° 37'42"E a distance of 1,316.67 feet; Thence N00° 29'40"W a distance of 386.90 feet, to the North line of the Northeast quarter of said

Thence on said North line, N89°39'41"E a distance of 1,318.81 feet, to the Northeast corner of said Section 34;

Thence on the East line of said Northeast quarter, S00°29'00"E a distance of 2,636.78 feet, to the East

quarter of said Section 34; Thence on the East line of the Southeast quarter of said Section 34, S00°28'37"E a distance of 2,635.75 feet, to the point of beginning;

Containing a calculated area of 16.240.833 Square Feet or 372.8382 Acres PARCEL 2:

Commencing at the Southeast corner of Section 33, Township 12 South, Range 64 West of the 6th principal

meridian;
Thence NS6'29'00"W a distance of 90.43 feet, to the Northerly right-of-way line of Judge Orr Road as described in the document recorded under Reception No. 215041136 in the records of the EI Paso County Clerk and Recorder, and the point of beginning;
Thence on said Northerly right-of-way line, S89'56'57"W a distance of 582.45 feet, to a point on the West line of the East half of the Southeast quarter of the Southeast quarter of said Section 33;
Thence on said West line, N00'12'57"W a distance of 1,262.85 feet;
These on Set New Set line, N00'12'57"W a distance of 1,262.85 feet;

Thence on the West line of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 33, N00°12'57"W a distance of 656.08 feet, to a point on the North line of the Southeast quarter of the Northeast Quarter of the Southeast Quarter of said Section 33;

Thence on said North line, S89°S8'45"E a distance of 347.63 feet, to a point on the Westerly right-of-way line of Stapleton Road as described in the document recorded under Reception No. 215041136 and a point of a non-tan

Thence on said Westerly right-of-way line, the following seven (7) courses:

- Thence on said Westerly right-of-way line, the following seven (7) courses:

 1. On the arc of a curve to the right whose center bears \$57*00'47", having a radius of 1,455.00 feet, a central angle of 32*50'36" and an arc length of 83.4.04 feet, to a point of tangent;

 2. \$00"08'36" E a distance of 421.95 feet, to a point of curve;

 3. On the arc of a curve to the left, having a radius of 1,555.00 feet, a central angle of 05*24'11" and an arc length of 146.64 feet, to a point of tangent;

 4. \$05*32'47" E a distance of 200.32 feet, to a point of curve;

 5. On the arcof a curve to the right, having a radius of 1,455.00 feet, a central angle of 05*12'20" and an arc length of 132.18 feet, to a point of tangent;

 5. \$00*20'27" and a distance of 201.65 feet:

- S00°20'27" and a distance of 201.65 feet
- 7. S44°45'51"W a distance of 40.02 feet, to the point of beginning.

Containing a calculated area of 1.066.496 square feet or 24.4834 Acres

E. NOTES

- 1. Acreages and percentages are rounded up to equal 100%
- All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
- as No-Bulla Areas' unless otherwise indicated.

 3. A portion of the parcels is located within a designated FEMA RFloodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map Numbers 08041CO556G and 08041C0552G with an effective date of December 7, 2018. Existing floodplain boundaries may be modified. Coordination with FEMA will be completed to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision occurs independently of this Sketch Plan it shall be approved prior of platting of any lots currently located within floodplain boundaries.
- 4. The proposed Sketch Plan is located within the Pevton Fire Protection District.
- 5. After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted
- Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
- Access locations onto Stapleton Road, Judge Orr Road, and Elbert Road will be finalized at the Preliminary Plan or Development Plan level of submittal.
- 8. Trails are conceptual only. Detailed plans will be prepared and reviewed at the subdivision process.
- El Paso County Regional Trails on Judge Orr Road, Stapleton Road and Elbert Road are to be
 coordinated with El Paso County Parks and Recreation at the Preliminary Plan or Development Plan
 level of submittal, and a Neighborhood Park will be further refined in future zoning and development
- A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
- 11. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County lanning Department prior to project community and workers.
- 12. The wetland boundaries as indicated on the Sketch Plan are conceptual and subject to change. All existing wetland areas are to be mapped per the U.S. Army Corps of Engineers during future zoning
- 13. In the event the project will create ground disturbing activity in habitat occupied by threatened or endangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
- 14. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural equirements, trash and debris containment, protection and enhancement of natural n, weed control and riparian and wetland protection and buffer areas, as appropriate with ning and development plan submittals.
- Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent and by Rural Residential (RR) zone districts. 32% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 57% for RR-5.0 zone districts within the overall 398.91 acre development.

DAVIS RANCH SKETCH PLAN

TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

K. ZONING MAP



F. NOTES CONT'D

- Approximately 6 acres with frontage along Judge Orr Road are scheduled for commercial services and will be compatible with the zoning and development criteria of the county's CS
- Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with this Sketch Plan application.
- A Phasing Plan for all proposed development is provided on Sheet SKP1.3. Phasing will be implemented based upon prevailing market conditions and is subject to change.
- Detention ponds and cross-lot drainage ditches will be located within drainage easements providing access for maintenance by the Davis Ranch Metropolitan District.
- Open spaces, Neighborhood Park, and buffer areas will be maintained by the Davis Ranch
- There will be no direct lot access onto Stapleton Road or Judge Orr Road. Access to a portion of the parcel is proposed onto Elbert Road due to Floodplain constraints.
- A Noise Study will be prepared with subsequent submittals to address appropriate mitigation that may be required from impacts of Judge Orr Road, Stapleton Road, and Elbert Road.
- Park improvements provided by the Davis Ranch may be applied to Park Land Dedication and fees with review and approval by El Paso County Parks. Any park improvements will be coording at a later date with El Paso County Parks via Park Land Credits.
- This Sketch Plan proposes to provide fees in lieu of land for future school development. The roject site is located entirely within the Peyton School District No. 23.
- All electric service is to be provided by Mountain View Electric Association (MVEA). Black ills Energy and natural gas easements will be provided as required.
- Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County
- Davis Ranch will comply with all Federal and State laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Di Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act
- The following Districts will serve the Davis Ranch property:
- The following Districts will serve the Davis Ranch property:

 a. Davis Ranch Metropolitan District or HOA for maintenance of any/all common spaces, detention ponds, and drainage easements.

 b. Peyton School District No. 2:

 C. Peyton Fire Protection District (Fire emergency).

 d. Peyton Fire Protection District (Emergency services).

 e. El Paso County Conservation District.

 f. Pikes Peak Library District.

 g. El Paso County Conses and Bridges.

 h. Upper Black Squirrel Creek Ground Water.

- Mail box kiosk locations and design will be determined at time of Final Plat in coordination with
- Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on the Sketch Plan F. FLOODPLAIN NOTES
- Portions of the Davis Ranch property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0556G and 06041C0552G with an effective date of December 7, 2018. The existing floodplain boundaries may be revised and/or the Base Floodplain Elevation (BFE) may be modified Coordination with FEM will be complete to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision occurs independently of this Sketch Plan and shall be roved prior to the platting of any lots currently located within floodpla

- The status of all floodplains indicated on this Sketch Plan is jurisdictional and are to be determined

G. PUBLIC STREETS

- Internal streets will meet the standards of the EI Paso County Engineering Criteria Manual. A deviation request and/or modification of the ECM will be submitted for review and approval for any design that does not conform with thee standards.
- All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
- Until approved by the County Engineer, all access points shown from the property onto Stapleton Road, Judge Orr Road, and Elbert Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and

H. PRIVATE STREETS

- Any private streets, if proposed, will be privately owned and maintained by the Davis Ranch Metropolitan District or Homeowner's Association (HOA).

I. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

- Per Section 4.2.6.F.8.c. Calculation of Residential Open Space of the El Paso County Land Development Code: "Individual, private residential or commercial lot areas shall not be included on the open space calculation unless the open space areas located on private lots are subject are subject to open space easements and restrictions."
- The "Floodplain No Build / OS" tracts, into which some residential lots will encroach, are included in the Sketch Plan calculations as "Private Open Space" areas. Lots that encroach into the "Floodp No Build / OS" tracts will be platted as open space easements in future zoning and development submittals These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc. permitted within any no-build areas.
- The Sketch Plan proposes a combination of Public and Private Open Space. Public Open Space will include a Pulic Park, Detention Pond parcels, and 8' Trail Easements located within certain Buffer areas to provide connectivity to Private open space easements and Public open space areas.
- 4. Public Open Space areas will be maintained by the Davis Ranch Metropolitan District or HOA. Private Open Spaces will be maintained by the owner on whose lot Open Space easements may be located.
- 5. See Sketch Plan Sheet SKP1.3 for acreage and tract data for all Public and Private Open Spaces

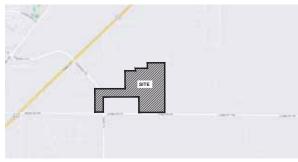
J. SOILS AND GEOLOGIC HAZARDS

Areas of proposed development that are found to be impacted by ground water, imported fill, loose Areas of proposed development that are found to be impacted by ground water, imported fill, loos and/or expansive soils, etc. will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard areas of concern and recommended mitigation measures are found in the Geological Hazard Study and Wastewater Study prepared by RMG Engineers and Architects (April 27, 2023). Further studies of these conditions that warrant additional mitigation will be provided with the Preliminary Plan or Final Plan.

K. PHASING PLAN

- Davis Ranch will be developed in multiple phases and platted in multiple filings. This Sketch Plar proposes three phases of development, as indicated on Sketch Plan Sheet SKP1.3. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of
- 2. Preliminary phasing boundaries are indicated on this Sketch Plan but are subject to change. Proposed ent and build-out of internal streets, park and open space, and installation of utilities will be determined with each phase.

I VICINITY MAP



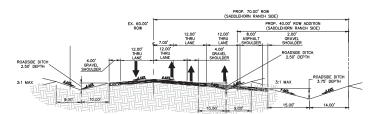
M. SITE DATA

Proposed Maximum Number of Units: 92 Single Family .23 DU/AC Maximum Gross Density

Proposed Land Uses Residential [2.5 and 5.0 acre single family] Commercial [5.78 ac]
Park/Open Space [17.79 ac including detention]

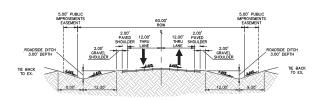
N. STREET DETAILS

Future Local Roads



1. Existing Judge Orr Road - Typical Section

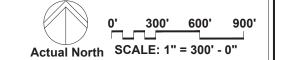
POSTED SPEED LIMIT = 45 MPH. DESIGN SPEED LIMIT



2. Proposed Rural Local - Typical Section

O SHEET INDEX

- SKP 1.1 Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map |
- SKP 1.2 Sketch Plan | Land Use Summary Table | Parcel Summary Table | Adjacent Owners
- SKP 1.3 Parcel/Open Space/Trails/Phasing Plan | Open Space and Trails Schedule | Open Space Tract Schedule | Trail Head Detail | Phasing Schedule



William Games www.Gumanttd.com bili@guman.net

DRAWINGS BEARING THE OFFICIAL STAMP OF IED LANDSCAPE ARCHITECT IN THE STATE

ROAD 80831 RANCH ERT 0 Ö

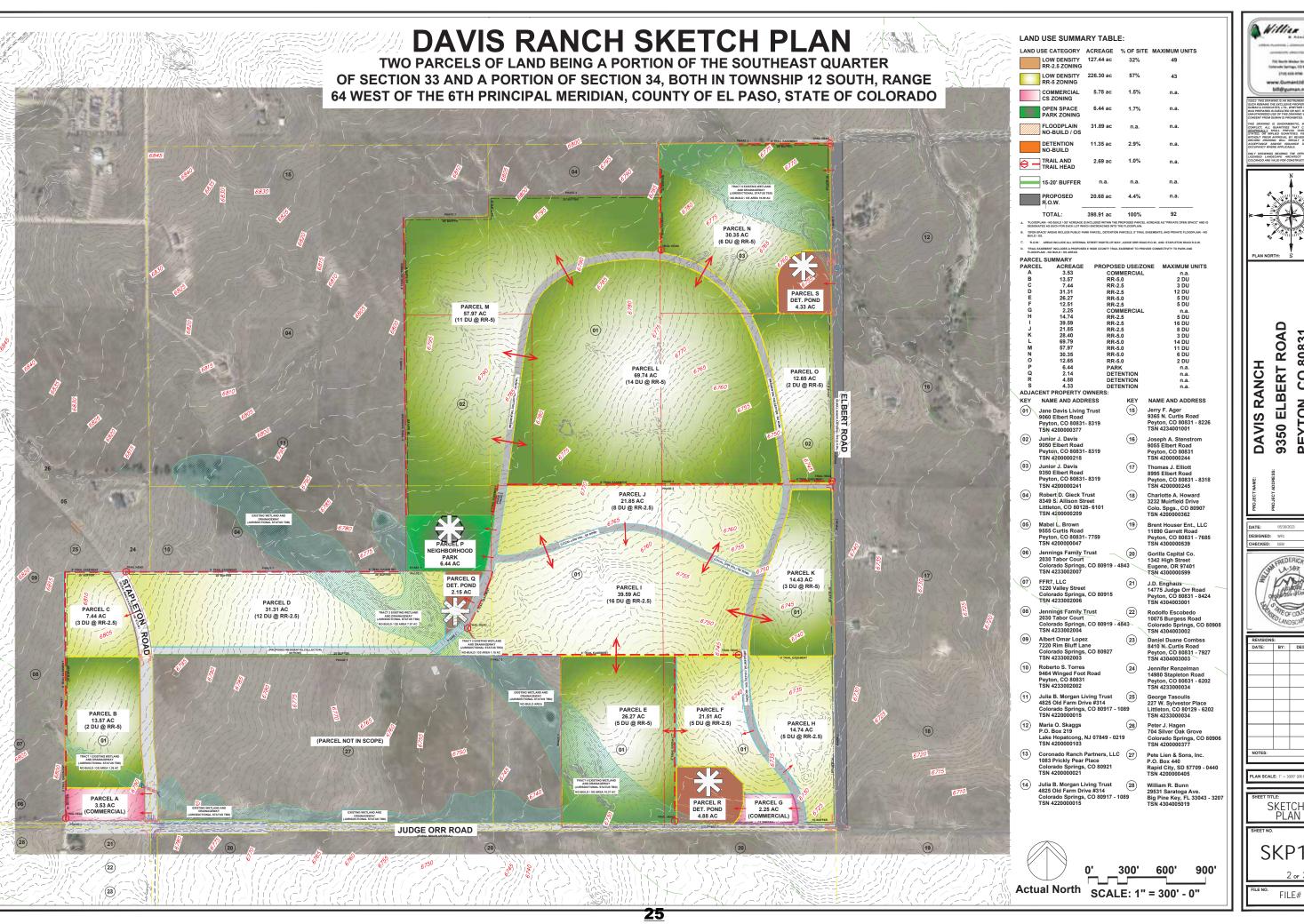
ELB ON, DAVIS EYT 9350 <u>_</u>



PLAN SCALE: 1" = 3000" (OR AS NOTED **SKETCH** PLAN

SKP1.

FILE#



William Ganad www.Gumanttd.com bill@guman.net

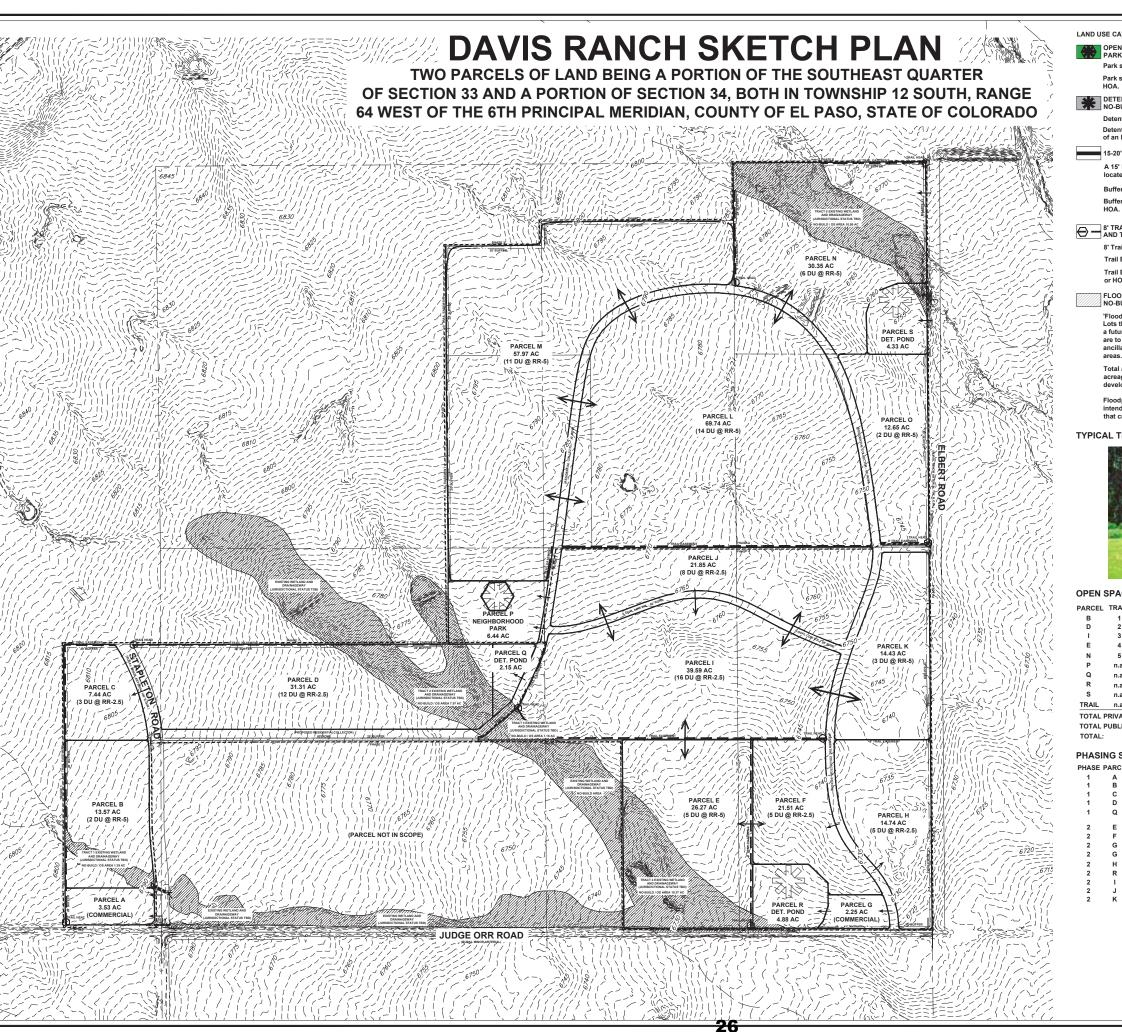


ROAD

ELBERT 00 EYTON, 9350

SKP1.2

FILE#



LAND USE CATEGORY ACREAGE % OF SITE MAXIMUM UNITS

PEN SPACE

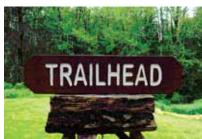
Buffers are intended as Public Open Space

'Floodplain - No Build OS" tracts are intended as Private Open Space areas. Lots that encroach into the Flooplain - No Build / OS tracts will be platted at a future zoning and development plan submittal indicating that these areas

acreage of the 2.5 and 5 acre parcels in which future lots will be

Floodplain - No Build / OS tracts are Private Open Space and are not

TYPICAL TREALHEAD MARKER



OPEN SPACE TRACT SCHEDULE

PARCEL	TRACT	ACREAGE	DESIGNATION	% OF SITE
В	1	1.39 AC	PRIVATE	1.0%
D	2	7.98 AC	PRIVATE	2.0%
1	3	1.16 AC	PRIVATE	1.0%
E	4	10.37 AC	PRIVATE	2.6%
N	5	10.99 AC	PRIVATE	2.6%
P	n.a.	6.44 AC	PUBLIC	2.8%
Q	n.a.	2.14 AC	PUBLIC	1.0%
R	n.a.	4.88 AC	PUBLIC	1.0%
S	n.a.	4.33 AC	PUBLIC	1.0%
TRAIL	n.a.	1.77 AC	PUBLIC	1.0%
TOTAL PRIVATE		31.89 AC		8.0%
TOTAL PUBLIC		19.56 AC		4.9%
TOTAL:		51 45 AC		12 9%

PH	ASING SC	HEDULE					
PHA	SE PARCEL	TOTAL UNITS	ACREAGE	PHASE	PARCEL	TOTAL UNITS	ACREA
1	Α	Commercial	3.53 AC	3	L	14	69.74 A
1	В	2	13.57 AC	3	M	11	57.97 A
1	С	3	7.44 AC	3	N	6	30.35 A
1	D	12	31.31 AC	3	S	Detention	4.33 A
1	Q	Detention	2.15 AC	3	0	2	12.65 A
2	E	5	26.27 AC				
2	F	5	21.51 AC				
2	G	Commercial	2.25 AC				
2	G	Commercial	2.25 AC				
2	Н	5	14.74 AC				
2	R	Detention	4.88 AC				
2		16	39.59 AC				
2	J	8	21.85 AC				
2	K	3	14.43 AC				



Actual North SCALE: 1" = 300' - 0"

William Ganad www.Gumanttd.com

9350 ELBERT ROAD DAVIS RANCH

SKP1.3

FILE#

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Saddlehorn Ranch Filing No. 4 Final Plat

Agenda Date: August 9, 2023

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by Vertex Consulting Services, LLC., on behalf of Gorilla Capital Company and Saddlehorn Ranch, LLC, of Saddlehorn Ranch Filing No. 4 Final Plat, consisting of 42 single-family rural residential lots on 162.32 acres, with a minimum lot size of 2.5 acres. The property, zoned RR-2.5, is located immediately south of Judge Orr Road and east of Curtis Road near the Town of Falcon and east of the Meadowlake Airport.

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

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 33.94 acres of no-build areas within Filing No. 4, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

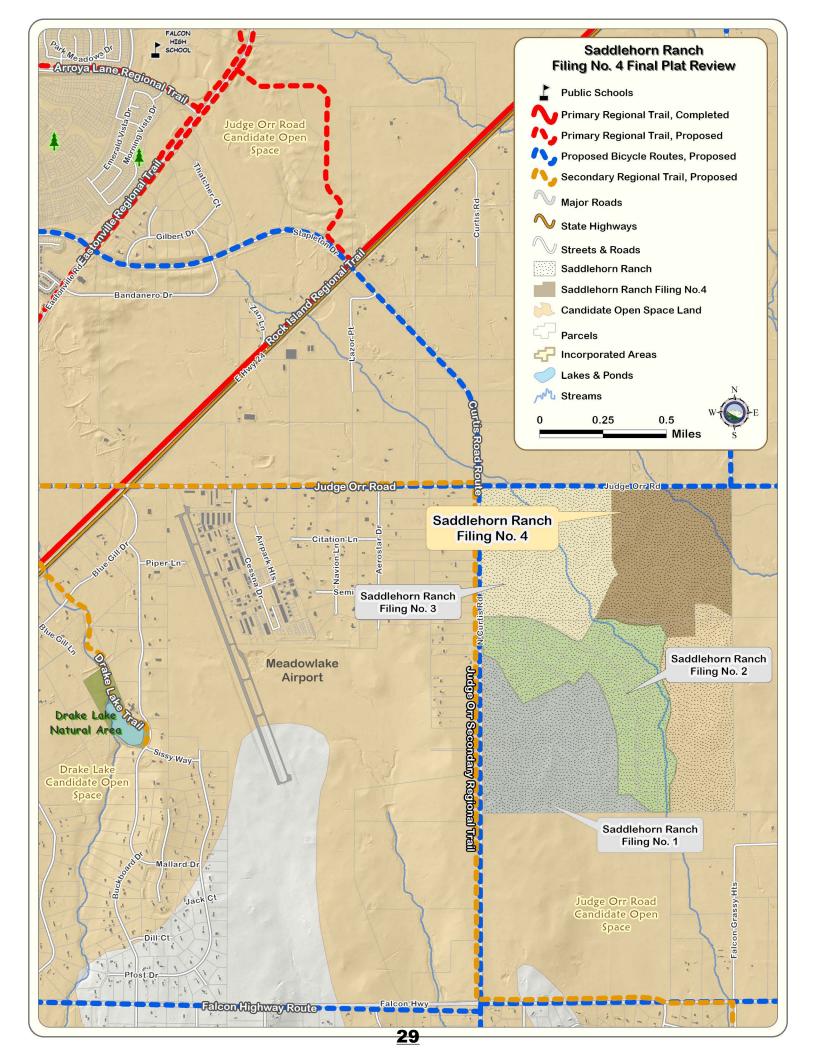
Because Saddlehorn Ranch is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, Filing No. 3 includes the aforementioned 33.94 acres of open space, comprising approximately 21% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed drainages that traverse the property from northwest to southeast, as well as providing

recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the open spaces is proposed, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of this Final Plat.

Recommended Motion (Filing No. 4 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$21,210.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 9, 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: Saddlehorn Ranch Filing No. 4 Final Plat

PCD Reference #: SF-23-006

Application Type: Final Plat

Total Acreage: 162.32

Total # of Dwelling Units: 42

Applicant / Owner:

Gorilla Capital / Saddlehorn Ranch LLC

John Helmick

Craig Dossey

1342 High Street

Eugene, OR 97401

Owner's Representative:

Owner's Representative:

Vertex Consulting Services, LLC

Regional Park Area: 4

Urban Park Area: 5

Existing Zoning Code: RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

dwelling unit per 2.5 acres.

AND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	NO
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Regional Park Area: 4 Urban Park Area: 5

Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.00 0.0194 Acres x 42 Dwelling Units = 0.815 Community: 0.00625 Acres x 42 Dwelling Units = 0.00

Total Regional Park Acres: 0.815 Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4 Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 42 Dwelling Units = \$0

\$505 / Dwelling Unit x 42 Dwelling Units = \$21,210 Community: \$184 / Dwelling Unit x 42 Dwelling Units = \$0

Total Regional Park Fees: \$21,210 Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$21,210.

Park Advisory Board Recommendation:	

Saddlehorn Ranch Filing No. 4 Final Plat

Letter of Intent

July 3, 2023



Vertex Consulting Services, LLC 455 Pikes Peak Avenue, Suite 101 Colorado Springs, CO 80903-3672 719-733-8605 **OWNER/APPLICANT:** Gorilla Capital Co., Saddlehorn Ranch LLC

c/o John Helmick 1342 High Street Eugene, OR 97401 541-393-9043

PLANNER: Vertex Consulting Services, LLC - Craig Dossey, President

455 E Pikes Peak Avenue, Suite 101

Colorado Springs, CO 80903

719-733-8605

craig.dossey@vertexcos.com

TAX SCHEDULE NO: 43000-00-599, 43000-00-600, and 43000-00-602

ACREAGE: Three parcels total approximately 517.41 acres

Filing No. 4 Final Plat includes 162.3179 acres

ZONING: RR-2.5 (Residential Rural)

PROJECT DESCRIPTION:

The Saddlehorn Ranch (aka 824 Acre Curtis Road Subdivision) property for this Final Plat application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado, and south of Judge Orr Road. The overall site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2 1/2 miles east of CO Highway 24.

As context, and described in the project's preliminary plan, the total acreage of the proposed Saddlehorn Ranch development is approximately 816 acres, of which approximately 608 +/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acres in size. The overall site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands accounting for 134 acres (16.4%). The separate wetland tracts are identified on the preliminary plan, and will be preserved as nobuild open space with limited recreational use having a primary emphasis on walking and equestrian trails. The Applicant proposed to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community.

For this filing (Filing No. 4), 42 single family residences shall be provided on 113.8617 acres (gross acreage). The El Paso County tax schedule numbers for Filing No. 4 are 43000-00-599, 43000-00-600 and 43000-00-602. The zoning designation is RR-2.5 (Residential Rural).

No lot shall be less than 2.5 acres in area. The overall gross density for Filing No. 4 is 0.250 du/ac. The net density is 0.369 du/ac. Only portion Lot 6 of the total 42 lots within Filing No. 4 encroaches into the 100 floodplain boundary, and that portion of the Lot is designated as a "No Build" area on the final plat.

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

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 42 rural residential single family residential lots on 113.8617 buildable acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA: 162.3179 acres of single family residential lots, two tracts, and right-of-way.

JUSTIFICATION FOR REQUEST

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

EXISTING AND PROPOSED IMPROVEMENTS

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

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

Entech Engineering and Vertex Consulting have coordinated with County staff and Colorado Geologic Survey to develop a plat note for the Saddlehorn Ranch Filing No. 2 final plat, and anticipate doing the same for Filing No. 4 given the similar geologic characteristics and potential for seasonal shallow groundwater. The approved language for Filing No. 2 (General Note No. 26) states:

"26. The potential for shallow water exists on Lots 1, 15, and 20 to 32. The lowest floor levels should be construction a minimum of 3 feet above water levels. Due to the sizes of the lots, areas along the front of lots with deeper water which are suitable for below grade construction are likely to be available. Site-specific investigation including groundwater monitoring/observation on every lot within Filing NO. 2 is required to determine soils conditions and determine depths to water and fluctuations in groundwater levels."

The Applicant is requesting a similar note specific to the lots within Filing No. 4 be added if approved by CGS and El Paso County. In addition, the Applicant recognizes that prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions.

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

This project will be subject to participation in the El Paso County Road Impact Fee Program. The applicant agrees on behalf of him/herself and any developer or builder successor and assignees that subdivider and /or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals.

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

The final plat for Saddlehorn Ranch Filing No. 4 has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out on Chapter 7, specifically, 7.2.1(D)(3). As described in the following section, the Final Plat adheres to the Your El Paso County Master Plan (2021), with regard to its compatibility with land use and character.

The rural paradigm is preserved through the development of lots no smaller than 2.5 acres, setting aside areas for equestrian and walking trails, and preservation of open space and floodplain areas.

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

All associated supporting document has been included with the Filing No. 4 application, including, but not limited to, a grading and erosion control plan, a drainage plan and reports, soil and geology analysis, finding of water sufficiency and dependability, and construction drawings.

A water sufficiency finding has been previously made at the preliminary plan stage of development. A water report was approved by Colorado Department of Public Health and Environment (CDPHE) and was accepted and approved by the County as proof of both sufficiency and dependability. The report has been included as an attachment.

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

The topography of the site has been analyzed, and addressed in the provided soils and geology report, the drainage report and the grading and drainage plan. Full spectrum water quality control ponds are provided throughout the subdivision to mitigate impact into the existing wetlands and the Haegler Ranch tributaries on site. No outstanding topographical hazards exist on the site.

Drainage improvements are addressed in the preliminary and final drainage reports, and further detailed in the grading and erosion control plan. The drainage report specifically addresses existing and proposed drainage basins and sub-basins, hydrologic soils groups on site, drainage design criteria, and drainage facility design in Filing No. 4.

Legal and physical access is provided to all the proposed parcels in Filing No. 4, and the preliminary plan reflects a network of public roadways to serve the entire project. Roadways are designed and will be constructed to County standards.

Necessary services have been fully addressed for the subdivision. Fire protection shall be provided by Falcon Fire Protection District, who provided a fire protection commitment letter. Main access to the overall Saddlehorn development is generally taken from Curtis Road and Judge Orr Roads. More specifically, access to Filing No. 4 is via San Isidro Trail, Barrosito Trail, and Del Cambre Trail within the development. Electrical service is provided by Mountain View Electric Association (MVEA). There are nearby police stations manned by the Calhan Police Department and the Colorado Springs Police Department, between 10 and 16 miles away. The overall development provides a great deal of open space for horse riding, pedestrian trails and passive recreation.

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

Off-site impacts regarding potentially increased traffic volume has been addressed and accounted for in the provided Traffic Impact Study. Curtis Road improvements applicable to the overall Saddlehorn Ranch development will include widening for ancillary lanes at the intersection with Benito Wells Trail. The Applicant is prepared to contribute escrow, as appropriate, for other intersection improvements. Stormwater will be retained on-site and directed into detention ponds throughout the development, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts with light or noise will be minimal.

A subdivision improvements agreement and financial assurance estimate have been provided for this project and are proposed to be supported by a performance bond to secure and guarantee performance of construction of the anticipated improvements.

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

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

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

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Final Plat proposed for the new single-family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors.

New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

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

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

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

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

The Final Plat within the RR-2.5 (Residential Rural) zoning district is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and A-35. The Applicant is proposing to avoid overlot grading across the entire 162.3179-acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of area. Lower density development with 2.5+ acre lots will help to sustain the appearance and unique environmental conditions of adjacent properties.

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

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

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

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

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

Concerning utilities, Saddlehorn Ranch has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Colorado Springs Utilities has committed to providing natural gas to the development. Saddlehorn Ranch Metropolitan District Nos. 1-3 (collectively, the "District") has provided a permanent will-serve letter for the entirety of Saddlehorn Ranch for water provision. This includes Filing No. 4. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filing No. 4 is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

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

The submitted drainage report specifically details a four-step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 4 development.

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

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

There is sufficient capacity to support the Filing No. 4 Final Plat in terms of roadway capacity, water supply, educational facilities, and organized structural fire protection. Commitment letters from each entity that would support this development with essential services have been submitted with this Final Plat application.

The Final Plat design, which includes 2.5-acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At 0.250 du/ac gross density, Saddlehorn Ranch Filing No. 4 is compatible with numerous other subdivisions adjacent to and within a two-mile radius of the property.

WATER DEPENDABILITY

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

Water Sufficiency:

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

Water Supply and Demand Summary

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

Water Quality

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

System Certification

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

Attachments

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

SADDLEHORN RANCH FILING NO.4

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

KNOW ALL MEN BY THESE PRESENTS

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

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

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS
17496" IN A RANGE BOX AT THE NORTHMEST CORNER OF SECTION 3 AND A 3-1/4" ALUMINUM CAP STAMPED "LS
17496" IN A RANGE BOX AT THE NORTHEAST CORNER OF SECTION 3, BEARING S89"59'23"E AS REFERENCED TO
COLORADO STATE PLANE CENTRAL ZONE.

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

THENCE ON THE NORTH LINE OF SAID SECTION 3. S89'59'23"E A DISTANCE OF 3.376.48 FEET:

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89"59"23"E A DISTANCE OF 1899.15 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 3;

THENCE ON SAID EAST LINE, S00°42'27"E A DISTANCE OF 2798.97 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING EIGHT (8) COURSES:

- 1. S8947'33"W A DISTANCE OF 29.12 FEET;
- 2. N44'37'45"W A DISTANCE OF 546.60 FEET, TO A POINT OF NON-TANGENT CURVE:
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48"36"47"W, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 48"37"24" AND AN ARC LENGTH OF 50.92 FEET, TO A POINT OF TANGENT;
- 4. N89'59'23"W A DISTANCE OF 341.47 FEET;
- 5. S00'42'27"E A DISTANCE OF 733,37 FEET;
- 6. S8917'33"W A DISTANCE OF 277.39 FEET, TO A POINT OF CURVE;
- 7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 46"10"29" AND AN ARC LENGTH OF 48.35 FEET, TO A POINT OF NON-TANGENT:

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING SEVEN (7) COURSES:

- 1. N12*59'32"W A DISTANCE OF 287.70 FEET;
- 2. N58'21'31"W A DISTANCE OF 99.14 FEET
- 3, N83"7'36"W A DISTANCE OF 453,41 FEET;
- 4. N80°55'05"W A DISTANCE OF 329.85 FEET;
- 5. N65'55'05"W A DISTANCE OF 154.37 FEET;
- 6. S78'29'56"W A DISTANCE OF 122.41 FEET;
- 7. N63'25'19"W A DISTANCE OF 253.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY LINE OF SAID SADDLEHORN RANCH FILING NO. 3;

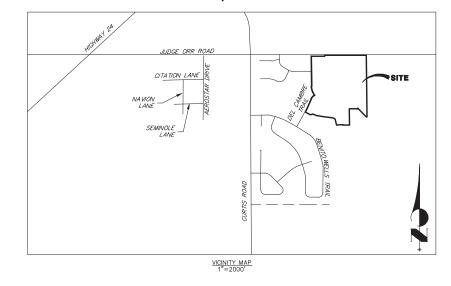
THENCE ON THE EASTERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 3, THE FOLLOWING EIGHT (8) COURSES:

- CN THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N63'25'19"W, HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 02"54"45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT OF TANGENT;
- 2. N23'39'56"E A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;
- 3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29"21"21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;
- 4. N53'01'17"E A DISTANCE OF 50.63 FEET, TO A POINT OF NON-TANGENT CURVE;
- 5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N54"27"30"E, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34"50"03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF TANGENT;
- 6. NO0'42'27"W A DISTANCE OF 1366.43 FEET;
- 7. S89'59'23"E A DISTANCE OF 600.05 FEET;
- 8. NOO'42'27"W A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,070,569 SQUARE FEET OR 162,3179 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 42 LOTS, STREETS, 2 TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RICHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY, ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FLING NO. 4" IN EL PASO COUNTY, COLORADO.



OWNERS CERTIFICATE

THE UNDERSIONED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SADDLEHORN RANCH FILING NO. 4, 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 OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO EDDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. ARE HEREBY EDDICATED 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 RICHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

STATE OF COL	ORADO)		
COUNTY OF _		}\ss.		
ACKNOWLEDGE	D BEFORE ME	THIS	DAY OF	, 20_

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A & B ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT

SADDLEHORN RANCH METROPOLITAN DISTRICT	
BY:	
COUNTY OFSS.	
ACKNOWLEDGED BEFORE ME THIS DAY OF	, 20
AS	,
MY COMMISSION EXPIRES:	
WITNESS MY HAND AND OFFICIAL SEALNOTARY PUBLIC	-

CLERK AND RECORDER

STATE OF COLORADO))SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT O'CLOCKM., THIS DAY OF, 20, A.D.
AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
BY: DEPUTY

SURVEYORS CERTIFICATE

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

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

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SADDLEHORN RANCH FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____ 20____ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

OWNER

GORILLA CAPITAL, LLC
1342 HIGH STREET
EUGENE, OR 97401
P-541-393-9043

DEVELOPER

ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA 94558
P-707-633-9700

ENGINEER

JR ENGINEERING, LLC
ATTN:BRYAN LAW
5475 TECH CENTER DRIVE,
SUITE 235 COLORADO
SPRINGS, CO. 80919
P-(303) 267-6254

JR ENGINEERING, LLC
ATTN: DERREY VAGIAS
7200 S ALTON WAY, C400,
CENTENNIAL, CO 80112
P~(303) 740-9393

JOB NO. 25142.06 MAY 31, 2023 SHEET 1 OF 4

FEES:

SURVEYOR

CONTACTS:

RECORDING: ______
PARK: ______
SCHOOL: _____
DRAINAGE:

PCD FILE, SF-XX-XXX

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH FILING NO.4

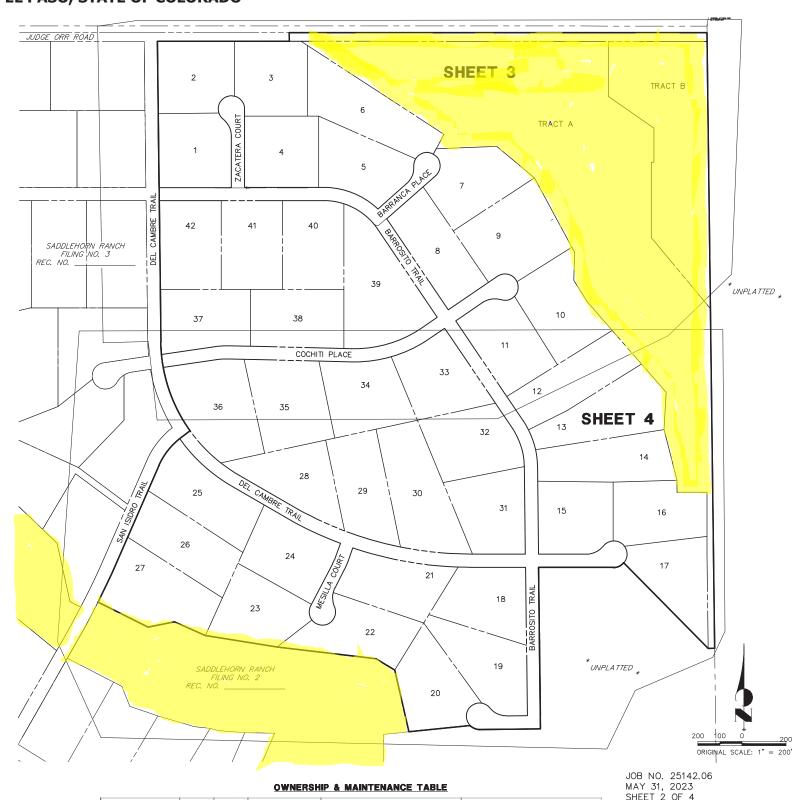
A PARCEL OF LAND LOCATED IN SECTION 3

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

- 1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- 2. BASIS OF BEARING: THE NORTH LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHEAST CORNER OF SECTION 3, BEARING S89'59'23'E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- 3. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO
- 4. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION, FLOODPICALIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPICAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS OBSO41CO5586 AND 08041CO5566 BOTH WITH REVISED DATES OF DETERMER 7, 2018.
- 5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, OR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 83142ECS, AMENDMENT NO. 2, PREPARED BY STEWART TITLE GUARANTY COMPANY COMPANY, DATED JULY 10, 2021, 7:30 A.M.
- 6, TRACTS A & B ARE FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A & B SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
- 7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 9. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
- 10. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- 11. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
- 12. UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 13. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; HATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOLIS REPORT; FILE PROTECTION REPORT, WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
- 14. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLES MEADOW JUMPING MOUSE).
- 15. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO.

 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESINGED 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 ANY LITERATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH ANY PLANNED 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.
- 16. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM ZACATERA COURT, BARRANCA PLACE, BARROSITO TRAIL, COCHITI PLACE, DEL CAMBRE TRAIL, AND SAND ISIDRO TRAIL PER LAND DEVELOPMENT CODE. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- 17. THERE SHALL BE NO DIRECT LOT ACCESS TO JUDGE ORR ROAD.
- 18, THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, ITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RICHT—TO—FARM" STATE PURSUANT TO C.R.S. 35—3.5—101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL PROPRIATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT DE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LICHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- 19. MAILBOX KIOSKS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 20. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). OR ANY AMENDMENTS THERETO. AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- 21. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES, FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 23. THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA, FOR THIS REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (E.G., NOISE, VIBRATION, OR ODDORS), INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON, YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU.
- 24. THE POTENTIAL FOR SHALLOW WATER EXISTS ON ALL LOTS. THE LOWEST FLOOR LEVELS SHOULD BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE WATER LEVELS, MAKING ALL LOTS UNSUITABLE FOR BELOW GRADE CONSTRUCTION.
- 25. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.
- 26. ALL SETBACK LINES MAY BE ADJUSTED WITHOUT THE NEED TO ADJUST THIS SUBDIVISION PLAT PURSUANT TO THE DIMENSIONAL VARIANCE PROCEDURES INCLUDED IN THE LAND DEVELOPMENT CODE.



1, 144,018 26,2630 OPEN SPACE, DRAINAGE SADOLEHORN RANCH METROPOUTAN DISTRICT SADOLEHORN RANCH METROPOUTAN DISTRICT SADOLEHORN RANCH METROPOUTAN DISTRICT SADOLEHORN RANCH METROPOUTAN DISTRICT SADOLEHORN RANCH METROPOUTAN DISTRICT

J·R ENGINEERING

Centennial 303-740-9393 • Colorado Springs 7'9-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

TOTAL ROW AREA

ROSS DENSITY

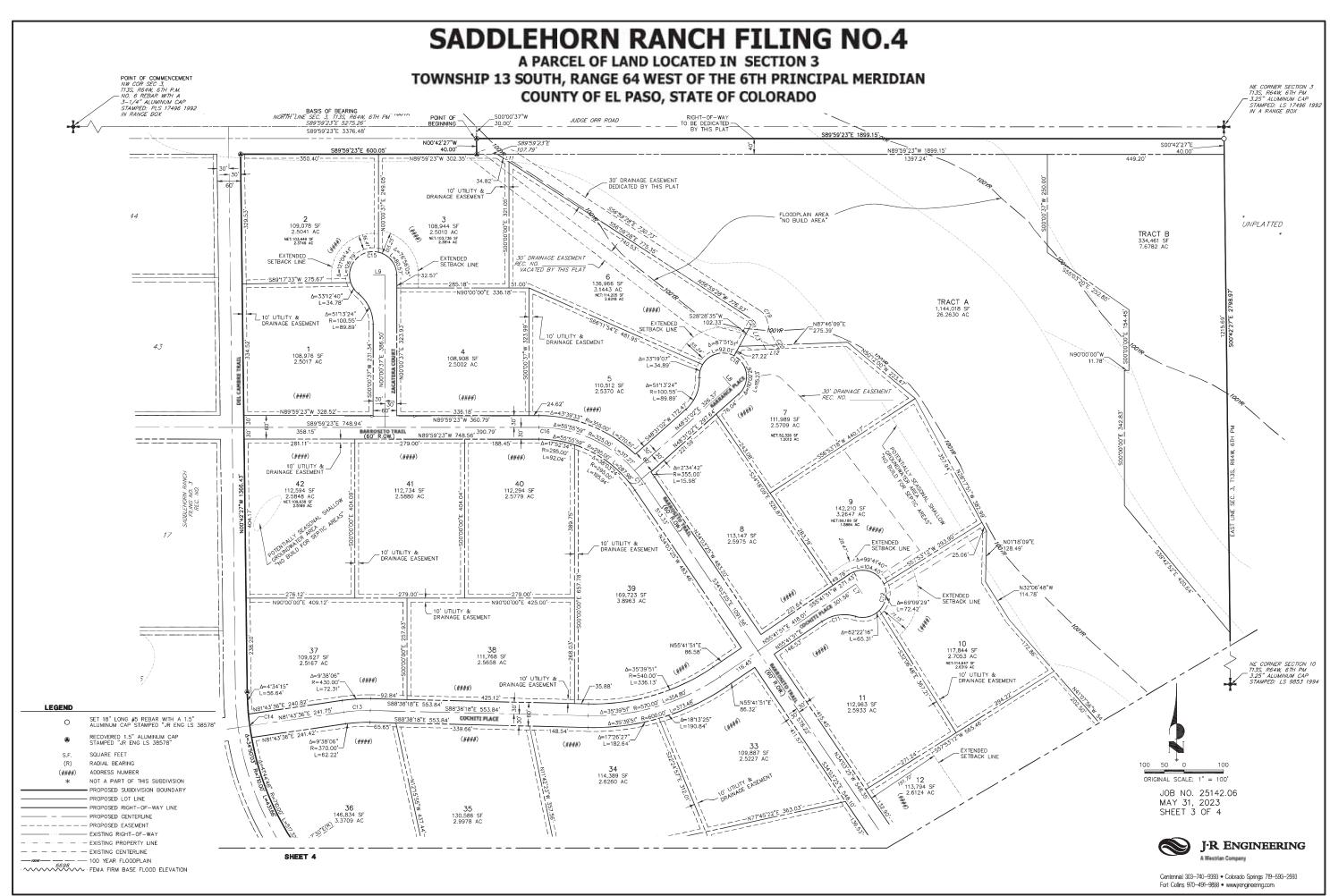
632.274

7,070,569 162.3179

DU=DWELLING UNIT

0.259 DU/AC

OTAL LOT AREA(42 LOTS) 4,959,816 113.8617



SADDLEHORN RANCH FILING NO.4 A PARCEL OF LAND LOCATED IN SECTION 3 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF EL PASO, STATE OF COLORADO** SHEET 3 .10' UTILITY & DRAINAGE EASEMENT R=430.00' L=72.31' Δ=4°34'15" Δ=35'39'51" R=570.00' L=354.00' L=56.64 CURVE TABLE LN81*43'36"E_240.82'---·C14 N81'43'36"E 241.75' CURVE DELTA RADIUS LENGTH S88'38'18"E 553.84' S88'38'18"E 553.84' COCHETT PLACE 1*40'52" 320.00' 9.39' -339.66'— -C2 231"13'23" 60.00' 242.14' Δ=9*38'06" R=370.00'-L=62.22' 51"13'23" 100.55' 89.89' (####) L=182.64 7*47'47" 300.00' 40.82' C5 51"13'24" 100.55' 89.89' C6 231*13'24" 60.00' 242.14' C7 231"13'25" 60.00' 242.14' 33'20'57" 320.00' 186.26 **35** 130,586 SF 2.9978 AC C9 33'20'57" 350.00' 203.72 C10 33°20'57" 380.00' 221.18' C11 51*13'24" 100.55' 89.89' C12 231*13'24" 60.00' 242.14' 13 126,036 SF 2.8934 AC C13 9'38'06" 400.00' 67.27' C14 4'50'37" 710.00' 60.02' C15 231*13'25" 60.00' 242.14' Δ=33'13'51" L=185.60' C16 48'30'25" 325.00' 275.15' C17 7'25'34" 325.00' 42.12' 10' UTILITY & DRAINAGE EASEMENT C18 231*13'24" 60.00' 242.14 C19 3012'19" 66.12' 34.86' C20 18'31'45" 35.02' 11.33' (####) <u>-66.58'</u> <u>+N89~4'34"W</u> <u>343.26'- −</u> --- S88'16'06"W 289.57 C21 30°44'21" 50.00' 26.82' _ 10' UTILITY & DRAINAGE EASEMENT N90'00'00"W 30 149,902 SF 3.4413 AC LINE TABLE ET: 105,192 SF 2.4149 AC LINE BEARING DISTANCE 31 112,631 SF 2.5857 AC L1 S62*31'52"E 30.00' L2 S27*28'08"W 214.36' L3 S19*40'21"W 93.37' Δ=4816'07" (####) Δ=5113'24" L=50.55' R=100.55' L=89.89' 23"W_217 0e' I L4 N00°42'27"W 30.00' L5 S00°42'27"E 30.00' 4=30'03'55" R=1650.00' L=665.82' DEL CAMDRE TRAIL A=18'39'45" L=566.24' A=18'58'27" R=1880.00' L=546 N19'40'21"E_ 63.63' L6 N00°00'37"E 30.00' -N89*59'23"W 217.06'-L7 N34"18'09"W 30.00' 10' UTILITY & DRAINAGE EASEMENT S89*59'23"E 649.59' № 1 L8 N41'28'58"W 30.00' L9 N90°00'00"W 30.00' -N89*59'23"W 248.12'-N89*59'23"W 341.47' ∆=7*47'47" L10 S89"17'33"W 30.00' 21 109,476 SF 2.5132 AC NET:76,127 SF 1.7476 AC L11 N89*59'23"W 55.08' Δ=48*37'24" R=60.00'-L=50.92' 10' UTILITY & DRAINAGE EASEMENT L12 S87*46'09"W 34.84' DRAINAGE EASEMENT L13 N26"15'07"W 65.62' Δ=2'54'45" R=3780.00' L=192.15' RADIAL BEARING TABLE LINE BEARING SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578" N48*36'47"W SQUARE FEET S78'29'56"W_ 122.41'/R 22 111,337 S 2.5559 AI NET: 51,727 SF 1.1874 AC RADIAL BEARING ADDRESS NUMBER NOT A PART OF THIS SUBDIVISION PROPOSED SUBDIVISION BOUNDARY S89*17'33"W_ 29.12' 10' UTILITY & DRAINAGE EASEMENT PROPOSED LOT LINE PROPOSED RIGHT-OF-WAY LINE - PROPOSED CENTERLINE _ 10' UTILITY & / DRAINAGE EASEMENT ---- PROPOSED EASEMENT - FXISTING RIGHT-OF-WAY NET: 108,339 SF 2.4871 AC - - - - EXISTING PROPERTY LINE - 100 YEAR FLOODPLAIN 6698 FEMA FIRM BASE FLOOD ELEVATION Δ=40'37'24' NET: 62,247 SF 1.5897 AC JOB NO. 25142.06 MAY 31, 2023 SHEET 4 OF 4 SADDLEHORN RANCH FILING NO. 2 REC. NO. N89'17'33"E 277.39' * UNPLATTED * J·R ENGINEERING Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 5 Preliminary Plan

Agenda Date: September 13, 2023

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request by N.E.S., Inc., on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 5 Preliminary Plan, which includes 160 single-family residential lots on 47.17 acres, with a concurrent rezone from RR-5 to RS-5000. The property is located east of Vollmer Road and north of Woodmen Road, situated between the southern boundary of the Sterling Ranch development and the future extension of Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.50-mile west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.75-mile northeast of the project site. The far western boundary of Filing No. 5 is partially located within the Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. This project will have little to no impact on these open space values, as the site is outside of the creek corridor.

The current application shows 10.52 acres, or 22.3%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. The project area includes a 4.63-acre community park, a 1-acre neighborhood park, and an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhoods and park areas. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- "A 5FT wide concrete community trail is proposed within Tract A, this trail will connect to a 5FT community trail within Sterling Ranch East Filing 3. The community trail connects the Sand Creek trails to the west and a future community trail extension to the east. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is consistent with the approved Sketch Plan. This trail will provide connectivity from the eastern portion of Sterling Ranch East Filing 5 to the Regional Trail on the west side of Sand Creek and the community parks, trails, and open space within Sterling Ranch."
- "Trails within Sterling Ranch East Filing 5 connect to the Sterling Ranch Parks and Trails system. All of Sterling Ranch is served by an interconnected system of trails which create a recreation-orientated community. In total the 96.8AC system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation

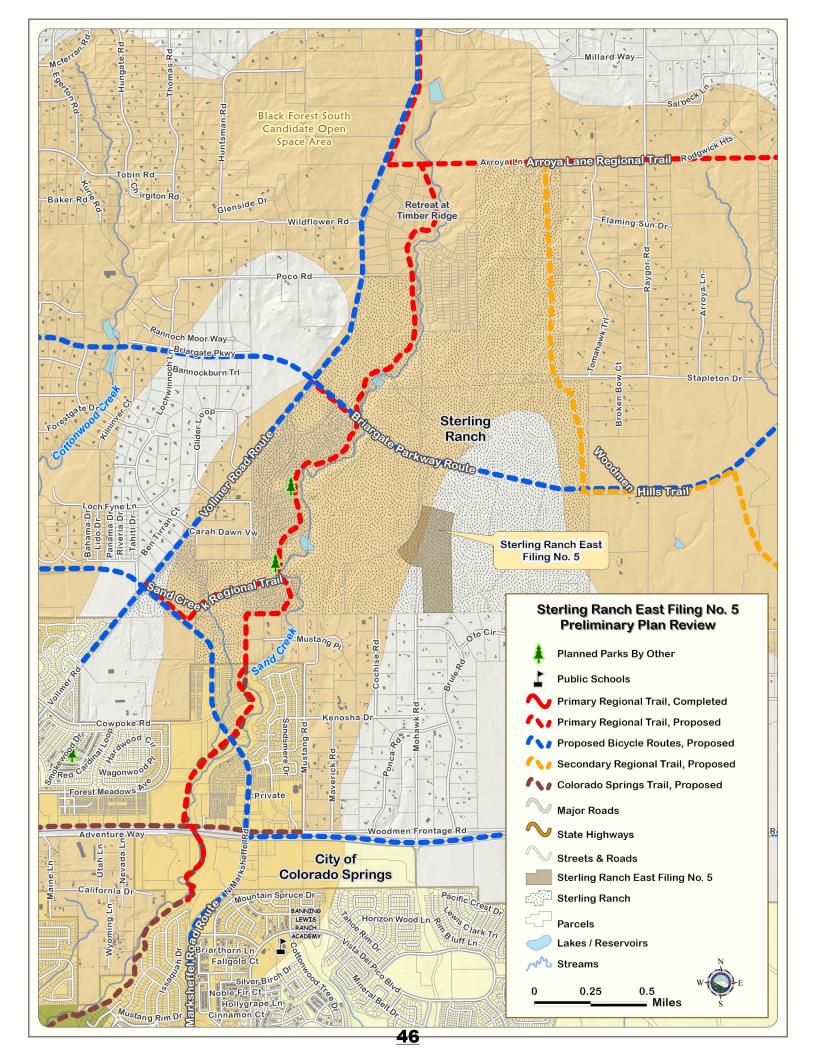
system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. All parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."

- "Sterling Ranch East Filing 5 includes a 4.63AC centralized neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail which provides connection to the Sand Creek Regional Trail and 29AC Community Park."
- "The [2022 El Paso County Parks] Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District."

Staff is pleased that Sterling Ranch East Filing No. 5 Preliminary Plan contains a large percentage of park, trail, and open space areas, including the aforementioned 4.63-acre community park, as well as the smaller neighborhood park, and internal trail corridors with connectivity to surrounding neighborhoods, regional trail corridors, and other park and open space areas. Staff is encouraged by the applicant's willingness to include detailed park site plans as part of the Preliminary Plan application. As no park land or trail easement dedications are necessary, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plat.

Recommended Motion (Filing No. 5 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 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.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

September 13, 2023

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

Name: Sterling Ranch East Filing No. 5 Preliminary Plan Application Type: Preliminary Plan

PCD Reference #: SP-23-005 Total Acreage: 47.17

Total # of Dwelling Units: 160

Applicant / Owner:Owner's Representative:Dwelling Units Per 2.5 Acres:8.48Classic SRJ Land, LLCN.E.S. Inc.Regional Park Area:22138 Flying Horse Club DriveAndrea BarlowUrban Park Area:2,3

Colorado Springs, CO 80921 619 North Cascade Avenue, Suite 200 **Existing Zoning Code:** RR-5

Colorado Springs, CO 80903 Proposed Zoning Code: RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

dwelling unit per 2.5 acres.

LAND REQUIREMENTS

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

Regional Park Area: 2 Urban Park Area: 2,3

Neighborhood: 0.00375 Acres x 160 Dwelling Units = 0.60

0.0194 Acres x 160 Dwelling Units = 3.104 Community: 0.00625 Acres x 160 Dwelling Units = 1.00

Total Regional Park Acres: 3.104 Total Urban Park Acres: 1.60

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 2,3

Neighborhood: \$119 / Dwelling Unit x 160 Dwelling Units = \$19,040

\$505 / Dwelling Unit x 160 Dwelling Units = \$80,800 Community: \$184 / Dwelling Unit x 160 Dwelling Units = \$29,440

Total Regional Park Fees: \$80,800 Total Urban Park Fees: \$48,480

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 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.

Park Advisory Board Recommendation:	

STERLING RANCH EAST FILING 5 PRELIMINARY PLAN

LETTER OF INTENT

AUGUST 2023

OWNER/APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc. Andrea Barlow 619 N. Cascade Ave. Suite 200 Colorado Springs, CO 80903 719.471.0073

ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5233000018, 5200000552

ACREAGE: 47.17 ACRES

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-5000

CURRENT USE: VACANT LAND

PCD FILE #:

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

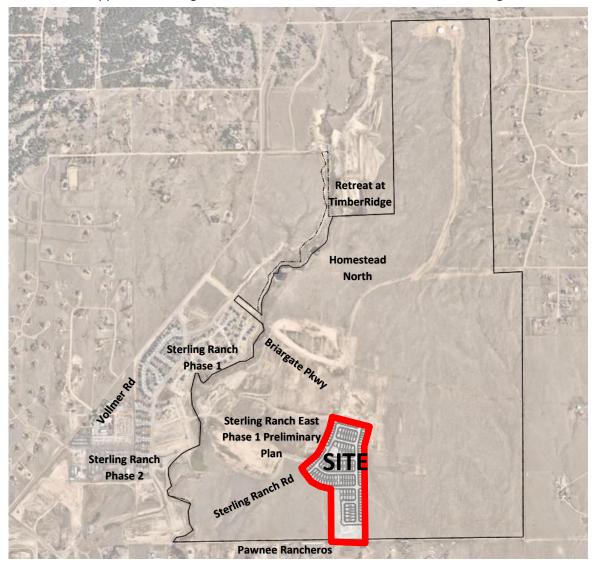
- 1. 47.17AC Preliminary Plan for Sterling Ranch East Filing 5; a 160 lot detached single-family development including a 4.63AC community park site, 1.34AC for parks, open space and drainage and a 4.56AC detention basin
- 2. Rezone of 42.033AC from RR-5 to RS-5000
- 3. A finding of water sufficiency with the Preliminary Plan and subsequent Final Plats to be approved administratively.

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4. Waiver request from LDC 8.4.4.D. to allow for 27 lots south of Lake Tahoe Drive to be accessed from a single access point as interim condition until future phases of Sterling Ranch provide a connection.

LOCATION

Sterling Ranch East Filing 5 Preliminary Plan encompasses 47.17AC and is part of the overall Sterling Ranch Master Planned Community located east of Vollmer Road and east of the Sand Creek Channel. This development lies directly adjacent to the recently approved Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The proposed development lies south of the proposed extension of Briargate Parkway and west and south of the proposed extension of Sterling Ranch Road. Sterling Ranch East Filing 3 is directly west and southwest of the proposed development. The site is bounded to the north by future Oak Park Drive and the future extension of Sterling Ranch Road to the northwest. Sterling Ranch East Phase 1 Preliminary Plan Filing 1-4 is east and north of the proposed development. East of the project is zoned RR-5 and planned as a future filing within the Sterling Ranch Community. This area is shown as 3-5 DU/AC on the approved Sterling Ranch Sketch Plan. The Pawnee Rancheros existing subdivision is



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directly south and zoned RR-5. Tract A, which will serve as a detention basin, abuts the southernmost edge of the project boundary. This tract is currently zoned RR-0.5 and will serve to transition from the RS-5000 to the RR-5 Pawnee Rancheros to the south.

PROJECT DESCRIPTION & CONTEXT

Sterling Ranch East Filing 5 Preliminary Plan proposes 160 detached single-family lots on 47.17AC. The development includes 27.67AC of detached single-family lots, 8.97AC ROW, 4.63AC Community Park, 1.34AC for parks, open space and drainage and 4.56AC to serve as detention. The gross density of the project is 3.4 DU/AC and the net density is 5.8 DU/AC. Sterling Ranch East Filing 5 will be platted as a single filing to be known as Sterling Ranch East Filing 5.

This project includes a concurrent rezoning for 42.033AC from RS-5000 from RR-5. Tract A, a 4.6AC detention basin, is currently zoned RR-0.5. Tract A provides approximately 1,815FT of separation from the RS-5000 rezoning boundary of Sterling Ranch East Filing 5 to the Pawnee Rancheros. This tract will serve to transition the existing RR-5 uses of the Pawnee Rancheros south of the project to the proposed RS-5000 uses of Sterling Ranch East Filing 5 to the north. The preliminary plan thereby exceeds the 150FT average building setback and 50FT buffer shown along the southern boundary of the approved Sterling Ranch Sketch Plan.

The project proposes a 10FT landscape setback on Sterling Ranch Road. All building setbacks, heights and lot coverage will meet the RS-5000 zoning standards.

A finding of water sufficiency is requested with the Preliminary Plan and administrative approval of the subsequent final plat.

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved December 19, 2022. The Sketch Plan identifies the area included within this proposed preliminary plan as residential at a density of 3-5 du/ac per acre. Sterling Ranch East Filing 5 proposes 160 lots with a gross density of 3.4 du/ac which is consistent with the approved Sketch Plan.

Along the south boundary of the site, the Sketch Plan identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback with 150FT average setback. This lower density and buffer were intended as a transition between the suburban density within the rest of the Sterling Ranch development and the lower density 5-acre lots in the Pawnee Rancheros subdivision to the south. Tract A, located in the southernmost portion of Sterling Ranch East Filing 5 Preliminary Plan, is zoned RR-0.5 and planned as a 4.6AC detention basin. Tract A provides a 1,815FT separation between the proposed RS-5000 boundary line and the existing Pawnee Rancheros. The 1,815FT depth of Tract A exceeds the 50FT buffer, and 150FT average building setback along the south boundary shown on approved Sterling Ranch Sketch Plan.

A 5FT wide concrete community trail is proposed within Tract A, this trail will connect to a 5FT community trail within Sterling Ranch East Filing 3. The community trail connects the Sand Creek trails to the west and a future community trail extension to the east. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is consistent with the approved Sketch Plan. This trail will

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provide connectivity from the eastern portion of Sterling Ranch East Filing 5 to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch.

<u>COMPATIBILITY/TRANSITIONS:</u> This Preliminary Plan continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north of the project is The Villages, a high-density single-family PUD development offering a range of unit types. The higher density of the Villages PUD transitions the lower density of Sterling Ranch East Filing 5 to the higher intensity uses of Sterling Ranch Road and Briargate Parkway.

The future extension of Sterling Ranch Road bounds the project to the northwest with Sterling Ranch East Filing 1, zoned RS-5000 and approved for 294 lots to the immediate northwest of Sterling Ranch Road. Directly west of the preliminary plan is Sterling Ranch East Filing 3 which is zoned RS-5000 and approved for 187 single family lots. The proposed zoning and uses of Sterling Ranch East Filing 5 are within the density range and use characteristics of adjacent properties. Nearly 6AC of community park, open space, drainage and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails.

The Pawnee Rancheros RR-5 subdivision lies to the south. Tract A, a 4.6AC detention basin, is located along the southern boundary of Sterling Ranch East Filing 5. The 1,815FT depth of Tract A provides separation and transition from the existing RR-5 uses of the Pawnee Rancheros and the proposed RS-5000 density proposed within Sterling Ranch East Filing 5. A 5FT wide concrete community trail is proposed within Tract A. This trail connects to a 5FT wide community trail along the south which provides connectivity to the Sand Creek Regional Trail to the west and community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan.

<u>TRAFFIC:</u> A Traffic Impact Analysis for Sterling Ranch East Filing 5 was prepared by LSC in July of 2023. The report incorporates multiple traffic studies completed within the area since 2008. Appendix Table 1 of the TIS includes a list of traffic studies withing Sterling Ranch and in the vicinity of area of study completed within the past five years for reference. The Traffic Impact Study indicated:

- Sterling Ranch East Filine 5 Preliminary Plan is projected to generate about 1,509 new external trips on the average weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30am, about 28 vehicles would enter and 84 vehicles would exist the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15pm, about 95 vehicles would enter and 56 vehicles would exit the site.
- Intersection improvement needed for Sterling Ranch East Filing 5 Preliminary Plan include the reconstruction of Vollmer/Burgess to a modern one-lane roundabout. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected short-term and 2043 traffic volumes.
- The intersections of Vollmer/Briargate, Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign controlled intersections in the short-term future. By 2043 these intersections will be signal controlled.

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- Some of the movements at the intersections of Marksheffel/Vollmer and Marksheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2043 total traffic volumes.
- Sterling Ranch Road/lake Tahoe Drive and Sterling Ranch Road/Newport Beach Drive are projected to operate at a satisfactory level of service (LOS D or better) during the peak hours as stop-sign controlled intersections, based on the projected short term and 2043 traffic volumes.
- By 2043, it was assumed that Oak Drive would be constructed between Sterling Ranch Road and Banning Lewis Parkway.

The Preliminary Plan includes a waiver request from LDC 8.4.4.D.2 to allow for 27 lots south of Lake Tahoe Drive to be accessed from a single access point as an interim condition until future road connections are made to future development to the east. Per the LDC, no more than 25 lots shall be accessed from a single access point. Future phases of Sterling Ranch Road which will provide secondary access to the 27 lots.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Road, E Woodmen Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

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

Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identify. A detail of the 6' concrete panel wall is provided in the preliminary plan set (sheet 18).

<u>WATER</u>: Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. The resulting user demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave a net excess

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of 972.19AF for 300 years of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

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

In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in August of 2023.

<u>WASTEWATER</u>: The wastewater commitment is for 27.520 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 2.74% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater

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treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro August in 2023.

<u>OTHER UTILITIES:</u> The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities (south of Briargate Parkway) for natural gas supply. Will serve letters are included with the submittal.

<u>DRAINAGE:</u> The drainage improvements associated with the Sterling Ranch East Filing 5 Preliminary Plan are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering includes recommendation concerning necessary improvements that will be required as a result of the development of this property. The points of storm water release from the proposed site are required to be at or below the calculated historic flow quantities. The report concludes the development of the site does not significantly impact any downstream facility or property to an extent greater than which currently exists in the predevelopment conditions.

FLOODPLAIN: The entirety of the site is located within Zone x flood hazard zone on FEMA Floodplain Map No. 08041C0533G effective December 7, 2018. Zone X indicates an approximate one percent (1%) annual risk of flooding.

<u>WETLANDS:</u> The Natural Features and Wetlands Report created by Bristlecone Ecology in June of 2023 found that there are no existing wetlands or aquatic habitat. There are extensive wetlands present along the Sand Creek channel. These are located to the west of the project site and associated with a different project. The development of Sterling Ranch East Filing 5 will not impact the wetlands associated with the Sand Creek Channel.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles and amphibians. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. The site has potential to provide foraging and breeding habitat for coyote, red fox, and potentially black bear; it is also listed as a potential human conflict area for mountain lion though this species is unlikely to occur. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. Designated open spaces will conserve some of the open grassland habitats that are currently available. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will benefit aquatic species including invertebrates. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl and amphibians. Deer, foxes, bears, raccoons, and skunks may experience adverse effects from the increase in urbanization in close proximity to wildland areas. Few sensitive species were present and only in small

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numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Federally listed T&E species are not expected to occur on the project site.

<u>WILDFIRE:</u> Approximately 80% of the project area is mapped as "moderate" wildfire risk while the remaining 12% is mapped "high risk." High risk areas of the site include the areas on the southern side of the site, where the site has been previously disturbed. The primary wildland fuel type is dry climate grass. The Colorado State Forest Service has determined a high-risk wildlife hazard potential. Development of the site will reduce available wildfire fuels in this area.

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

SCHOOLS: Sterling Ranch East Filing 5 is within Falcon School District 49. A 10AC elementary school site is identified on the Sterling Ranch Sketch Plan immediately east of the project site. School land dedication will be ratified at the time of the final plat in lieu of fees.

Trails and Open Space: Trails within Sterling Ranch East Filing 5 connect to the Sterling Ranch Parks and Trails system. All of sterling ranch is served by an interconnected system of trails which create a recreation-orientated community. In total the 96.8AC system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. All parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Sterling Ranch East Filing 5 includes a 4.63AC centralize neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail which provides connection to the Sand Creek Regional Trail and 29AC Community Park.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Falcon School District 49
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas

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RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sterling Ranch East Filing 5 Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Sterling Ranch East Filing 5 Preliminary Plan, which will accommodate densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, parks and open space areas are consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The Sterling Ranch East Phase Filing 5 preliminary plan will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." The Sterling Ranch East Filing 5 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4, FourSquare PUDSP, and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

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Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well.

Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The resulting water demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave 972.19AF for 300 years net excess of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

"Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections."

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2022, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

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

In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, FAWWA may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in August, 2023.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. Construction of this road is facilitated through the Sterling Ranch East Phase 1 Preliminary Plan and Sterling Ranch Development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

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PROJECT JUSTIFICATION

The Sterling Ranch East Filing 5 Preliminary Plan is consistent with the preliminary plan approval criteria set forth in Chapter 7.2.1.D.2.e of the LDC as follows:

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

The relevant County Plans for Sterling Ranch East Filing 5 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Filing 5 Preliminary Plan is in general conformity with these plans as described above.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 160 residential lots, parks, open space and community trails, is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots to the south, and the higher density and commercial uses within the rest of Sterling Ranch. The development will provide much needed new housing opportunities for existing and future County residents that is supported by an appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

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

The proposed subdivision of residential lots is consistent with the Sketch Plan. All subdivision design standards are met. This application includes a waiver request from LDC 8.4.4.D.2 to allow for 27 lots south of Lake Tahoe Drive to be accessed from a single access point as an interim condition until future road connections are made by future development to the east. Per the LDC, no more than 25 lots shall be accessed from a single access point. Future phases of Sterling Ranch will provide secondary access to the 27 lots.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by JDS Hydro. A water

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commitment letter for 57.08 acre-feet/year and waste water commitment for 27.520 gal/day has been included with the submittal.

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

The wastewater commitment is for 25,570 gal/day on an average daily- maximum monthly basis. This commitment includes both school sites and all proposed residential lots. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro. A water and waste water commitment letter has been 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 site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as expansive soils, hydrocompaction, shallow bedrock, and seasonally shallow groundwater areas. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. Foundations in areas of high groundwater must have a minimum 30-inch depth for frost protection. In areas where high subsurface moisture conditions are anticipated periodically, subsurface perimeter drains are recommended to help prevent the intrusion of water into areas below grade. Fill added to these areas further raise foundations above groundwater levels. Foundations should be kept as high as possible. Where shallow groundwater is encountered, under slab drains or interceptor drains may be necessary. It is anticipated that shallow water areas will be mitigated with site grading and the installation of sewer underdrains. Specific recommendation should be made after additional investigation and site grading has been completed.

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 Drainage Report prepared by Classic Engineering.

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

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

All lots will be accessible by new public streets that comply with the LDC, ECM and PPRBD. All lots have the required minimum 30 feet of frontage to the public streets.

- 10. The proposed subdivision has established an adequate level of compatibility by
 - (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The natural Features and Wetlands report created by Bristlecone Ecology in June of 2023 found that in general the site was comprised of dry grassland. The project contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas according to the CNHP, and according the USFWS' information for the Planning and Conservation, does not contain Wildlife Refuges or Hatcheries. The area has been used historically as rangeland, but residential and commercial development is increasing steadily. The Sand Creek Channel serves as the nearest primary natural physical feature, Sterling Ranch East Filing 5 provides community trail connections to Sand Creek regional trails and Sterling Ranch Park and Open spaces. Sterling Ranch East Filing 5 includes 4.63AC of centralized community park space, 1.34AC of open space and drainage areas and 4.56AC of detention. A 5FT wide community trail loops through the community, connecting to the Sterling Ranch interconnected parks and trails system.

(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;

Recreation and open space areas within Sterling Ranch East Filing 5 Preliminary Plan will provide a variety of recreational opportunities, internal trails and parks. A proposed 5FT concrete community trail loops through the development. This trail provides connection to the 4.63AC community park, 1.34AC of open space/drainage areas, and connection to the Sterling Ranch interconnected parks and trails system. The southern segment of the community trail provides a direct connection to the Sand Creek Regional Trail and 29AC community park.

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

This Preliminary Plan continues the suburban density approved in Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The Preliminary Plan is compatible with the existing RS-5000 zoning to the west, northwest and future uses east of the site. The proposed high density

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uses of the Villages to the north serve to transition the higher intensity uses of Briargate Parkway and Sterling Ranch Road to the lower intensity uses of Sterling Ranch East Filing 5.

The Pawnee Rancheros RR-5 subdivision lies to the south. Tract A, a 4.6AC detention basin, is located along the southern boundary of Sterling Ranch East Filing 5. The 1,815FT depth of Tract A provides separation and transition from the existing RR-5 uses of the Pawnee Rancheros and the proposed RS-5000 density proposed within Sterling Ranch East Filing 5. A 5FT wide concrete community trail is proposed within Tract A to provide connectivity to the Sand Creek Regional Trail to the west and community trails within Sterling Ranch to the east. This is consistent with the intent of the approved Sketch Plan.

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

The Natural Features and Wetlands report created by Bristlecone Ecology in June of 2023 found few aquatic resources on the site. Two ponds are present, both considered preamble wetlands and therefore presumed to be non-jurisdictional. As such, impacts to regulated aquatic resources will not occur and a Section 404 permit from the USACE is not expected to be necessary. Few sensitive species were present on site and only in small numbers, and thus are not expected to be affected anymore than other species. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. No big game migratory routes traverse the Project, and only a few pronghorn have been observed. Ranges for several migratory birds, including the state-threatened burrowing owl, overlap the project area, though habitat for burrowing owls is not present based on the lack of prairie dog presence.

The Sand Creek Channel serves as the nearest primary natural physical feature, Sterling Ranch East Filing 5 provides community trail connections to Sand Creek regional trails and Sterling Ranch Park and Open spaces. Sterling Ranch East Filing 5 includes 4.63AC of centralized community park space, 1.34AC of open space and drainage areas and 4.56AC of detention. A 5FT wide community trail loops through the community, connecting to the Sterling Ranch interconnected parks and trails system.

(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;

A Traffic Impact Analysis for Sterling Ranch East Filing 5, prepared by LSC in July of 2023, is included in this submittal. There are 4 access points provided to the preliminary plan area at

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full build out. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

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

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

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

All applicable sections of Chapter 6 and 8 are met.

This application includes a waiver request from LDC 8.4.4.D.2 to allow for 27 lots south of Lake Tahoe Drive to be accessed from a single access point as an interim condition until future road connections are made by future development to the east. Per the LDC, no more than 25 lots shall be accessed from a single access point. Future phases of Sterling Ranch will provide secondary access to the 27 lots.

 $P:\Classic 2\Sterling\ Ranch\ East\ Filing\ 5\Admin\Submittals\SRE\ Fil\ 5_LOI.docx$

STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

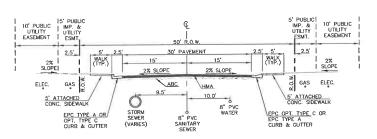
JULY 2023

GENERAL NOTES:

- 1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- 2. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- 3. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- 4. LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- 5. DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NICESSARY TO THIS DEVELOPMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT, IF OFFSITE ROAD IMPROVEMENTS ARE NICESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR CRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSIGN CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADDRIFD EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC). THE DCM NOTIFIED CONTROLL COM), AND THE DCM VOLUME 2. ANY DEWALTONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVED.
- 8. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE ELP PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471). OR ANY AMENDMENTS THEREFO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITIALS. THE FEE COLLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A THLE SEARCH WOULD FIND THE FEE COLLIGATION BEFORE SIZE OF THE PROPERTY.
- 9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN AREA: WAITER: FAWWA WASTEWAITER: FAWWA GAS: COLORADO SPRINGS UTILITIES GAS ELECTRIC: MOUNTAIN WEW ELECTRIC ASSOCIATION, INC.
- 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION METALT STUDY; DEMINAGE REPORT; BER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GCOLOGY AND SOLIS REPORT; THE PROTECTION REPORT; MILDIFF ARAZHOR PEPORT; NATURAL TEATURES REPORT;
- 11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF REGINEERS AND THE U.S. ISHA AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE UISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- 12. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SUCH NOISE WALL IS TO BE CONSTRUCTED OR REAR LOT LINE OF THE LOTS AS NOICATED ON THE PRELIMINARY PLAN. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- 13. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- 14. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH EACH SUB-PLAT (IS THEREIN ESTABLISHED BY THE JURIDINGION PLAT, SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SEPACE OF SUBJECT TO THE TERMS AND CONDITIONS OF SEPACE OF SEPACE OCCUPANCY, CLORADO, ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 15. UPON ACCEPTING RESIDENCY WITHIN STERLING RANCH, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH TENANT ACKNOWLEDGES THAT STERLING RANCH LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 9.5 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND THE AIRPORT.
- 16. IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
- 17. UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SEDE PUBLIC EASEMENT, S' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE HIESE EASEMENTS IS HEREEY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 18. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD FOR ANY RESIDENTIAL LOTS.

TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
Α	198,808	4.56	DETENTION, TRAILS, UTILTIES, BUFFER	STERLING RANCH METRO DISTRICT
В	160,519	3.68	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
С	9,600	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	9,760	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
ε	40,983	0.94	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	1,462	0.03	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	23,271	0.53	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
н	14,181	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
	450	0.01	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

SCALE 1" = 10'

ARROYA LANE VICINITY MAP

TRACT 20 UMPLATTED 21 22 25 26 29 32 42 33 35 KEY MAP TRACT A SCALE: 1" = 200" = BOUNDARY # LOT 19

SITE DATA

PORTION OF 52330-00-018 & 52000-00-552 TAX ID NUMBERS:

47.17 ACRES TOTAL AREA: DEVELOPMENT SCHEDULE FALL 2024 SKP 22-004 RR-5 & RR-0.5 RS-5000 & RR-0.5 CURRENT ZONING: PROPOSED ZONING AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL

PROPOSED GROSS DENSITY: PROPOSED NET DENSITY:

LANDSCAPE SETBACKS: STERLING RANCH ROAD:

ZONE DIMENSIONAL STANDARDS

	ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
	RS-5000	5,000 SF	30'	40%/45%	50'	25'	5'	25'
*	RR-0.5	21,780 SF	30'	NONE	100'	25*	10'	25'

* NO LOTS PROPOSED IN THE RR-0.5 ZONE WITHIN THIS SUBDIVISION

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	27.67	58.6%
ROAD ROW	8.97	19.0%
COMMUNITY PARK	4.63	9.8%
NEIGHBORHOOD PARK/OPEN SPACE/DRAINAGE	1.34	2.9%
DRAINAGE/DETENTION	4.56	9.7%
TOTAL	47.17	100%

PROJECT TEAM

APPLICANT/CIVIL CONSULTANT:

(719) 785-2802 MR, MARC A. WHORTON, P.E.

LANDSCAPE CONSULTANT:

NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903

ALL AMERICAN 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA

SHEET INDEX:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF O

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT PRELIMINARY PLAN PRELIMINARY PLAN PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN PRELIMINARY GRADING & UTILITY PLAN PRELIMINARY GRADING & UTILITY PLAN PRELIMINARY LANDSCAPE PLANS & DETAILS

GEOLOGIC CONSTRAINTS EXHIBIT

SHEET 5 OF 21 SHEET 6 OF 21 SHEET 7 OF 21 SHEETS 9-20 OF 21

SHEET 2 OF 21 SHEET 3 OF 21

SHEET 4 OF 21

PCD NO. SP-23-

STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN

TITLE SHEET

					-	-
DESIGNED BY	ESO	SCALE	DATE	05	5/12/	2023
DRAWN BY	ES0	(H) 1"= N/A	SHEET	1	OF	21
CHECKED BY		(V) 1"= N/A	JOB NO.		1183.	25

811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

48 HOURS BEFORE YOU DIG,

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNLITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL DOMAGERGROUND UTILITIES.

64

NO REVISION

CONSULTING

REVIEW:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SYXTH PRINCIPAL MERDIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIGN PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, 87 a 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, 87 A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89'08'28"E, A DISTANCE OF 1356.88 FEET.

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

THENCE S0713'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STREILING RANCH ROAD AS PLATTED IN HOMESTEAN DORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. ______ SAID POINT BEING THE POINT OF THE

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38703'24"W. HAVING A DELTA OF 38728'07". A RADIUS OF 1,540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANCENT; N13'28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76'33'31"E, A DISTANCE OF 770.18 FEET;
THENCE S13'28'29"W, A DISTANCE OF 312.80 FEET;
THENCE S15'28'29"W, A DISTANCE OF 117.53 FEET;
THENCE S02'4413"W, A DISTANCE OF 118.35 FEET;
THENCE S02'4413"W, A DISTANCE OF 1.815.92 FEET TO A POINT ON THE NORTHERLY
BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK 1–2 AT PAGE 28;
THENCE S89'14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING
NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING
RANCH FILING NO. 3;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- N00'46'00"W, A DISTANCE OF 1,085.87 FEET; S89'14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54'34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE;
- N36"12'00"W, A DISTANCE OF 163.72 FEET; ND8'06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.168 ACRES.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903
2	KRUGER MATTHEW ADAMS	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
3	RUNGE MELISSA MAY	8425 BRULE RD	COLORADO SPRINGS, CO 80908
4	KOEHN WAYNE D	9070 OTO CIRCLE	COLORADO SPRINGS, CO 80908



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

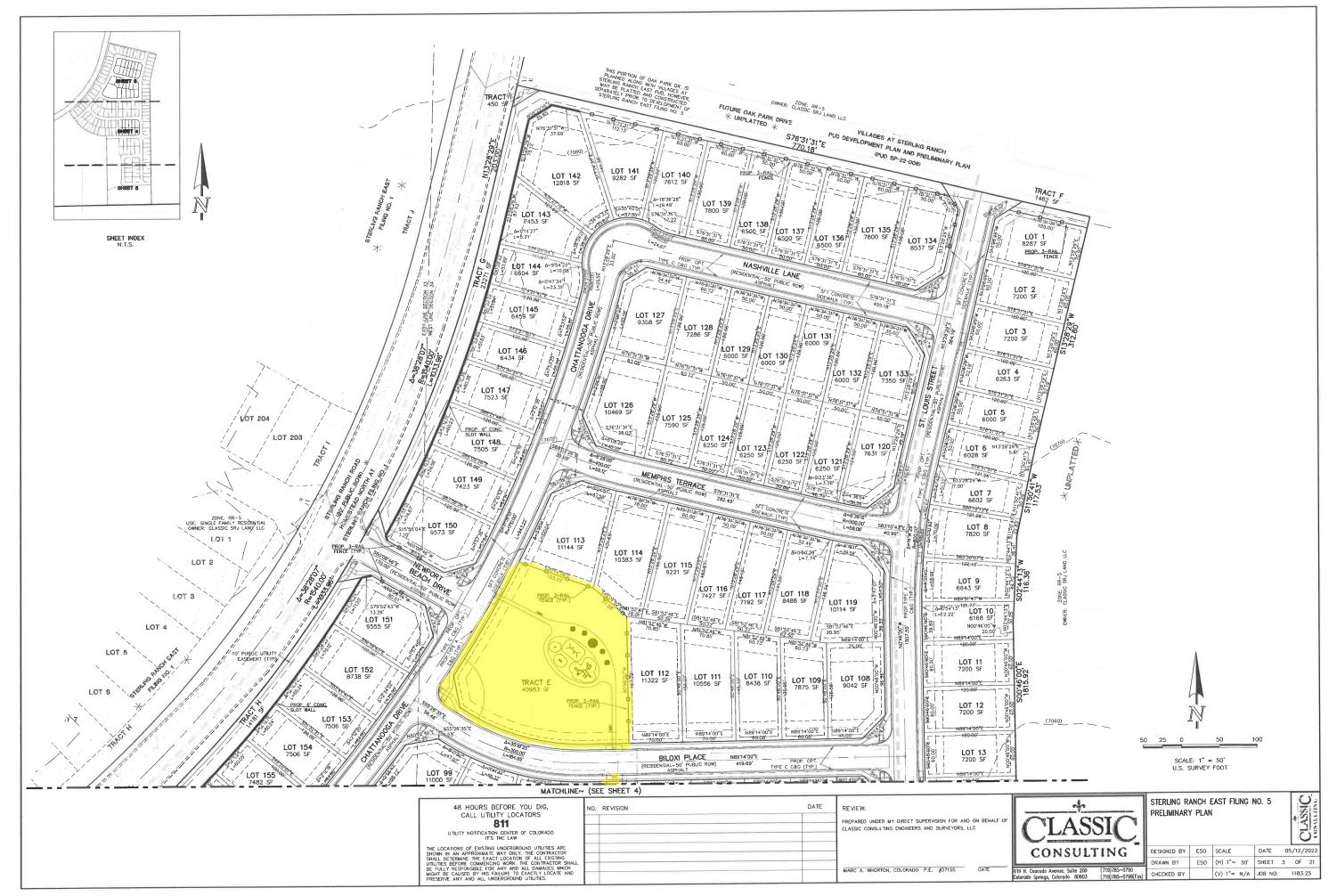
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BEFULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

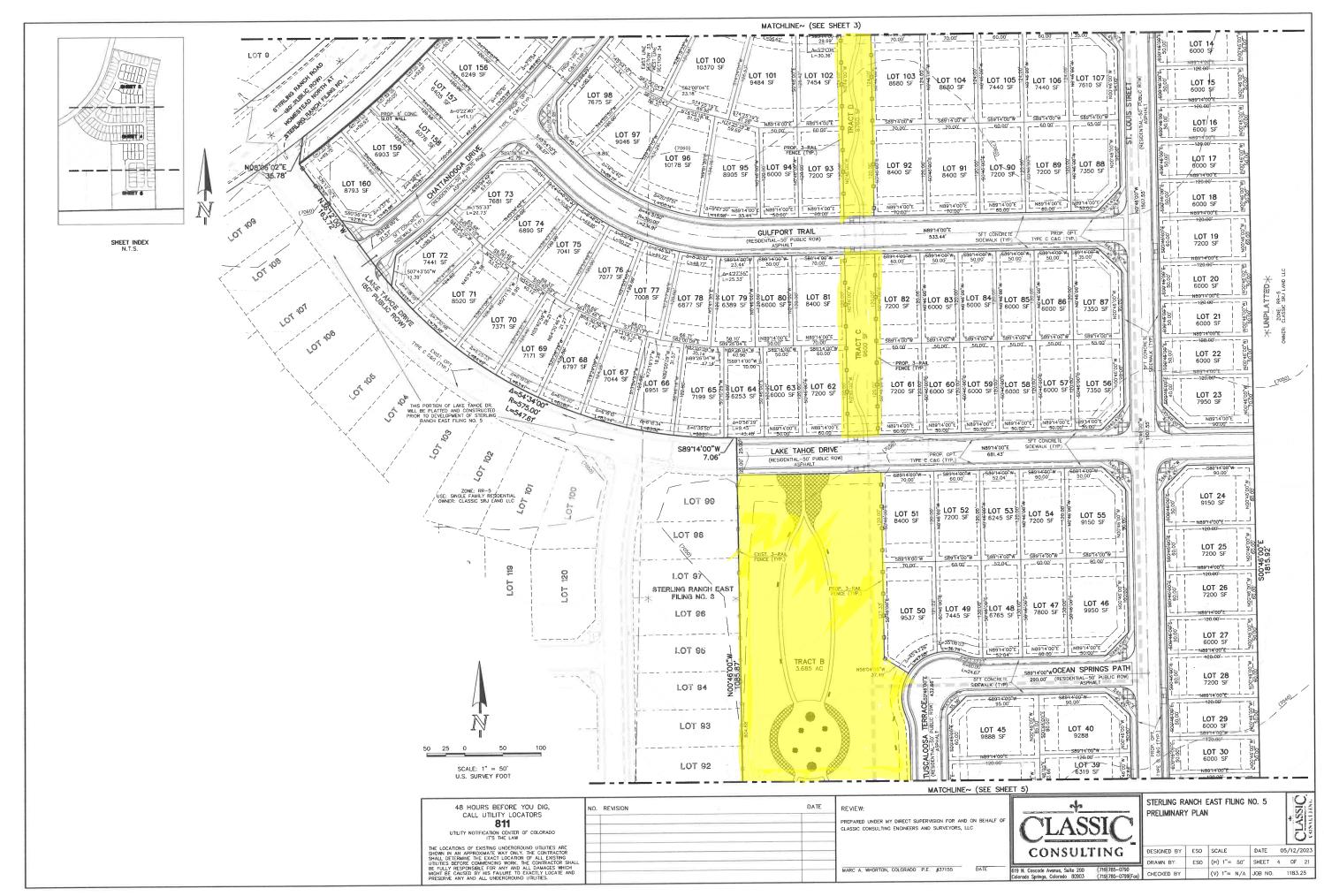
NO. REVISION REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF (MARC A. WHORTON, COLORADO P.E. #37155 DATE

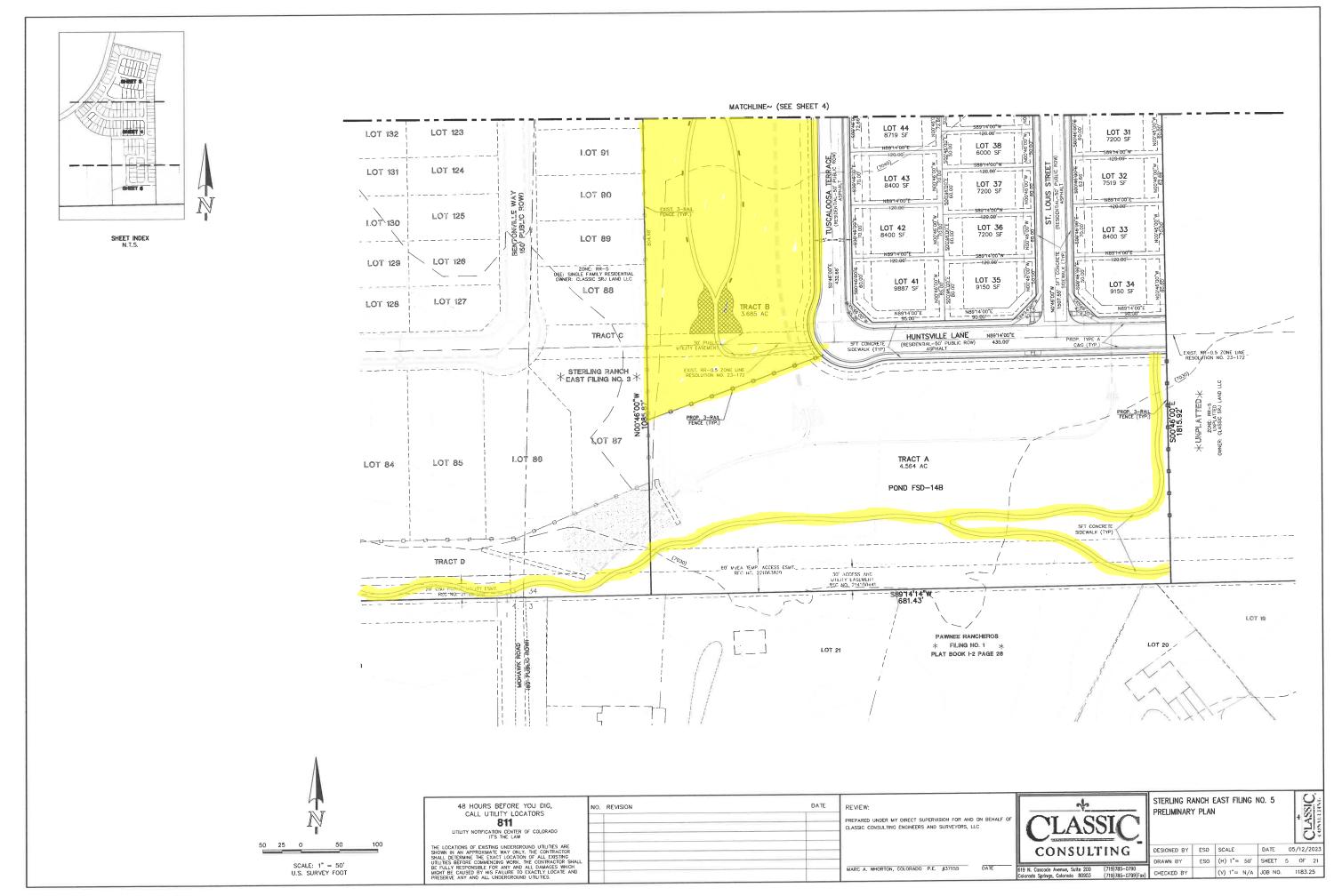
CONSULTING CHECKED BY

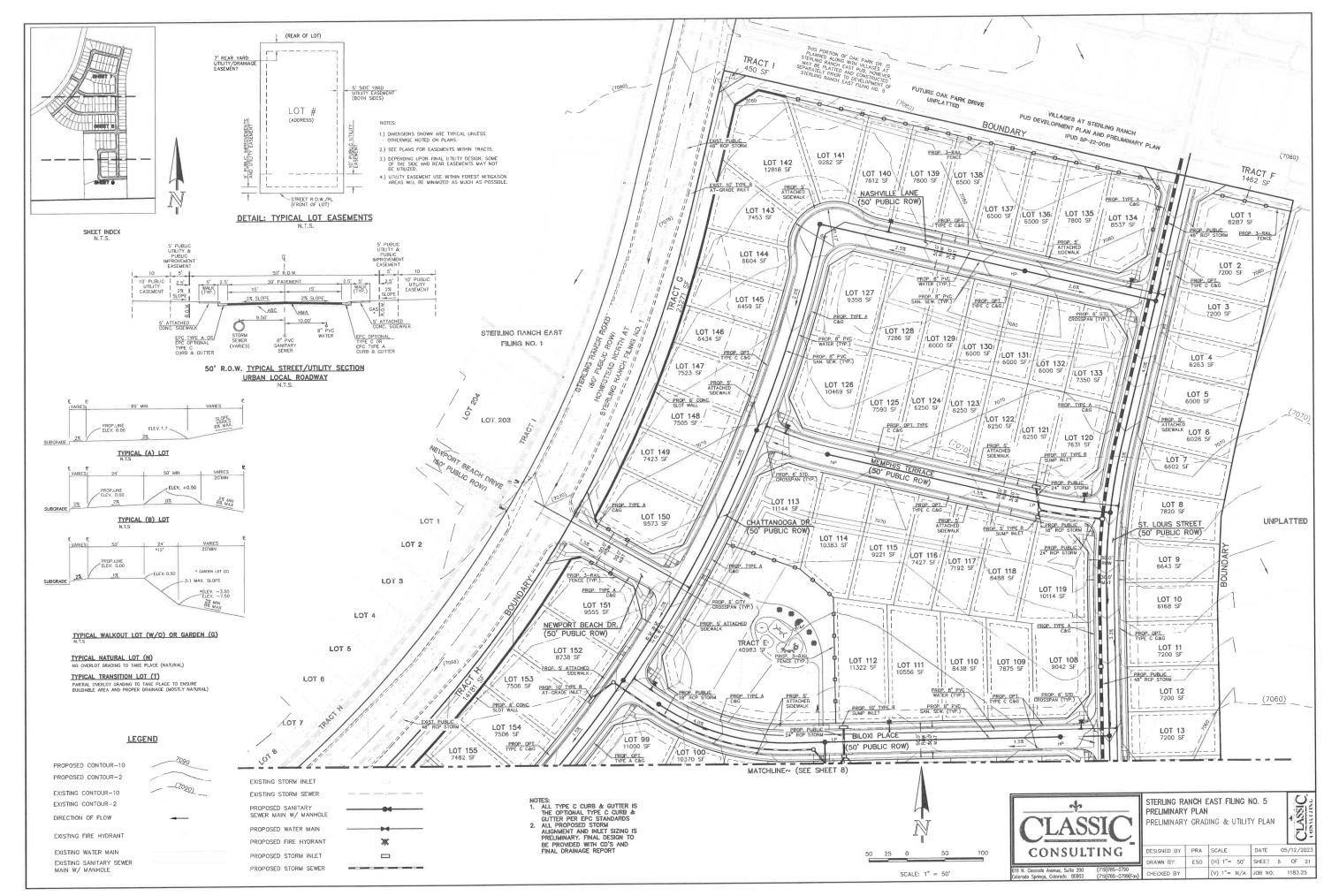
PRELIMINARY PLAN EGAL BOUNDARY EXHIBIT &

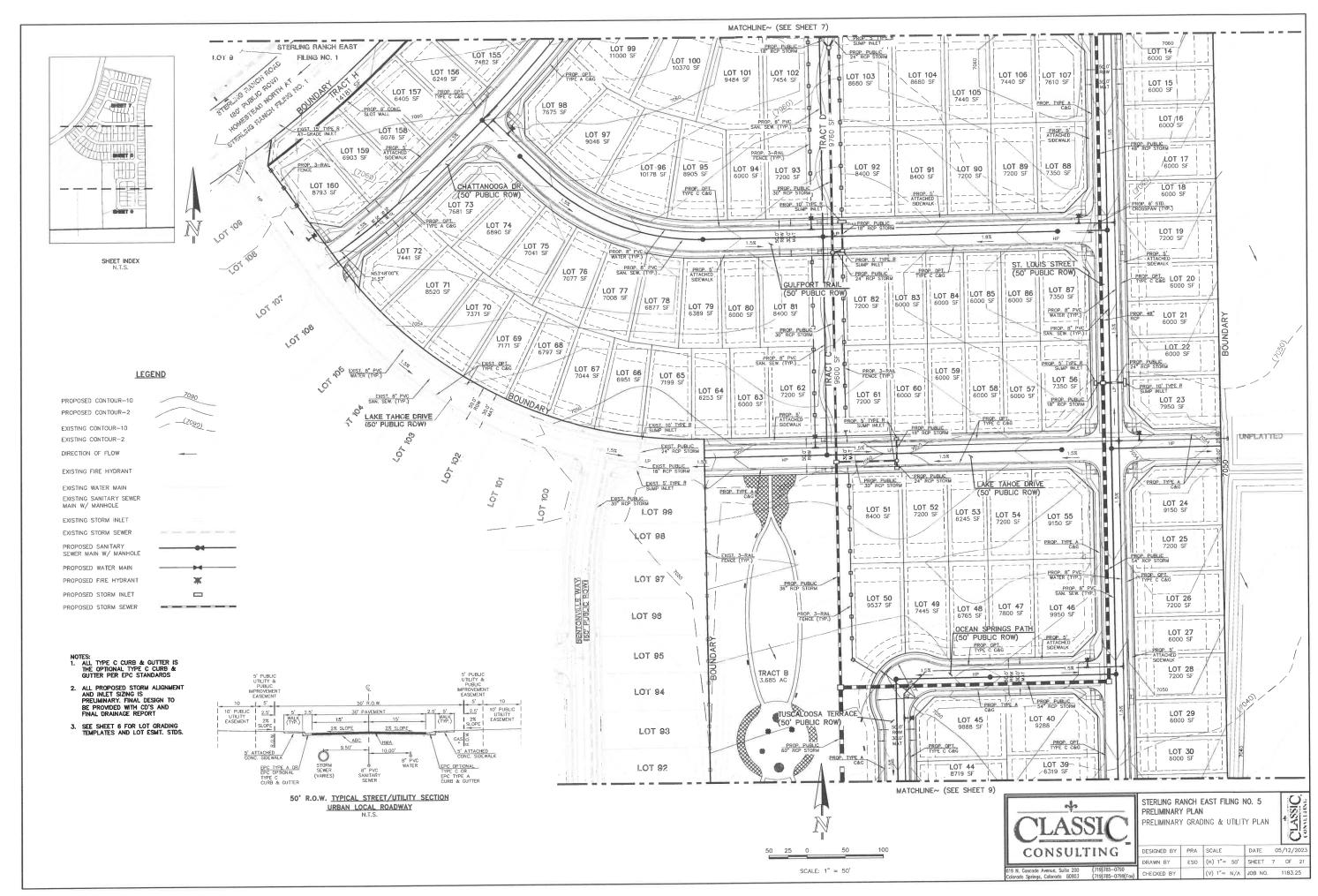
ADJACENT OWNERS DATE 05/12/2023 DESIGNED BY ESO SCALE ESO (H) 1"= 150' SHEET 2 OF 21 (V) 1"= N/A JOB NO. 1183.25

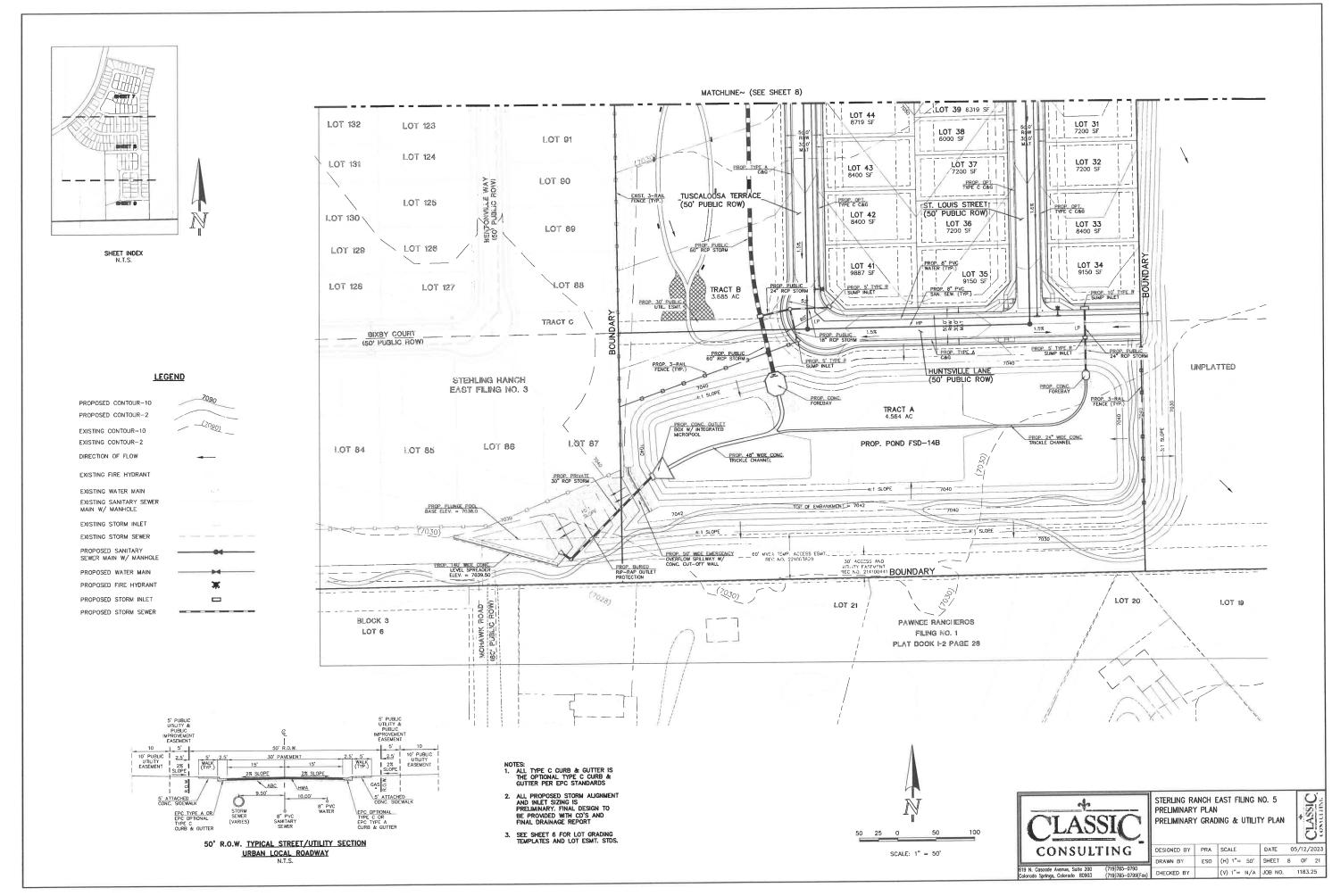












PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BETRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PIERTOSE EXCEPT EXPRESSLY PROVIDED FOR LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT COMPRIANT ON WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES, WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JLY 1ST ARE WARRANTED UNTIL.
MAY 1ST, PLANTS PURCHASED JANUAR / 1ST THROUGH JULY "ND ARE WARRANTED UNTIL INVENIER SOTH, SOME PLANTS CARRY NO WARRANTY
(FURF NCLUDED) SUCH AS ANNUALS, PERENMALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER
WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

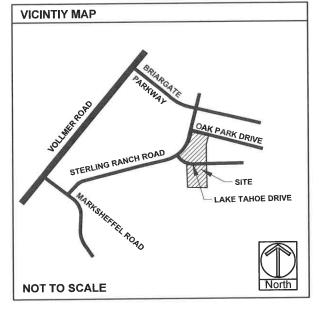
CALL 1-803-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LIMES. KEEP TREES 6 MINIMUM DISTANCE FROM ANY OTHER UTILITIES.
RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHTECT FOR RECOMMENDATIONS IF MEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-902 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

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

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL, EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES, INSTALL PER MANUFACTURE RECOMMENDATIONS,
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- 3, SOD AREAS TO BE AMENDED WITH. 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.



LANDSCAPE R	EQUIREMENT	S			
LANDSCAPE SET	BACKS (LS)				
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Sterling Ranch Road North Road (Name TBD)	Minor Arterial Non Arterial	20'/20' 10'/10'	1,220' 743'	1/25 1/30	48.8 / 49 24.7 / 25
Shrub Substitutions Reg. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.		ent Ground e Cov. Req./Prov.	
0/0 0/0	0/0 0/0	LS LS		75%/75% 75%/75%	

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

FINAL LANDSCAPE SUBMITTAL NOTE

When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

DATE REVISION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



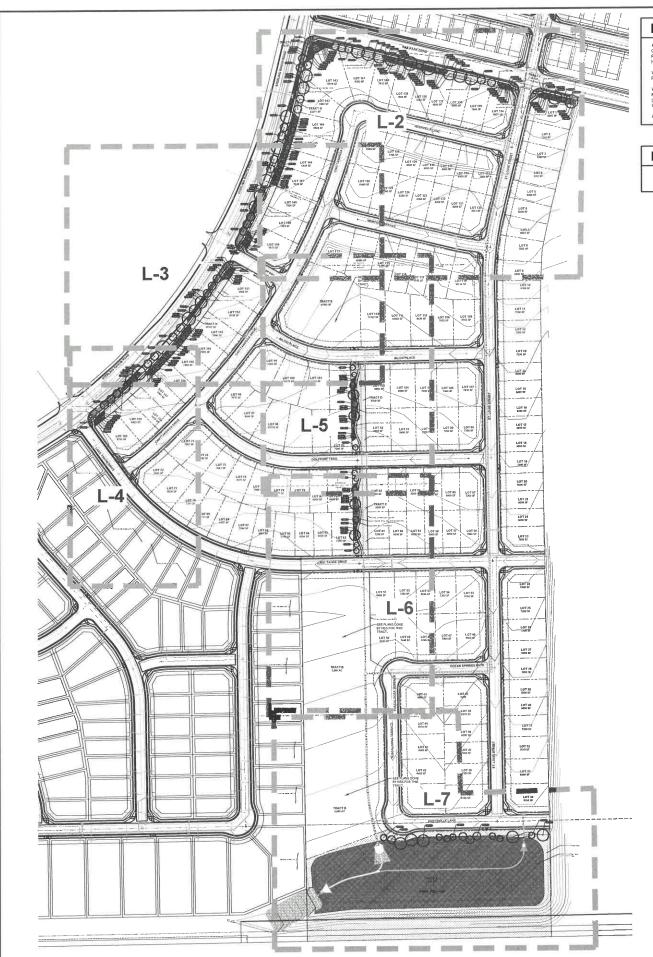
DRIVE STERLING RANCH EASTILING#5

2711-0723

DATE 7/27/2023 DRAWN BY MB

TITLE SHEET

SHEET 9 OF 21



PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO HAME, IF ANY STOCK PROVES TO BE OTHERWISE. SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AMOULT OTHER WARRANTES. EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR, LIABLITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT COMPRIANT ON WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE □€CKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES, WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SEX MONTHS), PLANTS FUNCHMEED AFTER ALLY IST AND SWRAMTED LIMIT.
MAY 1ST, PLANTS DURCHAESD, JANUARY ST THOUGH ALLY SED REVENERABLED HATE NO FUNESSEES STATS SOME PLANTS CARRY NO VISITION FOR THE CONTRACT OF THE STATE OF THE

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER, TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNALS TO BE DRIP IRRIGATED WHICH LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR 'RRIGATED SEED AREAS TO BE SPRAY BRIGATED WHITH POP UP AROUND FROM OR ROTOR HEADS.

UTILITY NOTE

CALL 1-80-922-1987 FOR UTILITY LOCATIONS TO VEREFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK,
KEEP TREES 10 FROM GAS MAINS & 15 FROM SEMER AND WATER MAIN LINES, LEEP TREES 6 MINNIAM DISTANCE FROM ANY OTHER UTILITIES.
RESOLVE ANY TREE L'UTILITY COMPLICTS SHOWN ON PLANS 181 THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION OF AND ADD DO NAMES 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3" CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE,

SITE CONDITIONS NOTE

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

LANDSCAPE INSTALLATION NOTES

- EDDING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDDING WITH PINS OR APPROVED EQUAL. EDDING TO BE EXPOSED 1/2" 41- ABOVE PINISHED GRADES, INSTALL FER MANUFACTURE RECOMMENDATIONS.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 9F OF SOIL.
- 3. SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE YOP 5" OF SOIL.

				Notes Key:		
PL	A۱	NTING LEGEND)	X=Xeric plant, R=Rabbit Resistant, DE=I Z=Zone, K=Altitude, Water Use inch / yea S=Steady (23-38"), W=Wet (36"+) SIG=Sig	r. D=Dry (13-20"), A=Adaptable (18-28
ABBR.	QTY.	BOTANICAL NAME		COMMON NAME	SIZE	NOTES
DECIDU	JOUS					
ABM	4	Acer x freemanii 'Autumn Blaze'		Maple, Autumn Blaze	1-1/2"	
ANM	13	Acer platanoides		Maple, Norway	1-1/2"	
ARR		Acer platanoides 'Royal Red'		Maple, Royal Red	1-1/2"	
COH	3	Celtis occidentalis		Hackberry		R,DE,Z=3,7K,A,D,SIG
GKC	6	Gymnocladus dioicus		Kentucky Coffee Tree	1-1/2"	
MSS	11	Malus 'Spring Snow'		Crabapple, Spring Snow	1-1/2"	
PCR	4	Prunus virginiana 'Schubert'		Cherry, Canada Red		R,DE,F,Z=2, 9.5K,A,S,S
TAL	8	Tilla americana		Linden, American	1-1/2"	Z=4, 8K,S,SIG
EVERG	REEN	TREES				
JRM		Juniperus scopulorum		Juniper, Rocky Mountain	6'	Z=3, 10K,X,A,D,SIG
PIB	4			Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG
PIP	1	Picea pungens		Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	11	Pinus ponderosa		Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECID	JOUS	SHRUBS				
ARB		Aronia melancarpa		Chokeberrry, Black	5 Gal	
BRG		Berberis thunbergii 'Rose Glow'		Barberry, Rosy Glow	5 Gal	
COP		Contoneaster acutifolia		Contoneaster, peking	5 Gal	
POA	76	Potentilla fruticosa 'Abbotswood'		Potentilla, Abbotswood	5 Gal	
PRS		Potentilla fruticosa 'Red sunset'		Potentilla, 'Red Sunset'	5 Gal	
RGL	6	Rhus aromatica 'Gro-low'		Sumac, Gro-Low	5 Gal	
SBG	51	Spiraea x bulmalda 'Goldflame'		Spirea, Goldflame		R,DE,Z=3, 7.5K,A,S,S
SCW	8	Syringa yulgaris 'Alba'		Lifac, Common White		R,DE,F,Z=2, 10K,A,S
VEC	9	Viburnum opulus 'Compactum'	Vibu	rnum, Compact European Cranberry		R,DE,Z=3, 8K,A,SIG
vos	20	Viburnum opulus 'Roseum'		Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERG	REEN	SHRUBS				
JBJ		Juniperus Sabina		Juniper, Buffalo	5 Gal	
PGS		Picea pungens 'Glauca Globosa'		Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
PEREN	NIALS	3				
HSO		Hemorocalis 'Stella'd oro'		Daylily, Stella d'oro	1 Gal	R,DE,Z=3, 10K,D,S

SYMBOL	DESCRIPTION	QUANTIT
	STEEL EDGING	565 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	24,270 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,540 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	907 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC	300 SF
	DECORATIVE BOULDER	51 TOTAL
	BERM (NOT SHOWN TBD)	TBD SF
* * * *	IRRIGATED NATIVE SEED ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	112,854 8
	IRRIGATED NATIVE SEED ALL PURPOSE MIX (AT POND BOTTOM - PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	115,997 \$



PE ARCHITECTURE & IRRIGA*
L & COMMERCIAL LANDSCAP
1925 AEROPLAA DRIVE
COLORADO SPRINOS, CO 80916
779-537-0313

REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



STERLING RANCH EAST FILING # 5 STERLING RANCH ROAD & LAKE TAHOE DRIVE

2711-0723 ATE 7/27/2023

DRAWN BY MB
DRAWING DESCRIPTION
PRELIMINARY
LANDSCAPE PLAN

SHEET # SHEET 10 OF 21
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NOT TO SCALE

CALLOUT KEY

TREE CALLOUT

PERENNIAL CALLOUT

PLANT ABBREVIATION
SITE CATEGORY ABBREVIATION

SHRUB & ORN. GRASS CALLOUT

-PLANT QUANTITY

PLANT SYMBOL KEY

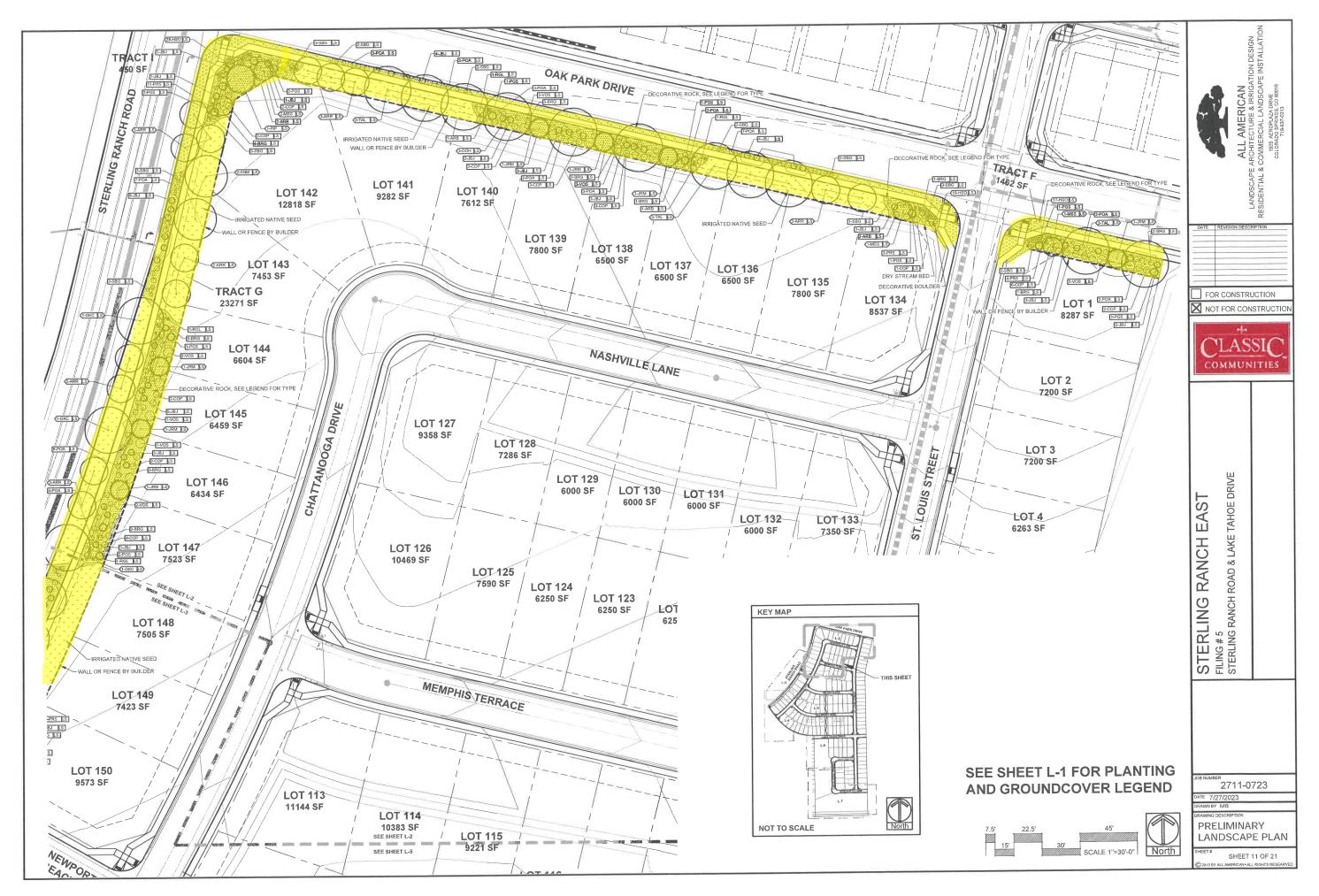
DECIDUOUS TREE

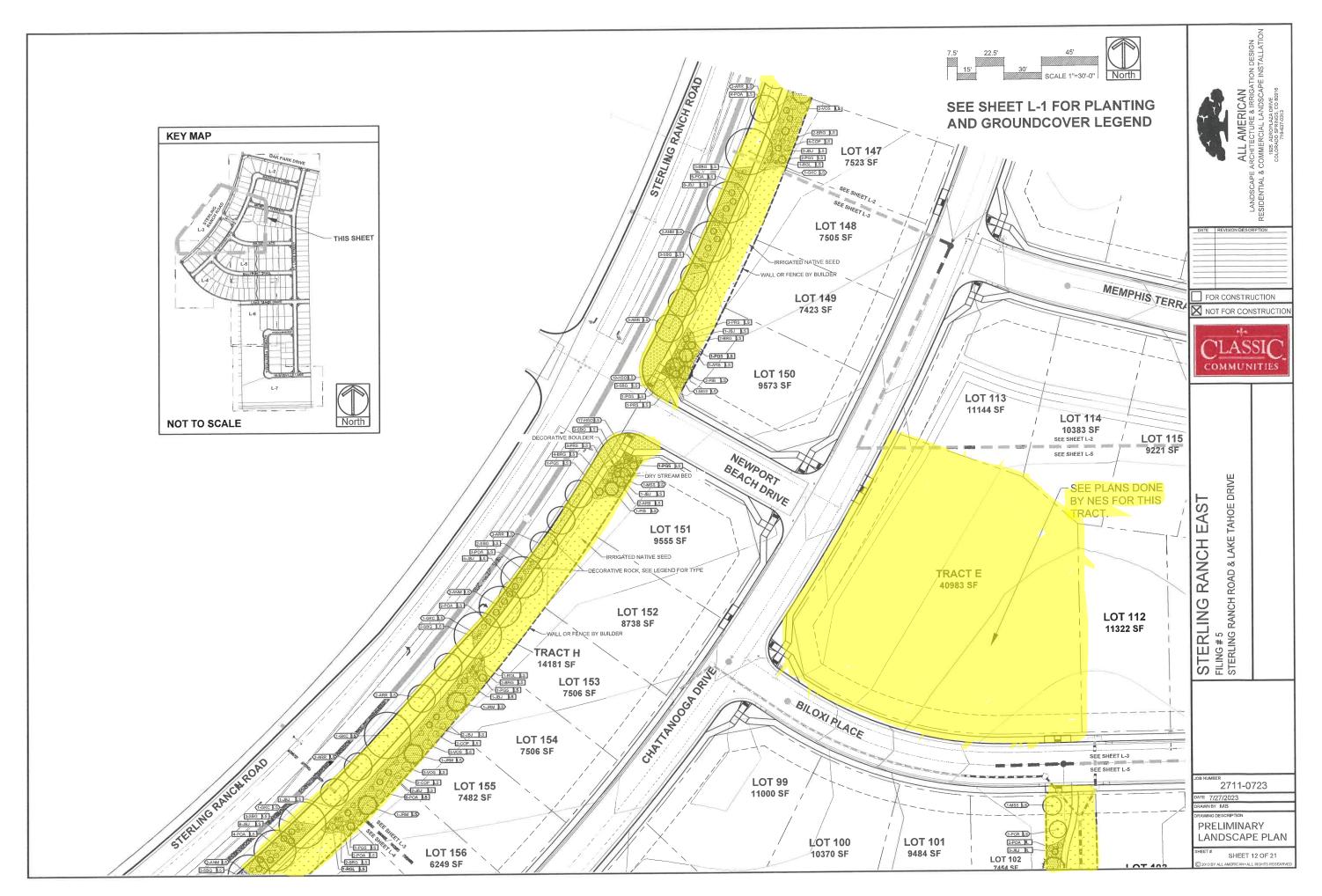
- ORNAMENTAL TREE

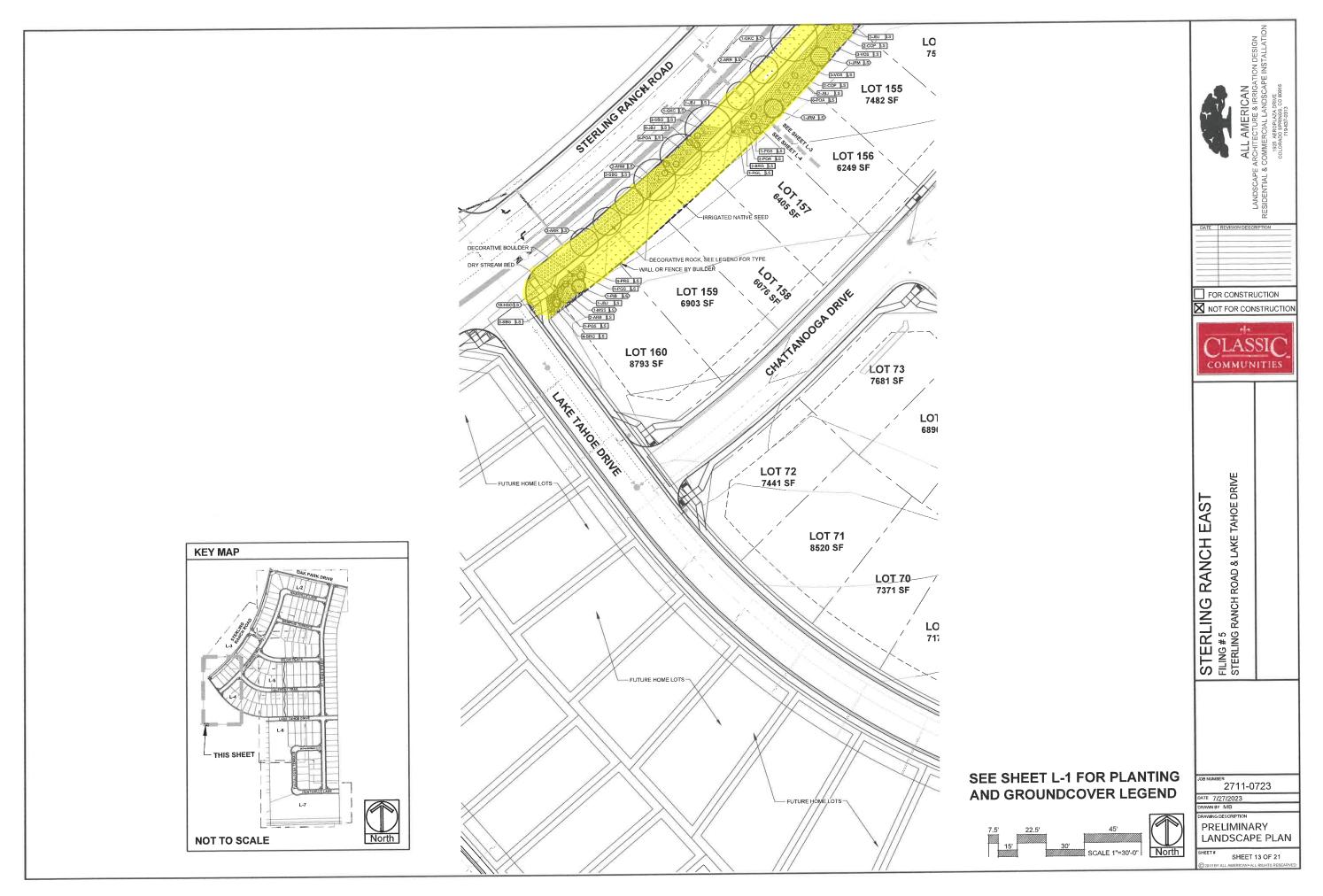
- EVERGREEN TREE
- DECIDUOUS SHRUBS

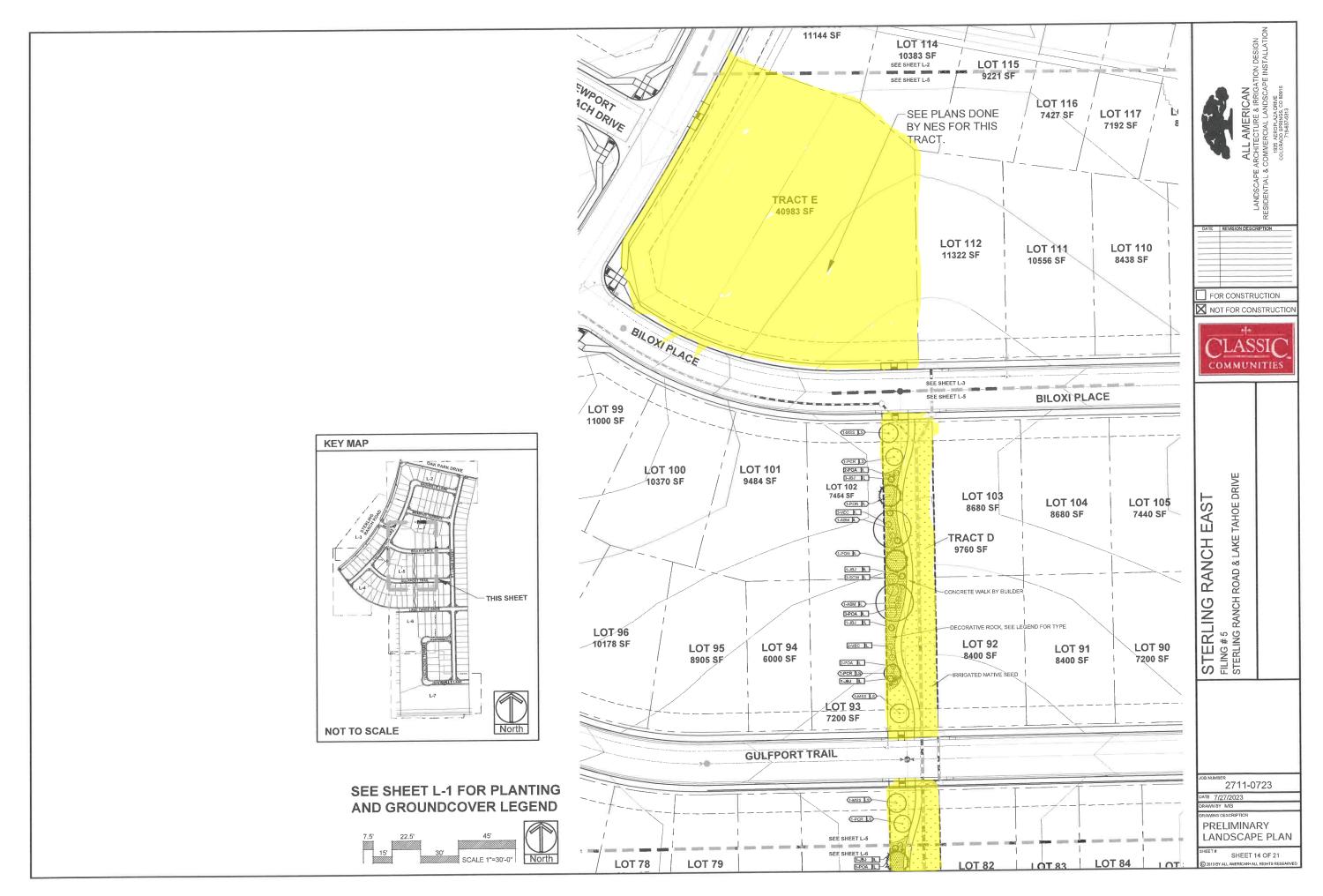
EVERGREEN SHRUBS
ORNAMENTAL GRASSES

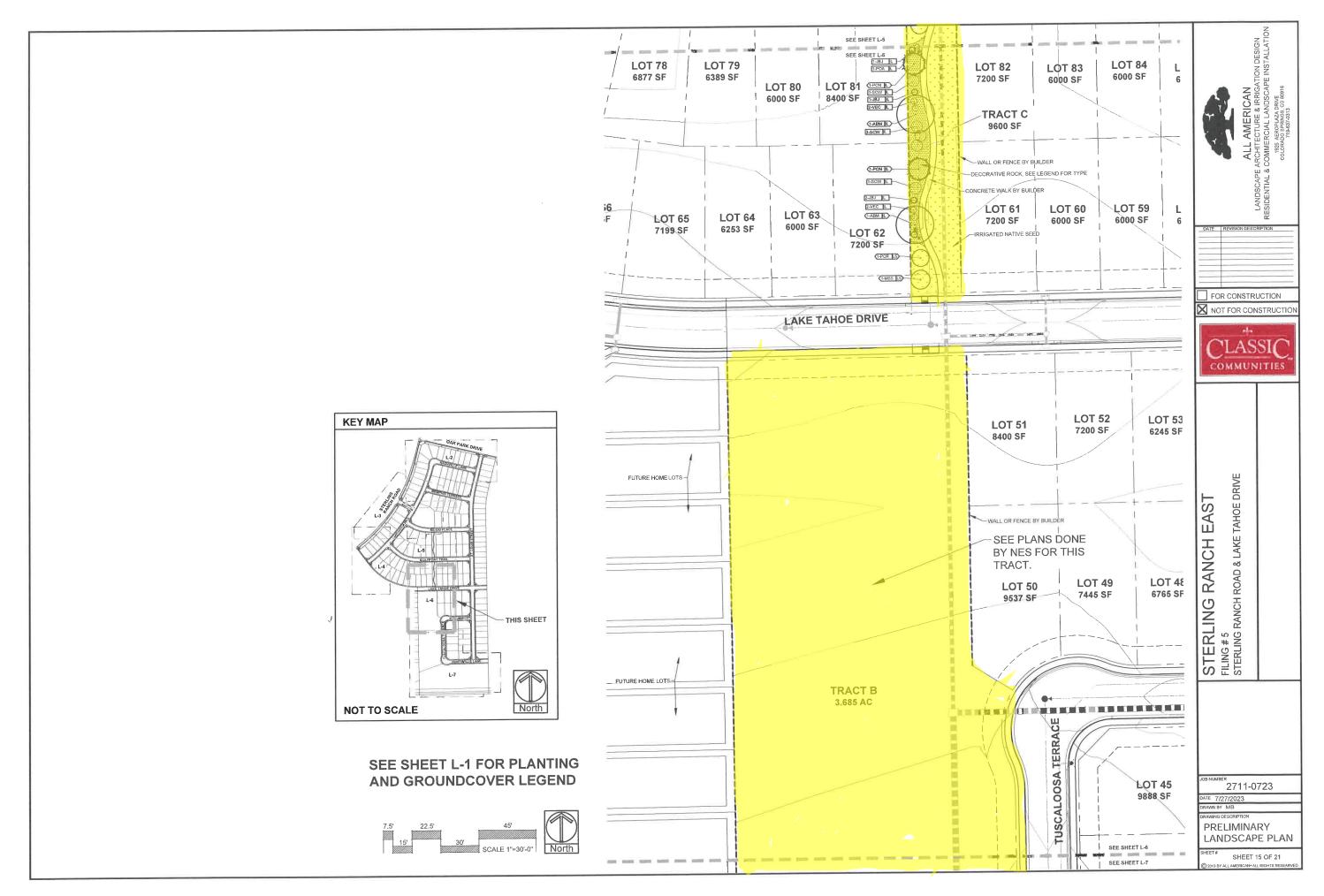
PERENNIALS

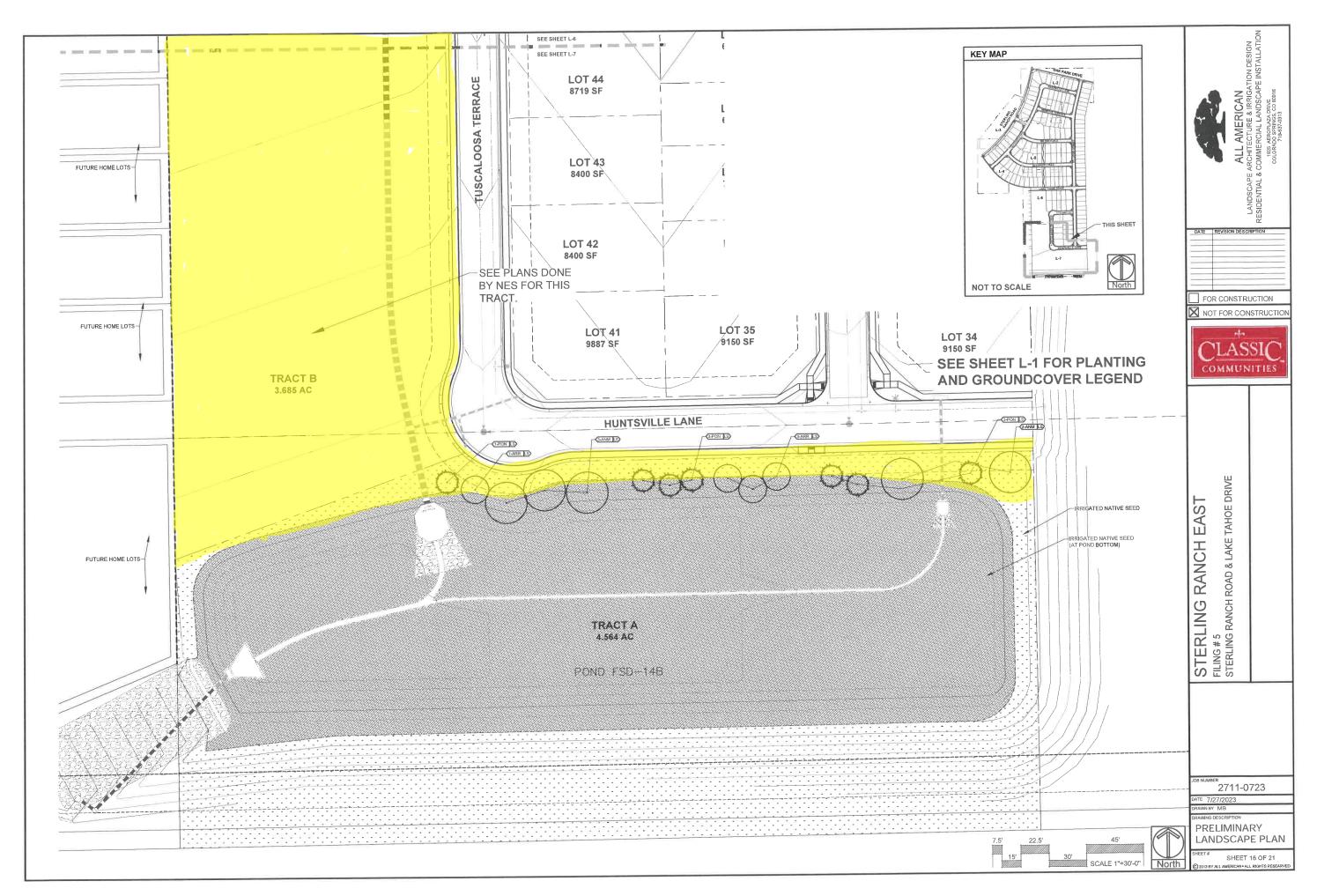


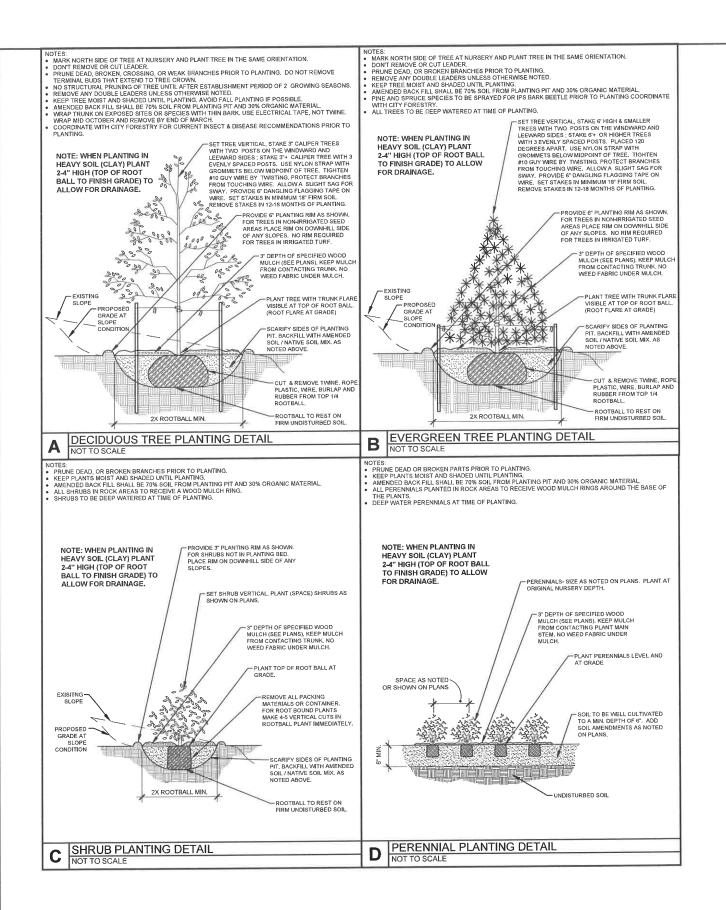












LANDSCAPE CONTRACTOR NOTES

- . STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS, STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEED
- 2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- 3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY, CONTRACTOR TO INSTALL, ALL PLANT MATERIAL PER PLANS,
- 4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE
- CONTRACTOR IS RESPONSIBLE FOR CONTRACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PRIDE TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE PLANT PLACEMENT, PLANT SPECES, MATERIAL SEE, AND QUALITY. HARDSCAPE MATERIAL SEE, AND QUALITY. HARDSCAPE MATERIAL SEE, ALCOMENT / PLANTING SED EDGRIG. RERIGIATION MAIN INCEPTAGED PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL, EDGING TO BE EXPOSED 1/2" 1/- ABOVE FINISHED GRADES. HISTALL PER MAINFACTURE'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL, (IF APPLICABLE)
- LANDSCAPE WEED FARRIC TO BE INSTALLED PRIOR TO INSTALLING ROCA, INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN BE OVERLAPPED 6" MINL AND SECURED WITH STAPLES. (IF APPLICABLE)
- 5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE, INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN POCK AREAS & FOLLOWS: TREES = 40° DAMETER MULCH RING, SHRUBS = 18° DAMETER MULCH RING, PERDINIAL SAUD ORNAMENTAL (RASSES = 12° MULCH RING, MULCH RING) TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FARRIC DOTE ALL TREES BY TURF AREAS TO RECEIVE A 2" CHAMETER MULCH RING, (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR MY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL FLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT FER 1,000 SETILLED INTO TOP ET OF SOIL.
- IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS. SHALL BE TILLED / REMOVED TO A DEPTH OF 30° AND REPLACED WITH GRADE 8° TO PSOIL OR EQUAL.
- 10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL . AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- 11. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVENSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- 12. TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLAN' INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION IF APPLICABLE, ANY EXISTING TREE SIGNATURES PLANTS ARE TO BE PROTECTED FROM CONSTRUCTION ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANTS ARE TO BE PROTECTED FROM CONSTRUCTION ANAMAGE. CONTRACTOR WALL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED. SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION HOTE IF APPLICABLE LAUDSANDE PROTECTION FOR ALL HEW PINE TREES FOR BARK BEETLE PROTECTION . HISPECT ALL PROTECTION . HISPECT ALL PROTECTION . HISPECT A

SLOPE PROTECTION IF APPLICABLE.
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EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2" WIDE AND MAXIMUM 3" WIDE. (IF APPLICABLE

IRRIGATED NATIVE SEED TO BE EL. PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBSMCRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

-BUFFALOGRASS 259

-GREAN LEG UTS 294

-GREEN NECOLERASS 594

-WHAT LAGRASS, WESTERN 206

-DROPSEED, SAND 1%

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 L8SA/CRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOWFOR WHAT THE MIX COLTANIB. (AT POND BOTTOM)

-BIG BULDSTEM
-ORNAL LINE

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 23 COW MANURE, AND 1/3 MATIVE SOIL AT 4 C.Y./1000 SF TILLEI INTO TOP 4-7 OF SOIL PRIOR TO SEEDING. 23 WEEKS AFFER DEMENDENCE AND SUPER CKOP FERTILIZER 20:26-10 AT 4 LBS PERF 1,000 SF. AUD 1. IS MITROCEN EPER 1000 SF INMID TO LATE AURIE, HEARY, IT OND AURIOS, AND AUSTOR AND LESS PETIMENER. ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP H (DRO-AMUCH

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



FOR CONSTRUCTION

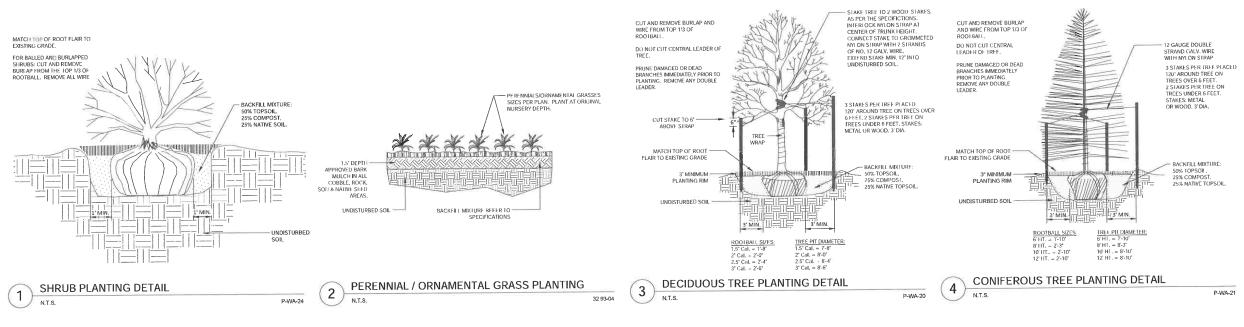


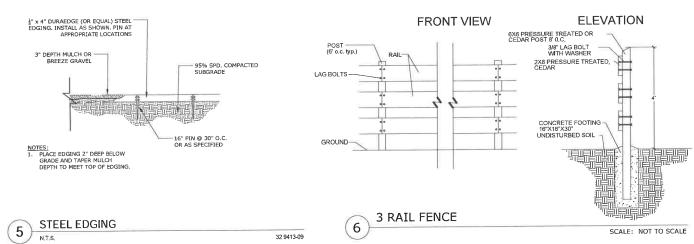
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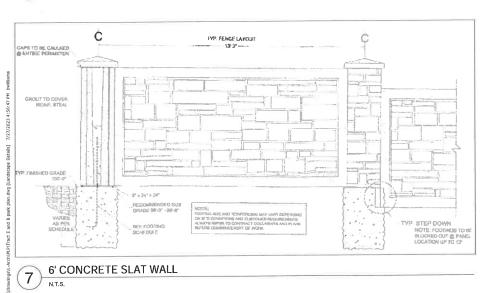
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PLANTING DETAILS & NOTES

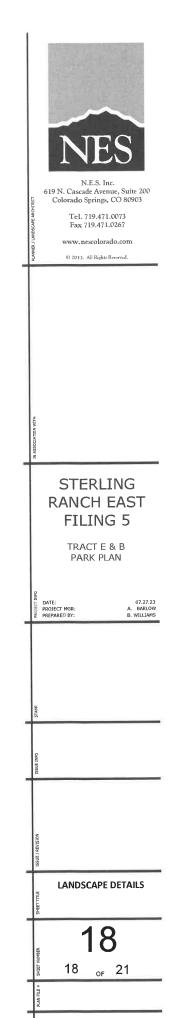


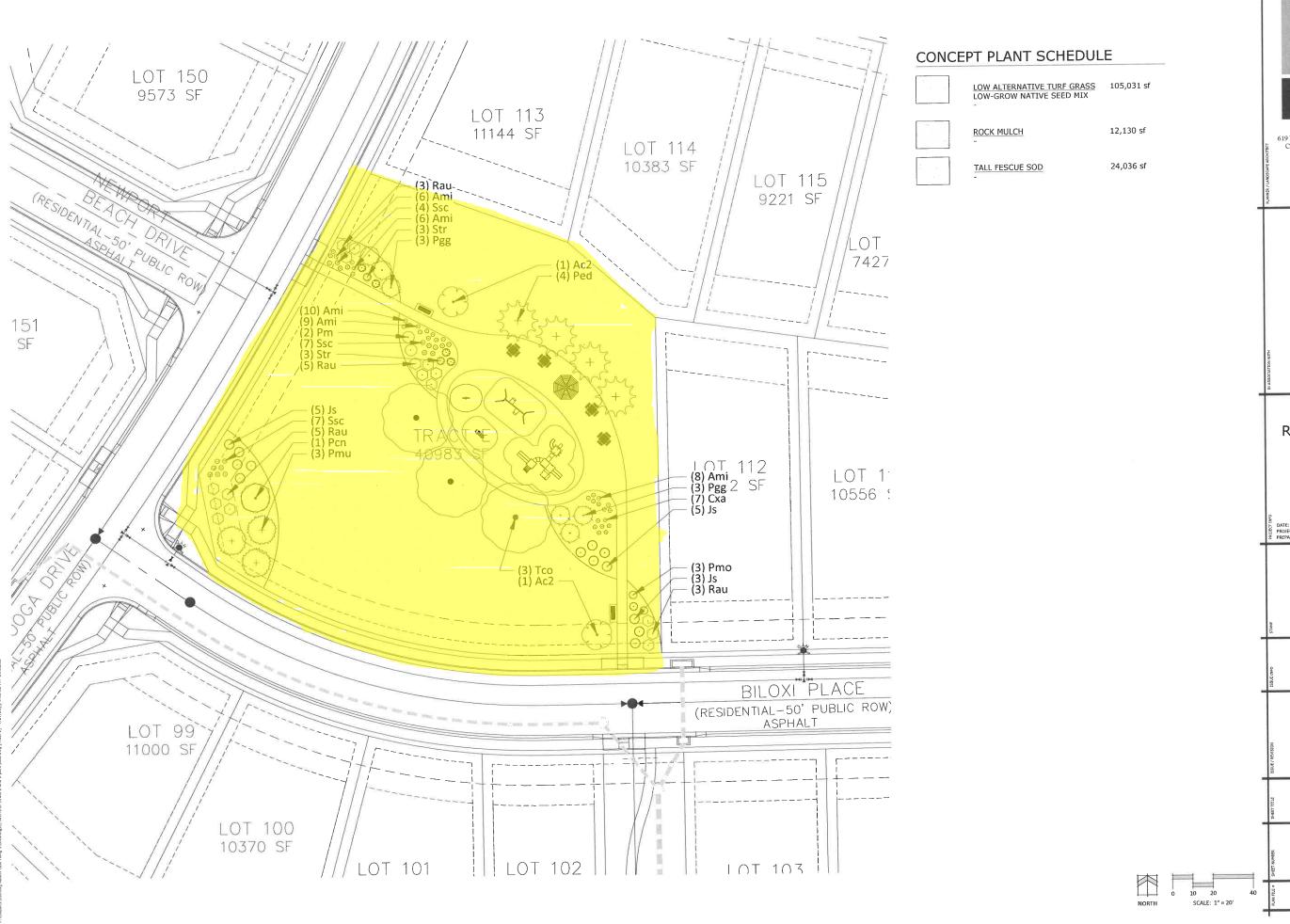




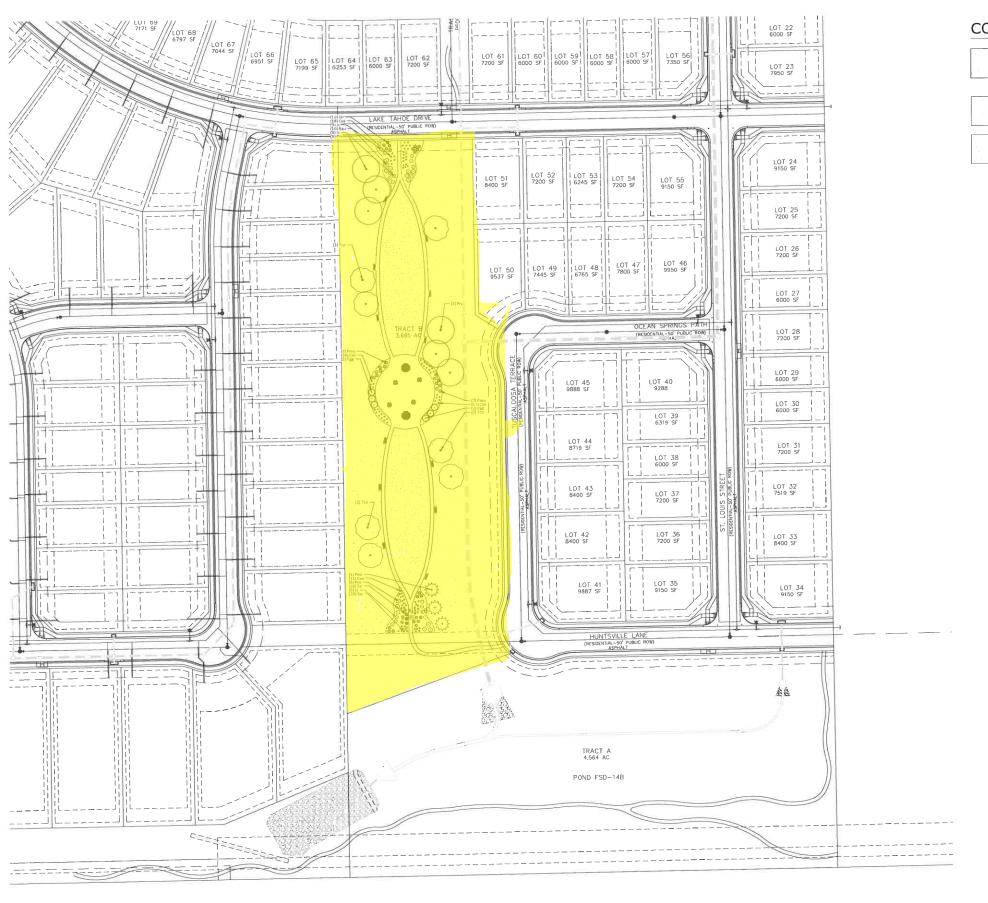
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
(?)	Ac2	2	Acer platanoides 'Columnare' / Columnar Norway Maple	45`	15`	2.5" Cal.	B&B		45
•)	Tco	10	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B	NonX	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	<u>KEY</u>	KEY
0	Js	28	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	20`	4`	8` HT	B&B		125
+ >	Ped	7	Pinus edulis / Pinon Pine	30'	20`	6` HT	B&B	Xeric	
(*)	Pmu	3	Pinus mugo / Mugo Pine	20`	15`	6` HT	B&B	Xeric	
.)	Pni	6	Pinus nigra / Austrian Black Pine	60`	40`	8' HT	B&B	NonX	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
\odot	Pcn	1	Prunus cerasifera `Newport` / Newport Flowering Plum	20`	15`	1.5" Cal.	B&B		459
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
0	Bda	1	Buddleja davidii / Butterfly Bush	5`	5`	5 GAL	CONT	NonX	
0	Pmo	17	Physocarpus monogynus / Mountain Ninebark	4`	4`	5 GAL	CONT	Xeric	
O	Rau	26	Ribes aureum / Golden Currant	6`	6`	5 GAL	CONT	Xeric	
0	Str	32	Spiraea trilobata `Fairy Queen` / Fairy Queen Spirea	4`	4`	5 GAL	CONT	NonX	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KE
()	Pgg	12	Picea pungens glauca `Globosa` / Globed Colorado Blue Spruce	10`	10`	5 GAL	CONT	NonX	
\odot	Pm	8	Pinus mugo `Mops` / Mugo Pine	4`	4`	5 GAL	CONT	Xeric	12
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KE
()	Cxa	69	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5,	2`	1 GAL	CONT	NonX	
&					:		CONT	NV	
O	Ssc	46	Schizachyrium scoparium / Little Bluestem Grass	4`	2.5`	1 GAL	CONT	NonX	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KE
\bigcirc	Ami	31	Achillea millefolium / Common Yarrow	3,	2`	1 GAL	CONT	NonX	

\sim				
\odot		Ssc	46	Schizachyrium scoparium
ANNUALS/	PERENNIALS	<u>CODE</u> Ami	<u>QTY</u> 31	BOTANICAL / COMMON I Achillea millefolium / Co
CONCE	PT PLAN			-
	LOW-GROW N	IATIVE SE		12,130 sf
	TALL FESCUE			24,036 sf
81				





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CONCEPT PLANT SCHEDULE

LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,031 sf
ROCK MULCH	12,130 sf
TALL FESCUE SOD	24,036 sf



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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STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

DATE: 07.22

DATE: 07.22

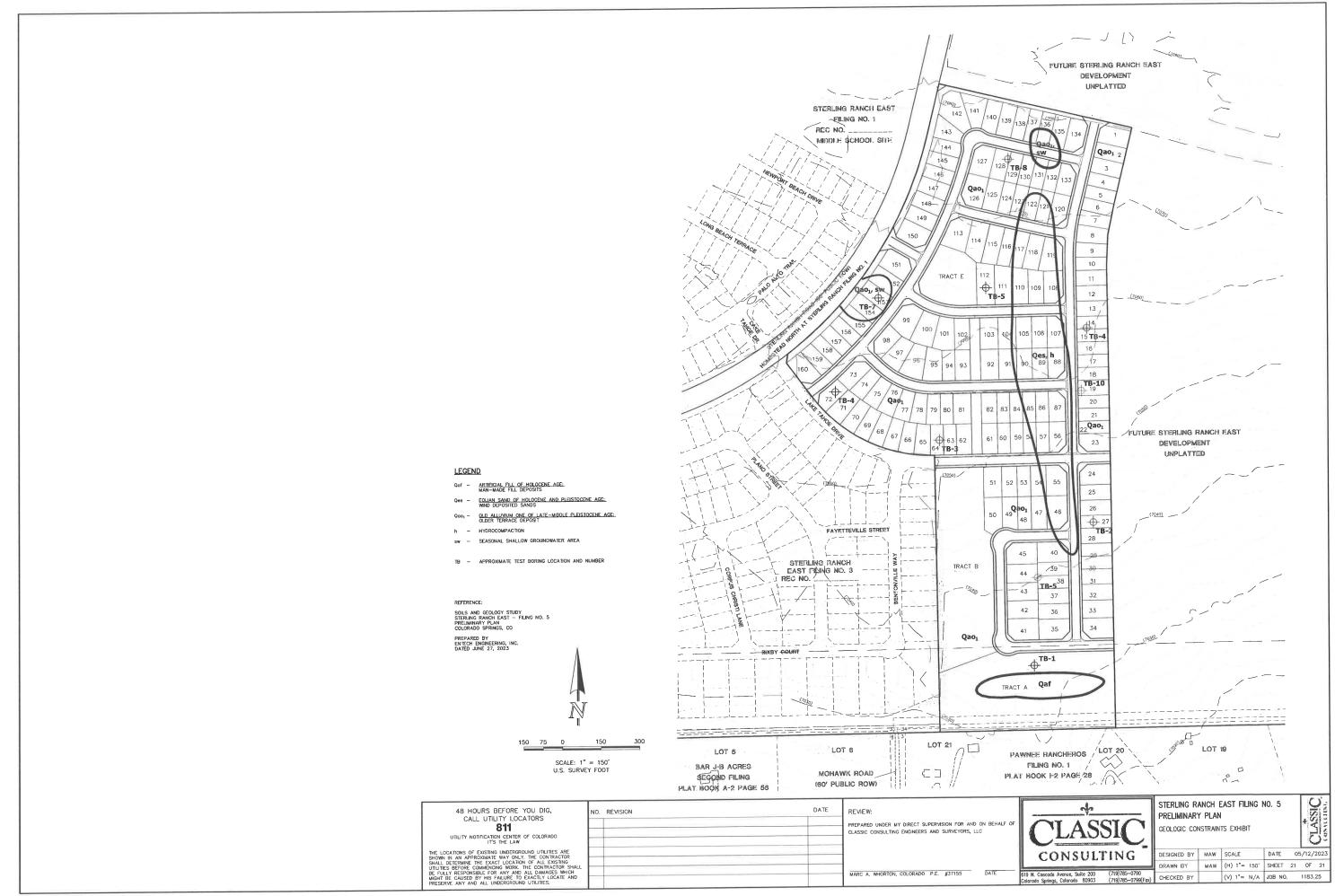
PROJECT MGR: A. BARI

PREPARED BY: B. WILLL

TRACT B PRELIMINARY LANDSCAPE PLAN

20

20 of 21



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Filing No. 5 PUD Preliminary Plan

Agenda Date: September 13, 2023

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of the Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan, which includes 72 single-family residential lots on 11.66 acres. Currently, the property is zoned RR-5 with a concurrent rezone to the Planned Unit Development (PUD) zoning classification. The site is located east of Vollmer Road and west of Sand Creek, at the intersection of Dines Boulevard and the Sterling Ranch Road.

The 2022 El Paso County Parks Master Plans show one branch of the Sand Creek Regional Trail impacted by this project, located along the southern boundary of the project site. This western branch of the Sand Creek Trail will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and neighborhoods located to the west of the Sterling Ranch Filing No. 5.

Since the first review of the Sterling Ranch Phase II Preliminary Plan in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Sterling Ranch Road which will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located to the east of Sand Creek. As such, no trail easements are required along those sections of road for the aforementioned western branch of the Sand Creek Trail.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch Filing No. 5 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located just outside and west of Sand Creek and its associated floodplains and wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

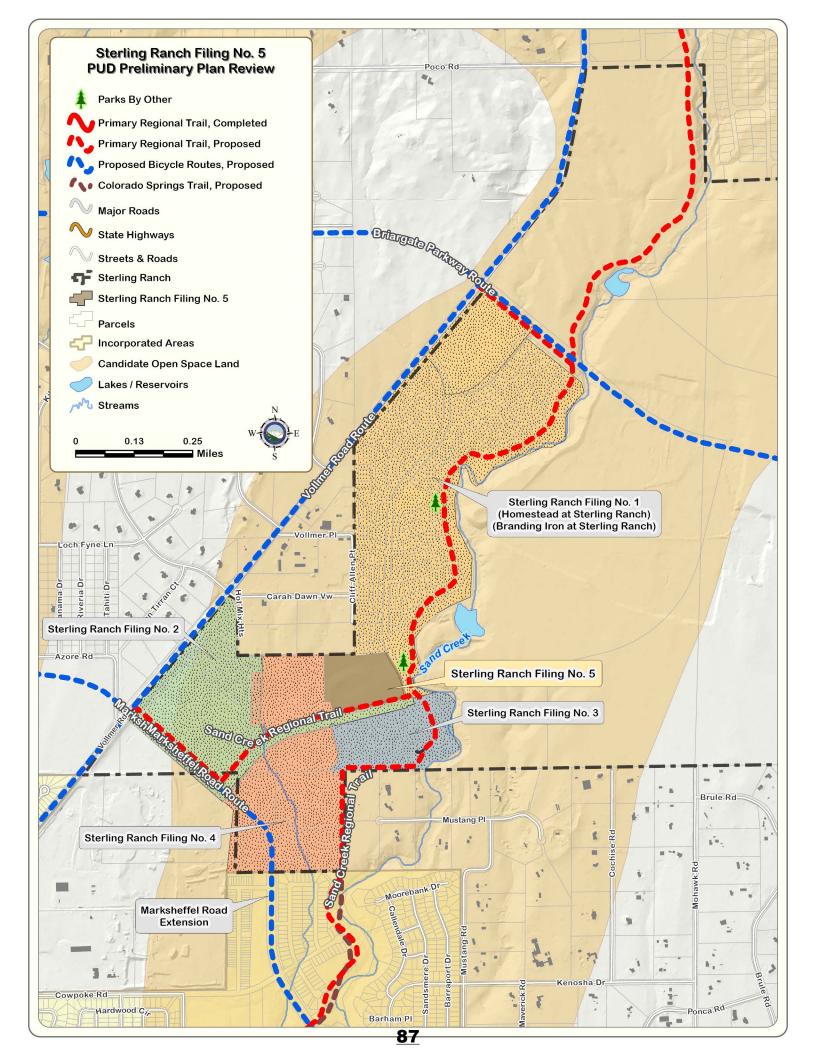
Sterling Ranch Filing No. 5 Final Plat contains 2.52 acres dedicated to open space, a neighborhood park, connecting trails, landscaping, and utilities, comprising 21.6% of the total project area and exceeding the El Paso County Land Development Code's 10% open space requirement. According to the Sterling Ranch Filing No. 5 Final Plat Letter of Intent, a centrally located 0.79-acre public neighborhood park will occupy Tract B and will be accessible via an internal network of connected trails and sidewalks. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- "2.52AC of open spaces is provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system. All landscape entry features, open space tracts, parks and trails will be owned and maintained by the Sterling Ranch Metro District."
- "A looped 5' concrete walk provides pedestrian connectivity through Tract B, a centralized 34,327SF community open space amenity. Pedestrian connections are provided from Sterling Ranch Filing 5 to the Sterling Ranch Park and Trails through improvements provided at Dines Boulevard and Sterling Ranch Road."
- "2.52AC of open space is provided with this development. Pedestrian connections are provided to all of the tracts through a series of looped 5FT concrete walkways. This development exceeds the 10% open space requirement by providing 109,527SF of recreational open space. It also exceeds the requirement for 25% contiguous open space (12,698SF) by providing 34,327SF or 67% contiguous open space in Tract B. Open spaces surround the perimeter of the development with Tract B, 34,327SF, providing a centralized community park for residents. 5FT concrete pedestrian walks, with safe pedestrian connections, provide connectivity throughout the park, to the adjacent Sand Creek Trail, 29AC Sterling Ranch Community Park to the east and connection to the Sterling Ranch Parks and trails network."
- "The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Sterling Ranch Filing 5 will be connected to this system through pedestrian connections provided at Sterling Ranch Road and Dines Boulevard. All parks and trails will be maintained by Sterling Ranch Metro District."
- "Transportation & Mobility core principals and goal 4.2, "Promote walkability and bikability where multimodal transportation systems are feasible" and Community Facilities & Infrastructure and goal 5.1, "Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life," are supported by Sterling Ranch Filing 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch. Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system."

As no park land or trail easement dedications are necessary for this PUD Development Plan and Preliminary Plan, staff recommends fees in lieu of land dedication for regional and urban park purposes due upon recording of the forthcoming Final Plat.

Recommended Motion: (Filing No. 5 PUD Development Plan and 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 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.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

September 13, 2023

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

Name: Sterling Ranch Filing No. 5 PUD Preliminary Plan Application Type: PUD / Prelim Plan

PCD Reference #: PUDSP-23-002 Total Acreage: 11.66

Total # of Dwelling Units: 72

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 15.44

Classic SRJ Land, LLC N.E.S. Inc. Regional Park Area: 2
2138 Flying Horse Club Drive Andrea Barlow Urban Park Area: 2

Colorado Springs, CO 80921 619 North Cascade Avenue, Suite 200 **Existing Zoning Code:** RR-5

1.397

Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

dwelling unit per 2.5 acres.

Total Urban Park Acres:

0.72

LAND REQUIREMENTS

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

Regional Park Area: 2 Urban Park Area: 2

Neighborhood: 0.00375 Acres x 72 Dwelling Units = 0.27

0.0194 Acres x 72 Dwelling Units = 1.397 Community: 0.00625 Acres x 72 Dwelling Units = 0.45

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 2

Total Regional Park Acres:

Neighborhood: \$119 / Dwelling Unit x 72 Dwelling Units = \$8,568

\$505 / Dwelling Unit x 72 Dwelling Units = \$36,360 Community: \$184 / Dwelling Unit x 72 Dwelling Units = \$13,248

Total Regional Park Fees: \$36,360 Total Urban Park Fees: \$21,816

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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

Park Advisory Board Recommendation:	

STERLING RANCH FILING 5 PUD PRELIMINARY PLAN

LETTER OF INTENT

AUGUST 2023

OWNER:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 523302049

ADDRESS: DINES BLVD.

ACREAGE: 11.66 AC

CURRENT ZONING: RR-5

PROPOSED ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land, LLC. requests approval of the following applications:

- 1. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development)
- 2. (A PUD Preliminary Plan for Sterling Ranch Filing 5; a 72 lot single family attached and detached development.)
- 3. A Finding of water sufficiency for quantity, quality, and dependability with the Preliminary Plan and subsequent Final Plat to be approved administratively.
- 4. PUD Modification for LDC Chapters 8.4.4(B)(2)(e) for 30FT minimum Lot Frontage.

LOCATION

Sterling Ranch Filing 5 is 11.66 acres is located in the northwest corner of Sterling Ranch Road and Dines Boulevard. The property is currently vacant, undeveloped land.



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PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres. The most recent amendment to the Sterling Ranch Sketch Plan was approved December 19, 2022. Sterling Ranch Filing 5 area is identified on the Sketch Plan with a density range of 5-8 du/acre. I-3 zoning is to the immediate northwest of the site, with Branding Iron Filing # 1 immediately north of the site. This land was previously platted as Tract B of Branding Iron Filing No. 2 as a future school site. Through discussions with Classic and D20, an agreement regarding a land swap and future school land dedication requirements was ratified in June of 2023. The approved Sterling Ranch Sketch Plan identifies an 11.8AC site and one 35AC site as land dedications for D20. The 11.8AC site is shown as a future elementary school site and the 35AC site is shown as a future K-8 school site on the recently approved Sterling Ranch East Preliminary Plan Phase 1 Filings 1-4.

Both parties have agreed on the new school site locations. As part of this agreement, the old school site, known as Tract B of Branding Iron Filing No. 2 has been deeded to Classic SRJ Land, LLC.



Directly south of the site is Sterling Ranch Filing 3. Southwest and west of the site is Sterling Ranch Filing 4. Both Sterling Ranch Filing 4 are a detached single family residential community with a density range of 3-5 DU/AC. Sterling Ranch Road bounds the south side of Sterling Ranch Filing 5. Dines Boulevard runs along the east side of the development.

The Sand Creek channel and Regional Trail is located east of the proposed development to the east.

CSU owns a gas line and easement that bisects the property. This easement will be vacated by a separate instrument as it will be located within the ROW. The easement will remain within Tract A and Tract C, both tracts are open spaces that will be maintained by the Sterling Ranch Metro District.

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PROJECT DESCRIPTION

The site is currently zoned RR-5 and is proposed to be rezoned as PUD. The development proposes, 72 single family detached and attached on 11AC for a gross density of 6.17DU/AC. This density is within the 5-8DU/AC range shown on the approved Sketch Plan. Medium density residential at this location will serve to transition the industrial areas, zoned I-3, to the northwest, and the adjacent Dines Boulevard and Sterling Ranch Road, to the lower density 3-5 DU/AC single family detached residential to the west, south, east and northeast.

The project proposes a 5-foot side, 20-foot front and 15-foot rear setbacks provided on all lots. A 0' side setback is proposed on all lots with attached units. The minimum lot size for the entire development is 3066SF with a maximum lot coverage of 40%.

2.52AC of open spaces is provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system. All landscape entry features, open space tracts, parks and trails will be owned and maintained by the Sterling Ranch Metro District.

COMPATIBILITY/TRANSITIONS: This site is located in the northwest corner of Sterling Ranch Road and Dines Boulevard. The site is predominantly surrounded by detached single family residential to the west, south and north east. I-3 zoning sits to the northwest of the site. Sterling Ranch Filing 4, a detached single-family development zoned RS-5000 is located to the west and southwest. Sterling Ranch Filing 3, a detached single-family development, is immediately south and zoned RS-5000. A 15' landscape buffer is proposed between the I-3 zone to the northwest and the proposed single-family development. This buffer is intended to buffer the I-3 uses from the proposed residential uses within Sterling Ranch Filing 5.

This development is positioned immediately west of Dines Boulevard, the Sand Creek Channel and Sand Creek Regional Trail. Pedestrian connectivity is provided throughout the development with connections provided to the Sterling Ranch, community park to the east and community open space amenities and trails.

Medium density detached and attached single family housing at this location will serve to transition the adjacent industrial area, Sterling Ranch Road and Dines Boulevard, to the lower intensity detached single family uses of Sterling Ranch Filings 3 and 4.

Access and Circulation: A 3/4-movement access is provided at the intersection of Sterling Ranch Road and Dines Boulevard. Two public local roads with a 50′-0″ ROW provide circulation throughout the site and access to each lot. Hazlett Drive serves to connect Sterling Ranch Filing 4 and Sterling Ranch Filing 5 to Sterling Ranch Road. Manor House Way connects Sterling Ranch Filing 5 to Dines Boulevard. Pedestrian circulation is provided throughout the development. Attached sidewalk are provided along all urban local roads and mid-block pedestrian crossing position as needed. A looped 5′ concrete walk provides pedestrian connectivity through Tract B, a centralized 34,327SF community open space amenity. Pedestrian connections are provided from Sterling Ranch Filing 5 to the Sterling Ranch Park and Trails through improvements provided at Dines Boulevard and Sterling Ranch Road.

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TRAFFIC: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entire Sterling Ranch Development in March 2023. An updated Traffic Memo has been prepared in support of Sterling Ranch Filing 5, which incorporates subsequent analysis related to traffic estimates generated by all traffic studies within Sterling Ranch and in the vicinity of the area of study within the past five years. A list of area traffic studies is shown in Appendix Table 1 of the Traffic Impact Study. Appendix table 2 of the TIS includes a list of improvements needed either prior to or with Sterling Ranch Filing 5. These recommendations are consistent with the LSC Sketch Plan TIS report. Axillary lane improvements required with Sterling Ranch Filing 5, if not completed with Sterling Ranch Filing No. 2, include:

- Marksheffel/Vollmer
- Sterling Ranch/Marksheffel
- Sterling Ranch/Hazlett
- Sterling Ranch/Dines
- Dines/Manor House

<u>WATER</u>: This development will be served by FAWWA, which is the overall service entity for Sterling Ranch and other adjacent properties. Sterling Ranch Filing 5 PUD and Preliminary Plan includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93AC of irrigated landscaping. The resulting water demand is 24.26 acre-feet.

This leaves a net excess of currently available water of 1028.4AF over 300 years and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Filing 5 PUD and Preliminary Plan on the 300-year basis.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 YRs.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.16 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 1029 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Filing 5.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

• **2040 Scenario**: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the

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Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.

• 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in April, 2023.

A finding of sufficiency for water quantity, quality and dependability is requested with this application.

<u>Wastewater</u>: The wastewater commitment is for 12,384 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The projected loading represents roughly 1.265% of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Sterling Ranch Filing 5. Including all subdivisions submitted before March 31, 2023, the current committed capacity is for 2722 SFE which is 46.538% of FAWWA contractual treatment capacity. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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

Sterling Ranch Road does not require noise mitigation as it is classified as a collector. Dines is classified as a rural local and does not require noise mitigation.

A 6' concrete slat wall is proposed along Sterling Ranch Road and Dine Boulevard for aesthetic purposes.

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<u>WILDLIFE:</u> No critical habitat or sensitive species have been identified on site. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

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

<u>GEOLOGIC HAZARDS:</u> The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed development and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include, artificial fill, expansive soils, subsidence area, slope stability and landslide hazard, debris fans, groundwater and floodplain areas, potentially seasonal shallow groundwater, faults, dipping bedrock, shallow bedrock, and radio activity.

Finished floor levels must be a minimum of one floor above the floodplain level. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Additionally, where shallow groundwater is encountered, under slab drains or interceptor drains may be necessary. Where basements are considered, interceptor and under slab drains may be necessary. Additional investigation, after grading is completed, is recommended to provide final foundation and subsurface drain recommendations.

A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

<u>WILDFIRE:</u> The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate to low moderate fire risk.

SCHOOLS: The project site for Sterling Ranch Filing 5 was platted as Tract B of Branding Iron Filing 2 as a future school site. Through discussions with Classic and D20, both parties have agreed for this parcel to be conveyed to Classic and for both school sites to be developed within Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4.

The approved Sterling Ranch Sketch Plan identifies an 11.8AC site and one 38AC site as land dedications for D20. The 11.8AC site is located east of Sand Creek and shown as a future elementary school site. The 38AC site is shown as a future K-8 school site and is located in the southwest corner of Briargate Parkway and Sterling Ranch Road. Both school sites are shown on the recently approved Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4.

TRAILS AND OPEN SPACE: 2.52AC of open space is provided with this development. Pedestrian connections are provided to all of the tracts through a series of looped 5FT concrete walkways. This development exceeds the 10% open space requirement by providing 109,527SF of recreational open space. It also exceeds the requirement for 25% contiguous open space (12,698SF) by providing 34,327SF or 67% contiguous open space in Tract B. Open spaces surround the perimeter of the development with Tract B, 34,327SF, providing a centralized community park for residents. 5FT concrete pedestrian walks, with safe pedestrian connections, provide connectivity throughout the park, to the adjacent Sand Creek

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Trail, 29AC Sterling Ranch Community Park to the east and connection to the Sterling Ranch Parks and trails network.

The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Sterling Ranch Filing 5 will be connected to this system through pedestrian connections provided at Sterling Ranch Road and Dines Boulevard. All parks and trails will be maintained by Sterling Ranch Metro District.

<u>DRAINAGE</u>: Proposed Sterling Ranch Filing No. 5 drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the offsite drainage-ways or surrounding development. The existing pond W-5 is to release less then 90% of the predeveloped runoff study associated with the subject site. The site is in continuity with the Sterling Ranch Filing No. 2 Drainage Report.

<u>UTILITIES:</u> Falcon Area Water and Wastewater Authority (FAWWA) will provide water and waste water services for this development. A commitment letter has been included with the submittal.

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

Parks, open space and trails will be owned and maintained by Sterling Ranch Metro District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

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

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a Suburban Residential Placetype, which consists of predominantly Single-Family homes with supporting, Single-Family Attached, Multi-Family,

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Neighborhood Commercial, and Parks. Sterling Ranch Filing 5 proposes 72 single family detached and attached residential units, which aligns with this placetype. This plan also supports the curvilinear pattern of streets that characterizes the suburban residential placetype.

This area is located within a Priority Development Area and is denoted as a "New Development Area" on the Areas of Change map. New Development Areas take place on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development. Sterling Ranch Filing 5 is presently an undeveloped portion of the County that is adjacent to a built-out area and will be developed to match the character of that adjacent development.

Commissioner Districts Parcels Master Plan Layers-Areas Of Change Minimal Change: Undeveloped

Sterling Ranch Filing 5 Areas of Change

The PUD Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "Ensure compatibility with established character and infrastructure capacity" and goal 1.3, "Encourage a range of development types to support a variety of land uses." Sterling Ranch Filing 5 supports a diversity of single-family housing choices in the localized area while preserving single family characteristics of the nearby developments such as Single Ranch Filing No. 3 and Sterling Ranch Filing No. 4. The proposed layout provides over 21% open space, connection to Sterling Ranch Parks and Trais and diversity in housing choices.

Sterling Ranch Filing 5 is also consistent with Core Principle 2, Housing & Communities, which seeks to "Preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas." This PUD Preliminary plan proposes a mix of smaller detached and attached single family residential product type that is complimentary to the

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proposed single family residential uses within Sterling Ranch. The character of this development is similar to the immediately adjacent Sterling Ranch Filings 3 and 4 and with its higher density will provide a transition from the I-3 to the northwest, Sterling Ranch Road and Dines Boulevard.

Transportation & Mobility core principals and goal 4.2, "Promote walkability and bikability where multimodal transportation systems are feasible" and Community Facilities & Infrastructure and goal 5.1, "Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life," are supported by Sterling Ranch Filing 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch.

Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

This development will be served by FAWWA, which is the overall service entity for Sterling Ranch and other adjacent properties. Sterling Ranch Filing 5 PUD Preliminary Plan includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93AC of irrigated landscaping. The resulting water demand is 24.26 acre-feet.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.16 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 1029.4 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Filing 5.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

• **2040 Scenario**: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the

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Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.

• 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

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

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

Sterling Ranch Filing 5 will be centrally serviced by FAWWA which will become the overall service entity, for not only the Sterling Ranch Metropolitan District, but the Retreat and the future ranch as well. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acrefeet. This is consistent with the historic needs of nearby developments.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 YRs. FAWWA currently has a total supply of 1901.83 acre-feet. This leaves a net excess of currently available water of 1037.64AF over 300years; thereby creating a more than sufficient water supply to meet the needs of Sterling Ranch East Phase one on the 300-year basis.

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FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in April, 2023.

2040 Major Transportation Corridor Plan

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

EL PASO COUNTY PARKS MASTER PLAN

No regional county parks are planned to be within the immediate area. The Sand Creek Regional Trail proposed on the west side of Sand Creek is the major north-south trail connection through the Serling Ranch development. This regional trail provides connectivity to parks and trails throughout the community, pedestrian connections at Sterling Ranch Road and Dines Boulevard will connect Sterling Ranch Filing 5 to the Sand Creek Regional Trail and 29AC Community Park to the east.

PROJECT JUSTIFICATION

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. The PUD/Preliminary Plan for Sterling Ranch Filing 5 is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.D & 4.2.6.E of the LDC as follows:

1. The proposed PUD District zoning advances the stated purposes set forth in this Section;

Sterling Ranch Filing 5 PUD will advance the following purposes of the PUD District designation:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;

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- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;

Sterling Ranch Filing 5 is responding to the need for more diversified housing products in the area. The flexibility of the PUD allows for the creation of improved design, character and quality of new development. The provision of detached and attached single family homes on small lots is reflective of growing demands for smaller homes that are more affordable and have less maintenance. Housing within this area will provide support to several employment and shopping centers that are in close proximity to the site, as well as churches and schools that provide community facilities.

2. The application is in general conformity with the Master Plan;

The relevant County Plans for Sterling Ranch Filing 5 are the Your El Paso County Master Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. Sterling Ranch Filing 5 is in general conformity with these plans as described above.

3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of attached and detached single family residential lots is consistent with the County Master Plan and provides a transition from the I-3 uses to the northwest and intersection of Sterling Ranch Road and Dines Boulevard to the detached single-family housing within Sterling Ranch Filing 3 and 4 to the west and south.

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The proposed medium residential at the corner of Sterling Ranch Road and Dines Boulevard provides an appropriate transition from the industrial uses to northwest to the lower density single family residential south and southeast of the development. The proposed density of 6.17DU/AC is consistent with the approved Sterling Ranch Sketch Plan Designation of 5-8DU/AC.

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5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

A 15' landscape buffer is provided along the I-3 zoning along the northwest boundary. Tract A runs along the northern border of Sterling Ranch Filing and will provide additional separation and transition from I-3 to single family residential.

The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The units are limited to 35-feet, which is compatible with the surrounding existing and proposed development. A 6' concrete slat wall is provided along Sterling Ranch Road to provide a consistent character within the Sterling Ranch Community. Open spaces and lot layouts within Sterling Ranch Filing 5 are similar to higher densities within Sterling Ranch. A 15' landscape buffer is proposed between the I-3 zoning to the northwest and Sterling Ranch Filing 5. Tract A runs along the northern boundary to provide open space and additional transition from the I-3 to the single family uses.

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

Sterling Ranch Filing 5 proposes 2.52AC of open space which equates to 21% of the 11.66AC site. Tract B, 34,327SF provides centralized open space within the development and exceeds the 25% contiguous open space requirement. Open spaces are connected with safe pedestrian connections which connect to the Sterling Ranch Parks and Trails amenities. A pedestrian connection is provided at Sterling Ranch Road and Dines Boulevard, providing connection to the Sand Creek Regional Trail and 29AC Community Park.

 The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

The Traffic Impact Memo demonstrates that the development will not materially impact existing levels of service on surrounding roads.

Appendix table 2 of the TIS includes a list of improvements needed either prior to or with Sterling Ranch Filing 5. These recommendations are consistent with the LSC Sketch Plan MTIS report. All

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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. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and provide a connection to the Sand Creek Regional Trail and 29AC Sterling Ranch Community Park. There are no environmental features within the project site.

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

There are no mineral rights owners on this property.

12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

A PUD modification is requested for LDC 8.4.3(B)(2)(e). The justification for this is set out below. The allowance of three lots to be accessed from a shared drive will allow for additional open space and more efficient vehicular and pedestrian circulation. The shared private drive directly connects to a public street.

13. The owner has authorized the application.

Yes.

PUD Preliminary Plan

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing diversity in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

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

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See above analysis. The medium density residential uses at the corner of Sterling Ranch Road and Dines Boulevard is appropriate at this location and provides a transition to the lower density single family uses within Sterling Ranch Filings 3 and 4. The proposed density is consistent with the Approved Sterling Ranch Sketch Plan approved in 2022.

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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by FAWWA and the Water Resources Report provided by JDS Hydro.

A finding of water sufficiency for quantity, quality and dependability is requested with this PUD Preliminary Plan and for the subsequent Final Plat to be approved administratively.

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 commitment is for 12,384 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from Sterling Ranch Filing 5 represents roughly 1.265% of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). Including all subdivisions submitted before March 31 of 2023, the current committed capacity is for 2,722 SFE which is 46.538% of FAWWA contractual treatment capacity. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Sterling Ranch Filing 5. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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 site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods.

Finished floor levels must be a minimum of one floor above the floodplain level. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Additionally, where shallow groundwater is encountered, under slab drains or interceptor drains may be necessary. Where basements are considered, interceptor and under slab drains may be

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necessary. Additional investigation, after grading is completed, is recommended to provide final foundation and subsurface drain recommendations.

A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

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 Drainage Report prepared by JR Engineering. Proposed Sterling Ranch Filing No. 5 drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the offsite drainage-ways or surrounding development. The existing pond W-5 is to release less then 90% of the predeveloped runoff study associated with the subject site. The site is in continuity with the Sterling Ranch Filing No. 2 Drainage Report.

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;

All lots will be accessible by new pubic streets. A PUD modification has been requested to allow for 3 lots to be accessed by a private drive. The proposed private drive will allow for a more efficient lot layout and increase in overall open space. The private drive will connect to the nearest public drive.

- 9. The proposed subdivision has established an adequate level of compatibility by
 - a. Incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

There are no natural physical features on the site. 21% open space is provided with over 25% of space provided contiguous. This exceeds the 10% PUD open space requirement.

 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;

Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project. Safe pedestrian connections provide connection to open spaces within the development and to the Sterling Ranch parks and trails comprehensive system.

c. Incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The site is surrounded by landscape tracts that are part of this project and in Filing 2 along Marksheffel Road and Vollmer Road, as required by the LDC and the Sterling Ranch Sketch Plan.

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d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas on the property.

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;

A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entire Sterling Ranch Development in March 2023. An updated Traffic Memo has been prepared in support of Sterling Ranch Filing 5, which incorporates subsequent analysis related to traffic estimates generated by all traffic studies within Sterling Ranch and in the vicinity of the area of study within the past five years. A list of area traffic studies is shown in Appendix Table 1 of the Traffic Impact Study. Appendix table 2 of the TIS includes a list of improvements needed either prior to or with Sterling Ranch Filing 5. Reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and electric is provided by MVEA. Will serve letters have been included with this submittal.

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

The site lies within the Black Forest Fire Protection District. A service commitment letter from the District is included with the submittal. A fire exhibit showing fire hydrant locations and 150' hose lay has been 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 these parts of the Code, subject to the PUD modification and deviation requests.

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.g – which allow for the creation of a more livable environment, more efficient pedestrian system, and provision of additional open space (21% open space provided).

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LDC/ECM Section	Category	Standard	Modification	Justification
LDC Chapters 8.4.3(B)(2)(e)	Minimum Lot Frontage	Lots to have standers 30 feet of frontage on and access from a public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road	The allowance of three lots to be accessed from a shared drive will allow for additional open space and more efficient vehicular and pedestrian circulation. The shared private drive directly connects to a public street.

Section 8.4.3(B)(2)(e) of the LDC states that lots shall have a minimum of 30 feet of frontage and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4(E). This development is requesting for 3 lots to be accessed by a 30FT private concrete driveway that directly connects to School House Drive. This allowance enables a more efficient land use and lot layout for the roads and attached/detached residential lots and increases open space to create a more efficient vehicular and pedestrian circulation route. The shared private drive directly connects to a public street.

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

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

The proposed PUD modification supports a smaller product type that responds to area market demands for diversity in housing choices. The modification for three lots to be accessed by a 30FT concrete driveway with no lot frontage to a public street enables a more efficient land use and lot layout for this product type. This layout increases the overall open space and creates a more efficient vehicular and pedestrian circulation route. The 30FT shared private drive connects to School House Drive, a public urban local street. The shared private drive will be owned and maintained by Sterling Ranch Metro District.

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STERLING RANCH FILING 5

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER

GENERAL PROVISIONS

- a. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit levelopment Act of 1972, as amended.
- B. <u>Applicability.</u> The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- Adoption. The adoption of this development plan shall evidence the findings and decisions of the EI Paso County Board of County Commissioners that this relopment Plan for Sterling Branch Filing 5 is in general conformity with the EI Paso County Master Plan and EI Paso County Policy Plan; and that the EI Paso mity Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Starting Ranch Filing 5, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the EI Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of EI Paso County, Shall be applicable.
- Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of the opment plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be ceable at law or in equity by the County without limitation on any power or regulation otherwise granted by Jaw.
- F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The cutual number of dwellings or level of development may be less due to subdivision or site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, dscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below
- J. <u>Utility Providers.</u> The following utility providers will serve the at Sterling Ranch Filing 5 PUD Preliminary Plan area: Water: FAWWA

- B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below. These uses are also subject to the Covenants and approval of the Sterling Ranch Metro District.

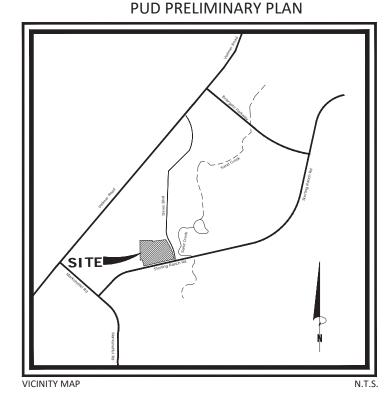
PRINCIPAL USES				
CMRS Facility, Stealth	S**			
Dwellings - Detached Single Family	A			
Dwellngs -Attached Single Family	A			
Model Home/Subdivision Sales Office	T***			
Public Park, Open Space	A			
Yard Sales	T***			

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	А
Accessory Living Quarters	А
Personal Use Greenhouse	Α
Residential accessory structures & uses	А
Solar Energy system	А
LEGEND	•
A: Allowed Use	
S: Special Use**	
T: Temporary Use***	
Uses not listed in this table are pro	hibited.
* Day Care & Group Homes may be an Allowed L Use depending on the size as defined in Table 5- County Land Development Code and are subject : Section 5.2.2 of the EI Paso County Land Developr otherwise Amended	3 of the El Paso o the criteria in
** Special uses are subject to the requirements County Land Development Code, Section 5.3.2 C	

** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.

- Signs. Signs shall be permitted to identify entryways to Sterling Ranch Filing 5. The maximum size of the Community Entryway Sign shall be 100 square feet with aximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall

- wned and maintained by the Sterling Ranch Metropolitan District will be permitted.
- Streets within Sterling Ranch Filing 5 subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks ovided as illustrated on this plan and as required by the LDC and ECM.



TRACT B. BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER

GENERAL NOTES

- GENERAL NOTES

 1. All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
 2. Facilities and common area landscape will be maintained by the Sterling Ranch Metro District.
 5. Landscape entry features, open space tracts, parks and trails shall be owned and maintained Sterling Ranch Metro District.
 6. Federal Energency Management Agency, Floridon Insurance Rate Map number 808d/105336, effective date, December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year floodpibin).
 7. The parties responsible for this plan have flamiliarized themselves with all turrent accessibility criteria and specifications and the proposed plan reflects all site elements required by the proposed plan reflects all site elements required by with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
 8. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
 9. The public roads as shown on this PUD will be constructed to El Paso County standards and maintained by El Paso County.
 10. Unless otherwise indicated, all side, front, and rear lot lines will include 5 foot public utility and drainage easement unless otherwise indicated, all side, front, and rear lot lines will include 5 foot public utility and drainage easement unless otherwise indicated, all side, front, and registratems upon will not require a PUD or Preliminary Plan amendment.
 12. Morric Changes such as minor to tor tract line adjustments upon final engineering will not require a PUD or Preliminary Plan amendment.
 12. Morric Changes such as minor to tor tract line adjustments upon final engineering will not require a PUD or Preliminary Plan amendment.
 13. MORTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potential

Ownership Certification

I/we are company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A Soils, Geology and Geologic Hazard Study for Sterling Ranch Filing 5, El Paso County, Colorado was completed by Entech Engineering, Inc. on November 22, 2022.

Classic SRJ Land, LLC Name of Landowner

Notarized signature

Landowner's Signature, notarized

OR Name of Attorney and registration number

Geologic Hazard Note:
The following lots have been found to be impacted by geologic hazards, Lots: 7,89,10,11,13,14,15,16,17. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering inc. on November 22, 2022 available at the El Paso County Planning and Community Development Department:

Potentially Seasoned Shallow Groundwater: (Northwestern portion of the site)

Board of County Commissioners Certification

Director, Planning & Community Development Department

President Roard of County Commissioners

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This PUD/preliminary plan for a 15 terling Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of CD_subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted,

but public improvements thereon will not become the maintenance responsibility of

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.

SITE DATA

Tax ID Number:

11.66 AC (507,909.6 SQ. FT.)

72 (267.325 SQ. FT.)

Open Space Required = Open Space Provided = (10% of 507,909 SF) = 50,791 SF 109,527 SF (Tracts A,B,C,D,E) 25% min. contiguous usable open space required (25% of 50,791 SF)= 12,698 SF Contiguous usable open space provided Tract B = 34,327 SF (67%)

LAND USE DATA TABLE

	LAND USE	ACRES	% OF LAND
Ī	SINGLE FAMILY	6.13	52.6%
	PUBLIC ROADS	2.94	25.2%
	OPEN SPACE TRACTS	2.51	21.5%
	OTHER TRACTS	0.08	0.7%
Ī	TOTAL	11.66	100%
	TOTAL	11.66	100%

PUD MODIFICATION TABLE (As allowed by LDC 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification
	Minimum Lot Frontage		not have direct frontage	The allowance of three lots to be accessed from a shared drive will allow for additional open space and more efficient vehicular and pedestrian circulation. The shared private drive directly connects to a public street.

5' (5' Minimum Corner Lots, 0' Attached)

STERLING RANCH FILING 5

N.F.S. Inc.

619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903 Tel. 719.471.0073

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PUD Preliminary Plan

A BARLOW

PROJECT MGR: PREPARED BY:

PROJECT TEAM

Land Planner:

Clerk and Recorder Certification

El Paso County Clerk and Recorde

Classic SRJ Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 8092 Owner/Subdivider

619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903

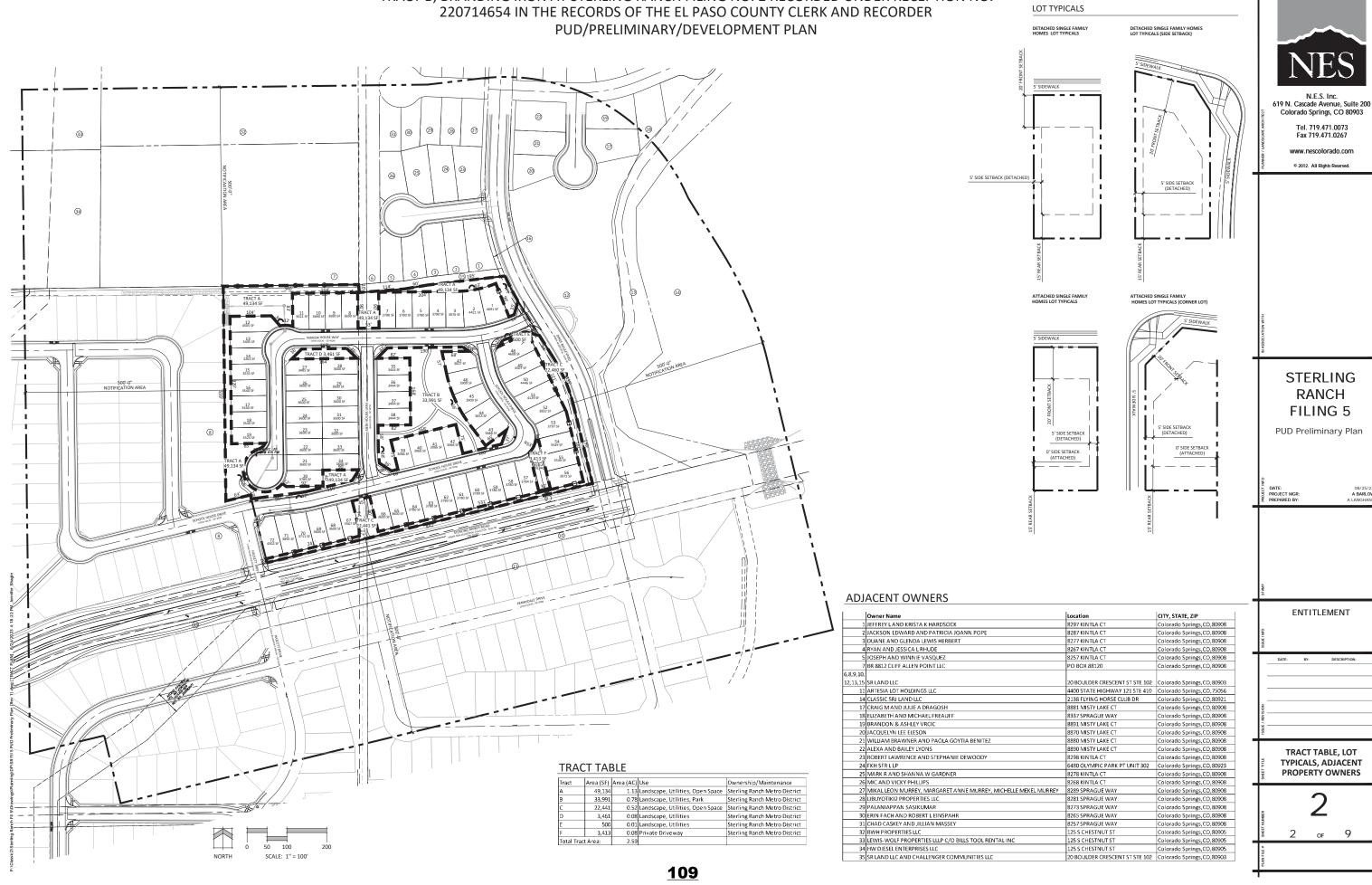
Civil Engineer:

DATE:	BY:	DESCRIPTION:

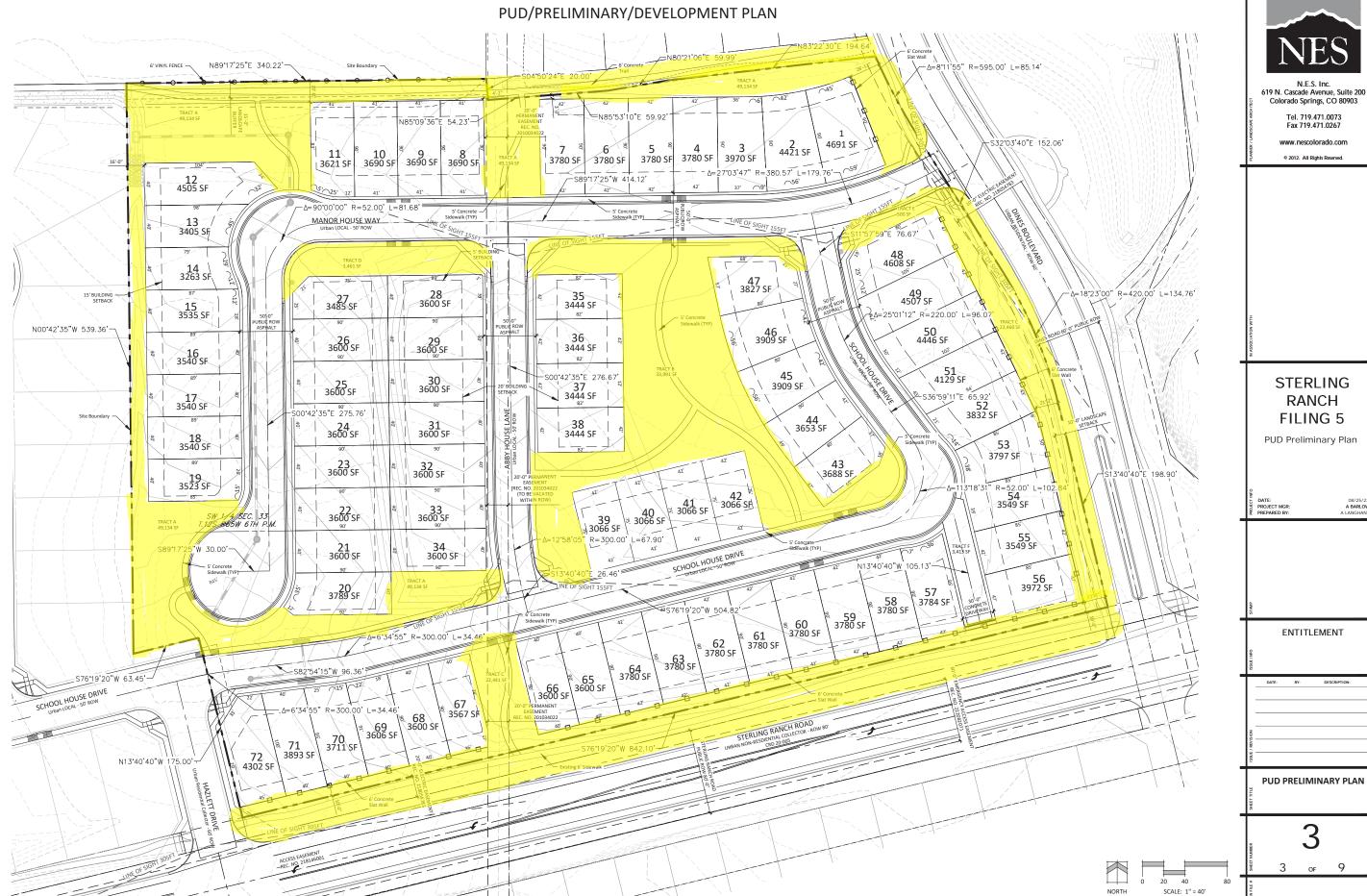
SHEET INDEX

ENTITLEMENT **COVER SHEET** of 9 1

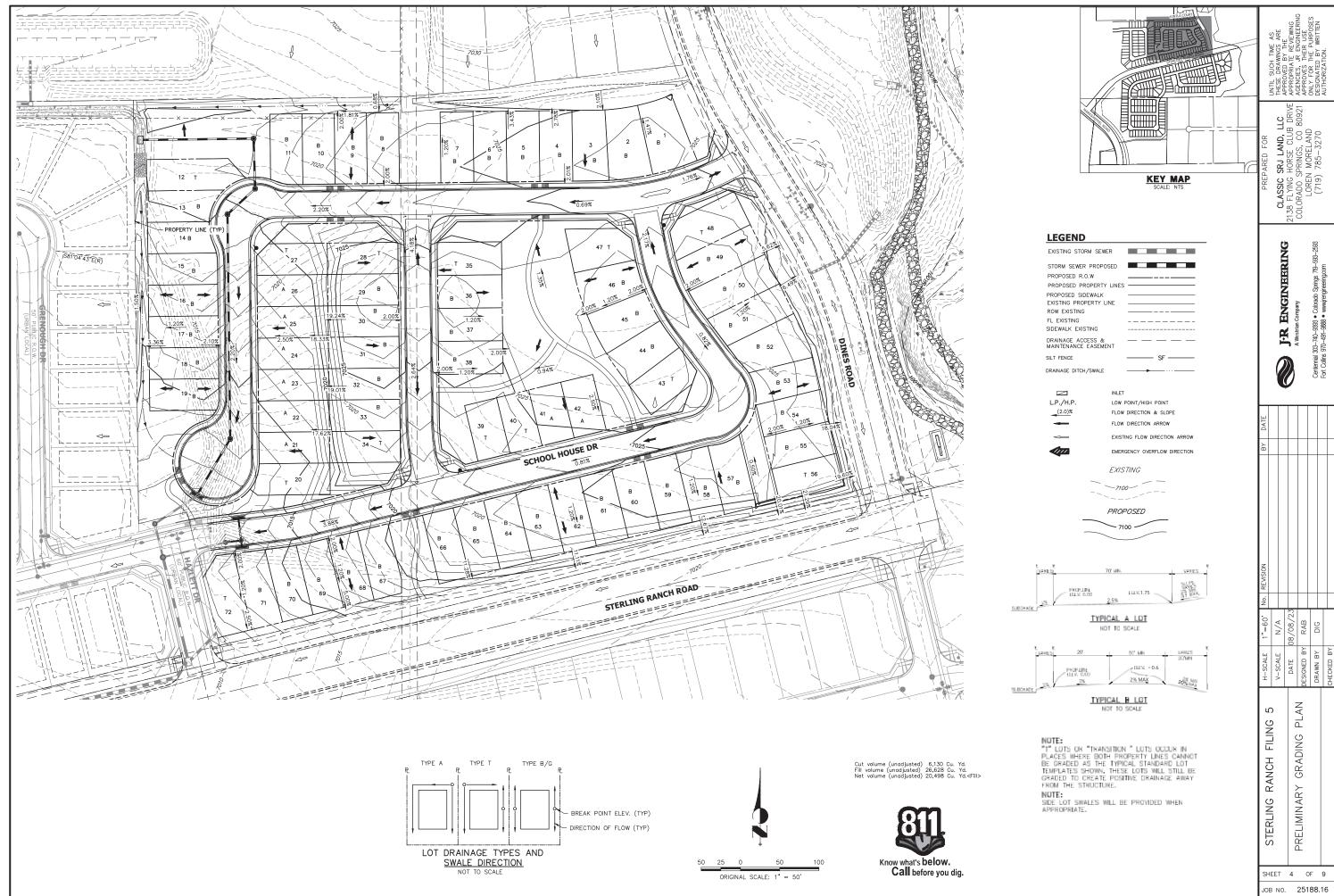
TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER

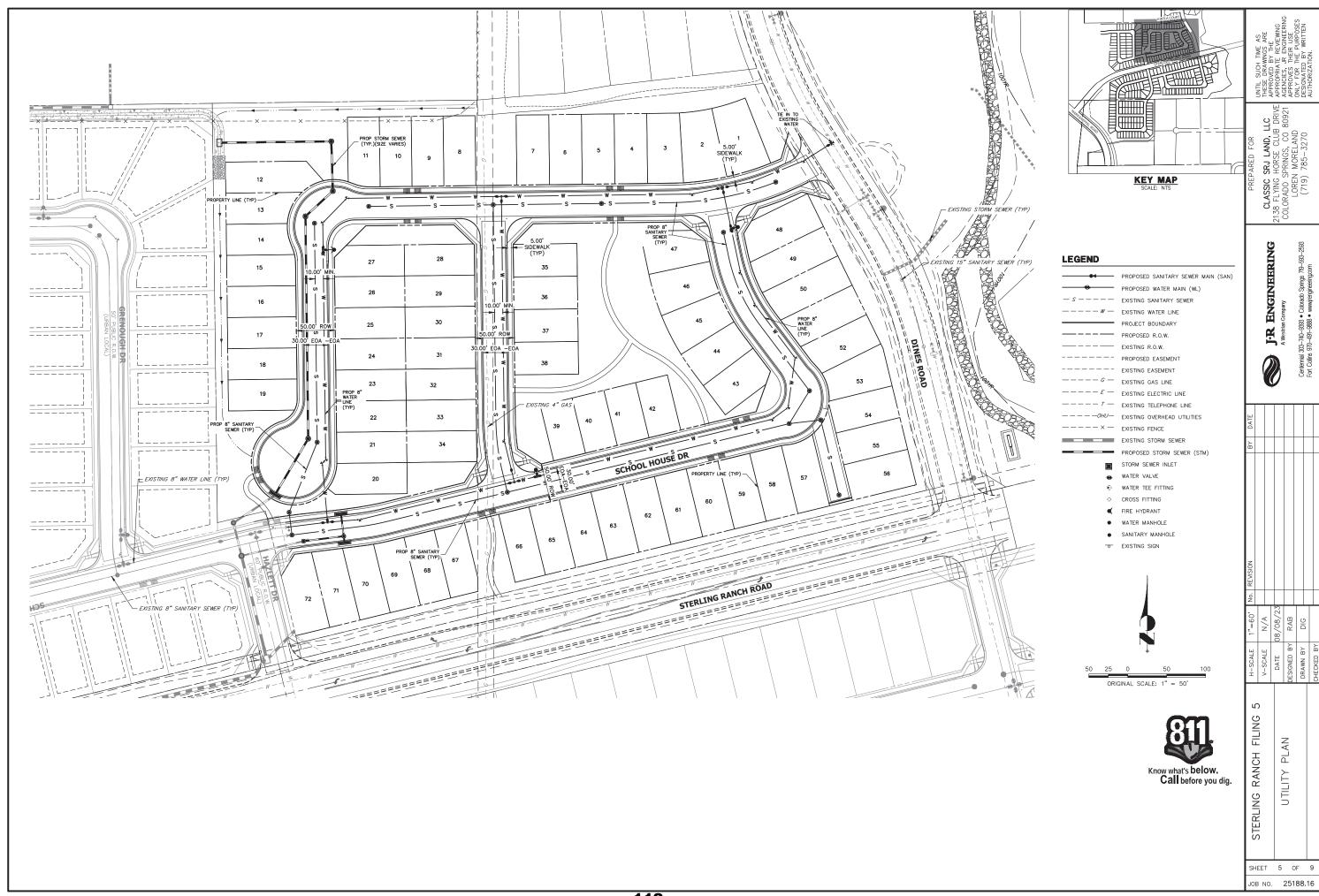


TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER PUD/PRELIMINARY/DEVELOPMENT PLAN



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TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER PUD PRELIMINARY PLAN

LANDSCAPE NOTES

- 1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCENG SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.

 2. SOIL AMENDMENT -INCOPPORATE 2 CUBIC VARBOS/1000 S FAREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC VARBOS/1000 S FAREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC VARBOS/1000 S FAREA OF "PREMIUM 3 CUBIC INSTANCE" OR AND STANCE OF A STANC

- 3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
 4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
 5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ADOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DBIP IRRIGATION SYSTEM.
 6. A FULLY AUTOMATED SPRINKEIR BRIGATION SYSTEM WILL DBIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TUPE AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION ASSESSED ON TUBE TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGRADING SEASONAL ADJUSTMENTS.

- RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

 7. SODT OB ETAL IESCUE BLEUND.

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

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

 10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.

 11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.

 12. ALL PLANTS TO RECEIVE 3 INCH DETH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN BOOK, SOO, OR SEED AREAS.

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

 14. ROCK: 3-4" CIMARRON GRANITE, AT 3-4" DEPTH, INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.

 15. ALL SHIUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOL, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND DETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

 16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK: X-4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.

 17. PSE: PERFORATED STEEL EDGING TO BE: "ACME (14 GA X-4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND ALVANIZED STEEL STAKES.

 COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AS REPLEZ GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.

 18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNERS SOLICETION.

 19. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

 20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY MAND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

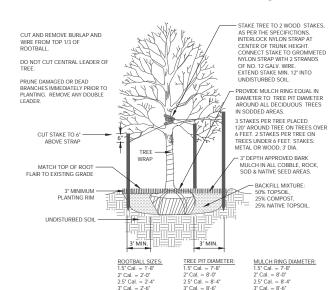
 21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS, REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

PLANT SCHE	DULE	Ξ					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
(•)	As	10	Acer grandidentatum `Schmidt` TM / Rocky Mountain Glow Maple	30.	30`	1.5" Cal.	B&B
(·)	Apc	2	Acer platanoides `Cleveland` / Cleveland Norway Maple	50`	30,	1.5" Cal.	B&B
(.)	Gi	1	Gleditsia triacanthos inermis `Northern Acclaim` TM / Northern Acclaim Honeylocust	50`	40`	1.5" Cal.	B&B
(\cdot)	Gd	3	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	60`	50`	1.5" Cal.	B&B
\bigcirc	Pv	14	Prunus x virginiana `P002S` TM / Sucker Punch Red Chokecherry	25`	20`	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
0	Pg	4	Juniperus scopulorum / Rocky Mountain Juniper	20`	12`	6` HT	B&B
O "	Js	2	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20`	8,	6` HT	B&B
○	Pp	24	Picea pungens 'Glauca' / Colorado Blue Spruce	60`	20`	6` HT	B&B
₩	Ppg	7	Picea pungens glauca `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce	15`	10`	6` HT	B&B
0	Ped	4	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B
⊗	Pmr	25	Pinus mugo rostrata / Upright Mugo Pine	18`	10`	6` HT	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
(+)	AgI	24	Acer glabrum / Rocky Mountain Maple	20`	15`	1.5" Cal.	B&B
	Pto	1	Prunus tomentosa / Nanking Cherry	15`	10`	1.5" Cal.	B&B
***	Sre	9	Syringa reticulata / Japanese Tree Lilac	25`	20`	1.5" Cal.	B&B
SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
\odot	Btc	9	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	4`	4`	5 GAL	CONT
3	Cxc	15	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	4`	4`	5 GAL	CONT
+	Cse	8	Cornus sericea / Redoiser Dogwood	8,	8,	5 GAL	CONT
\odot	Ck2	122	Cornus sericea `Kelseyi` / Kelseyi Dogwood	2.5`	2.5`	5 GAL.	CONT
0	Je	3	Juniperus virginiana 'Globosa' / Globe Eastern Redcedar	3,	8'	5 GAL.	CONT.
+	Pod	8	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8.	8.	5 GAL	CONT
0	Pb2	28	Pinus mugo `Big Tuna` / Mountain Pine	5`	6.	5 GAL.	CONT
0	Pc	45	Pinus mugo `Compacta` / Dwarf Mugo Pine	3.	3.	5 GAL.	CONT
0	Psy	20	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	2`	6`	5 GAL	CONT
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
\odot	Fn	10	Forestiera neomexicana / New Mexico Privet	12`	12`	5 GAL	CONT.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
•	Cxa	193	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT
0	CI	69	Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats	2`	2`	1 GAL	CONT

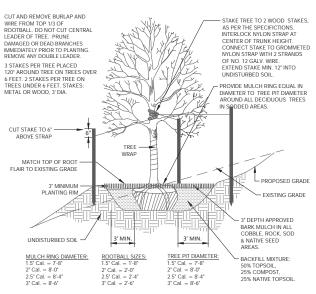
GROUND COVER SCHEDULE				
	NATIVE GRASS Upland Native Seed Mix	40,938 sf		
	ROCK MULCH 3/4" Cimarron Granite	21,777 sf		
0.0.0	COBBLE 2"-4" Cripple Creek Gold Ore -	26,272 sf		
	TALL FESCUE SOD	18,932 sf		

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.
н жеосилтол үүт
STERLING RANCH FILING 5 PUD Preliminary Plan DATE: 08/25/23 A BARLOW REPREPARED BY: A LINGHANS
PREPARED BY: A. LANGHANS
OM JESSI
DATE: BY: DESCRIPTION:
PUD PRELIMINARY PLAN LANDSCAPE NOTES
6 OF 9

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER PUD PRELIMINARY PLAN



AND WIRE FROM TOP 1/3 OF ROOTBALL. 12 GAUGE DOUBLE STRAND GALV. WIRE WITH NYLON STRAP 3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER. STAKES: METAL OR WOOD, 3' DIA. SOD & NATIVE SEED AREAS. UNDISTURBED SOIL -SCALE 12 NOT 18 56 ALE



329343-05

DECIDUOUS TREE PLACEMENT ON SLOPE

T. INSTALLATION TO SECURIFIED IN ACCORDANCE WHITMANURAL LIBER'S SPECIFICATION.

2. DO NOT SCALE DRAWING.

3. THIS DRAWING S. NIFENDED FOR USE BY ARCHITECTS, ENCINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING UPPOSESS ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

4. ALL INFORMATION CONTAINED HERBIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT HAND FOUNDED FOR CONSIDERED ACCOUNTS.

5. CONTRACTORS NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www. CADeballs. cominfo AND ENTER OCCERCIONED MISSION OF SECTION CONTRACTORS.

PHONE: (716) 823-3023 FAX: (716) 823-2843 www.certainteed.com

Bufftech

☐ ARBOR BLEND

SIERRA BLEND

■ WEATHERED BLEND
■ BRAZILIAN BLEND

SELECT DESIRED HEIGH

SELECT DESIRED COLO

☐ TIMBER BLEND

6' VINYL FENCE

MATCH TOP OF ROOT FLAIR TO EXISTING GRADE.

FOR BALLED AND BURLAPPED

SHRUBS: CUT AND REMOVE BURLAP FROM THE TOP 1/3 OF

ROOTBALL. REMOVE ALL WIRE

CUT AND REMOVE BURLAP

PRUNE DAMAGED OR DEAD

PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER.

PLANTING RIM

UNDISTURBED SOIL -MULCH RING DIAMETER: 6' HT. = 7'-10"

AND WIRE FROM TOP 1/3 OF ROOTBALL.

DECIDUOUS TREE PLANTING DETAIL

TREE PIT DIAMETER:

3

12 GAUGE DOUBLE

STRAND GALV. WIRE WITH NYLON STRAP

STAKES: METAL OR WOOD, 3' DIA.

- EXISTING GRADE

CONIFEROUS TREE PLANTING DETAIL

NOTES:

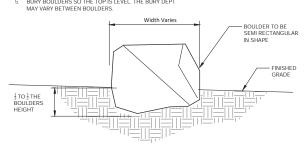
1. BOULDERS TO BE SILOAM STONE.

2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.

2011 OFD LOCATION SHALL BE STAKED BY CONTRACTOR CONTRACTOR

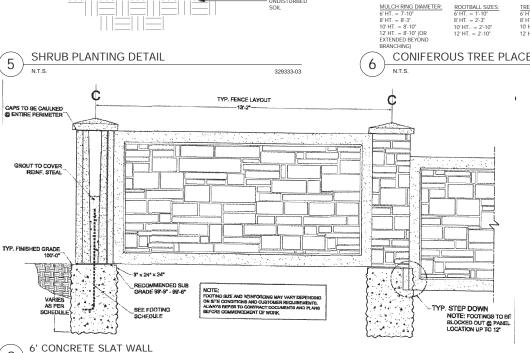
FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.

BOULDERS NEED TO BE PROTECTED FROM SCRAPING



CONIFEROUS TREE PLACEMENT ON SLOPE 6

LANDSCAPE BOULDER



BACKELL MIXTURE:

50% TOPSOIL, 25% COMPOST, 25% NATIVE SOIL

STERLING RANCH FILING 5 **PUD PRELIMINARY PLAN** LANDSCAPE DETAILS

N.E.S. Inc.

619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

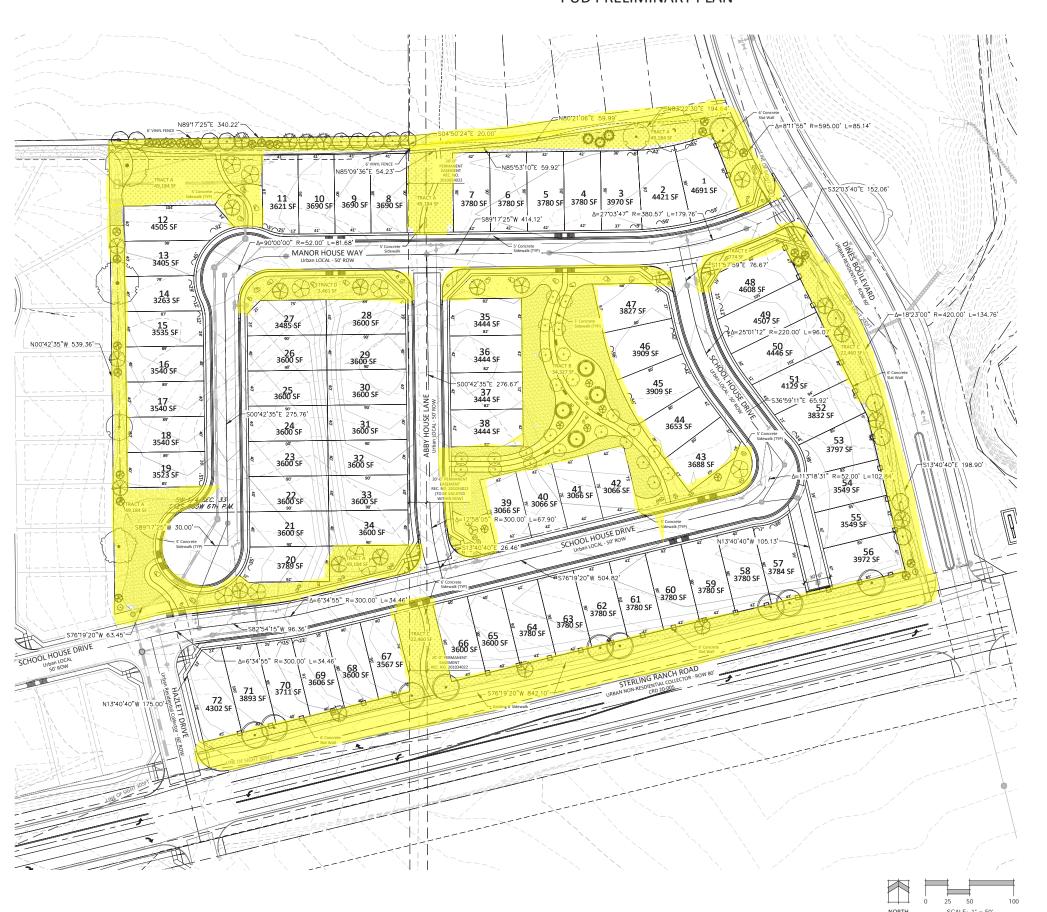
Tel 719 471 0073

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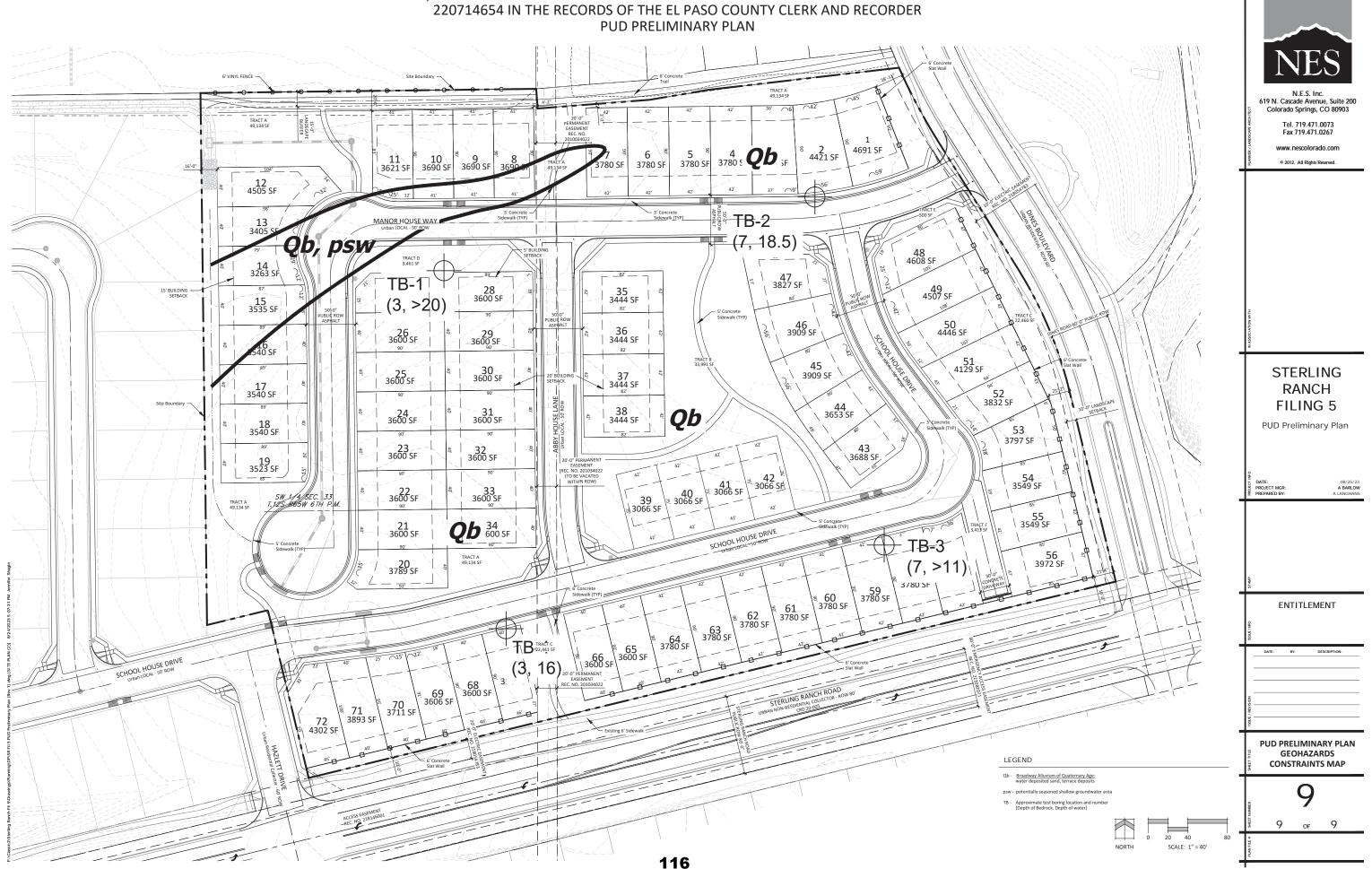
TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER PUD PRELIMINARY PLAN





	PLANNER / LANDSCAPE ARCHITECT	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 © 2012. All Rights Reserved.
٠	IN ASSOCIATION WITH	
	PROJECT INFO	STERLING RANCH FILING 5 PUD Preliminary Plan DATE: 08/25/23 A BARALOW PREPARED BY: A LANGHANG
,	STAMP	
	ISSUE INFO	DATE: BY: DESCRIPTION:
	ISSUE / REVISION	
,	SHEET TITLE	FINAL LANDSCAPE PLAN
•	MBER	8

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – The Ridge at Lorson Ranch

Filing No. 1

Agenda Date: September 13, 2023

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Park Planning Division Manager

Information: Endorsement: X

Background Information:

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. The developer, Lorson LLC, is in the process of completing the requirements of a Final Plat subdivision application for The Ridge at Lorson Ranch Filing No. 1. The Ridge at Lorson Ranch Filing No. 1 totals 108 acres and consists of 535 single family residential lots. The final plat application was previously considered by the Park Advisory Board in March 2022.

Lorson, LLC, has indicated their intention to construct urban park amenities within Filing No. 1 Tract I and has requested the waiver of all urban park fees for the final plat application.

Please find attached the proposed Park Lands Agreements for The Ridge at Lorson Ranch Filing No. 1 that includes providing \$155,150 in urban park fee credits for the installation of urban park amenities within The Ridge at Lorson Ranch Filing No. 1 Tract I. Urban Park amenities include installation of a playground, park benches, picnic tables, trach receptacles, and pet waste stations. Supporting site landscaping and breeze pathway will also be installed.

County Parks is proposing to grant Lorson, LLC, credit for the urban park fees provided the Property Owner installs urban park amenities of an equal or greater value to serve the residents within Lorson Ranch East Filing No. 1. The Developer estimates the overall cost of the splash pad to be approximately \$158,485. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Developer or the Lorson Ranch Metropolitan District.

Recommended Motion:

Move 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.

PARK LANDS AGREEMENT

THE RIDGE AT LORSON RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 29th day of August, 2023, by and between LORSON, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

- A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.
- B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 1 for development of 535 single-family residential lots.
- C. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 1 for development of 535 single-family residential lots.
- D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 1 to be \$155,150.
- E. The County desires to grant the Property Owner \$155,150 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract I, The Ridge at Lorson Ranch Filing No. 1, which will provide urban recreation opportunities for residents living in Filing No. 1.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:

- 1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Ridge at Lorson Ranch Filing No. 1 through the installation of urban park improvements on Tract I of The Ridge at Lorson Ranch Filing No. 1. The County further recognizes that this Park located in The Ridge at Lorson Ranch Filing No. 1 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.
 - a. From and after the date of recordation of the subdivision plat for The Ridge at

Lorson Ranch Filing No. 1, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$155,150. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for The Ridge at Lorson Ranch Filing 1.
- d. County staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$155,150 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, the County will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.
- 2. <u>Maintenance</u>. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.
- 3. <u>Installation</u>. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
- 4. <u>Successors and Assigns.</u> This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY, COLORADO

Ву:
Chair
ATTEST:
Clerk & Recorder
APPROVED AS TO FORM: Ltvn Zubby Steven Klaffky (Aug 30, 2023 07:19 MDT)
County Attorney's Office
LORSON RANCH METROPOLITAN DISTRICT: President
ATTEST: A Clantonial Secretary
LORSON, LLC By:
Its: Authorized Signer



THE RIDGE AT LORSON FILING NO. 1

PARK LANDS AGREEMENT FOR URBAN PARK AMENITIES

SUBMITTED TO EL PASO COUNTY

URBAN PARK LAND AGREEMENT REQUEST EL PASO COUNTY

History of Lorson Ranch

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the approximate 3,000 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016 amongst many more. This project will provide an additional park within Lorson Ranch.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Love In Action (Property Owner) intends to construct a park in The Ridge at Lorson Ranch Filing 1.

Project Goals

Proposed playgrounds are age appropriate for the 2 to 12-year old's and are ADA accessible. They will feature picnic tables, park benches and age-specific playground equipment.

Population to be Served

There are approximately 1,200 homes within a 1/2-mile radius of the site. This park will welcome visitors from throughout Lorson Ranch and El Paso County.

Maintenance Responsibility Commitment

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the parks and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

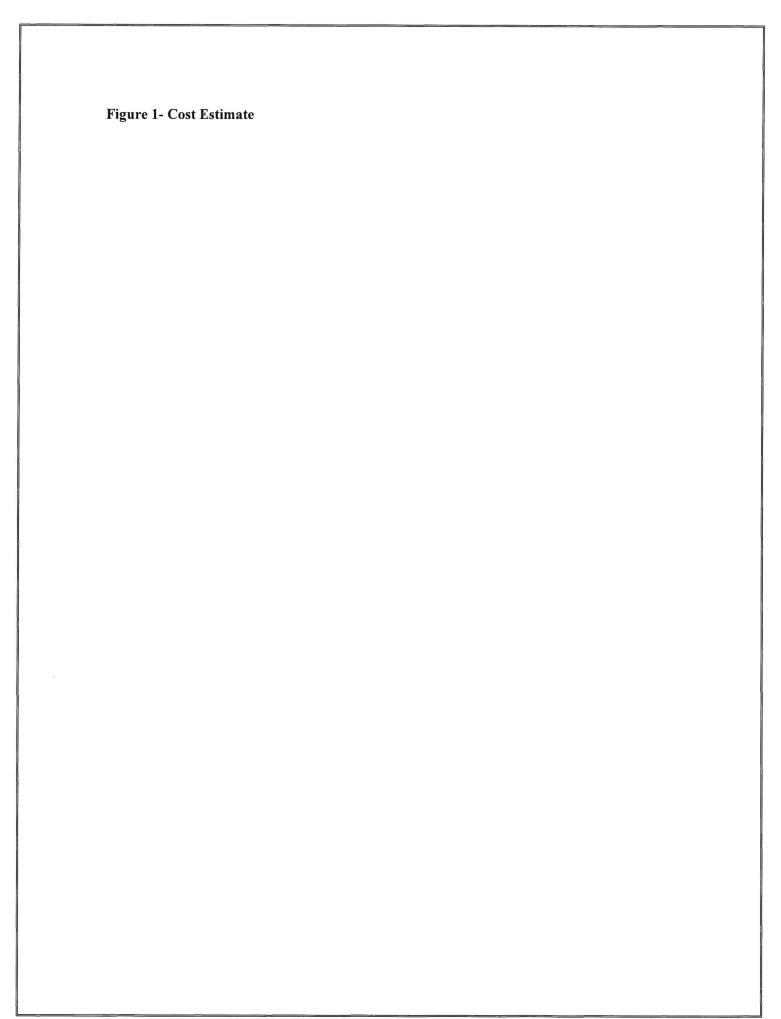
Lorson Ranch Park Timeline

Start Date: April 1, 2024, Install all breeze trails, seed, playground equipment and park fixtures.

Completion Date: May 18, 2024.

Attachments

- 1. Figure 1- Cost Estimate
- 2. Figure 2- Proposed Site Plan
- 3. Figure 3- Lorson Ranch Map
- 4. Figure 4- Equipment





	ESTIMATING DEPARTMENT
TO:	Chasity
DATE:	6/27/2023
RE:	The Ridge @ Lorson Ranch Pocket Park Filing 1 2023

The following respresents our pricing for the landscaping and irrigation portions of the referenced project. All prices are per the landscape and irrigation plans dated with addendums (if any), and the provided specifications per the plans. Please read the below clarification for any exclusions or changes. All of the following prices include material, labor and taxes required to complete the project. The below represents costing of all line items included within the landscaping scope. These quantities are based on our measurements of the furnished plans.

Landscape & Irrigation Installation Services

	QTY	UNIT	l	JNIT COST	COST
Twist and Shout Play Structure	1.00	EA	\$	82,069.47	\$ 82,069.47
Park Bench - Contour Diamond Pattern	3.00	EA	\$	2,481.09	\$ 7,443.26
Picnic Table - 46" Round ADA Diamond	3.00	EA	\$	2,680.96	\$ 8,042.89
Trash Receptacles - Augusta Recp with flat top	2.00	EA	\$	2,914.89	\$ 5,829.78
Pet Waste Station	1.00	EA	\$	914.66	\$ 914.66
Play Ground Surface - wood fiber fall	1,100.00	SFT	\$	7.19	\$ 7,913.26
Concrete Curb	120.00	LFT	\$	79.40	\$ 9,528.26
Breeze Soft Trail	600.00	SFT	\$	20.31	\$ 12,185.99
Rock Mulch - 1.5" Blue Grey	1,530.00	SFT	\$	2.83	\$ 4,324.68
Grading and Perf pipe	1,500.00	SFT	\$	10.15	\$ 15,232.49
TOTAL					\$ 153,484.75

DESCRIPTION	QTY	UNIT	UNIT COST	COST
Landscape Design - Shane Brown	1.00	LS	\$ 5,000.00	\$ 5,000.00

TOTAL	\$ 5,000.00
PROPOSAL TOTAL	\$ 158,484.75

Notes: Exclusions.

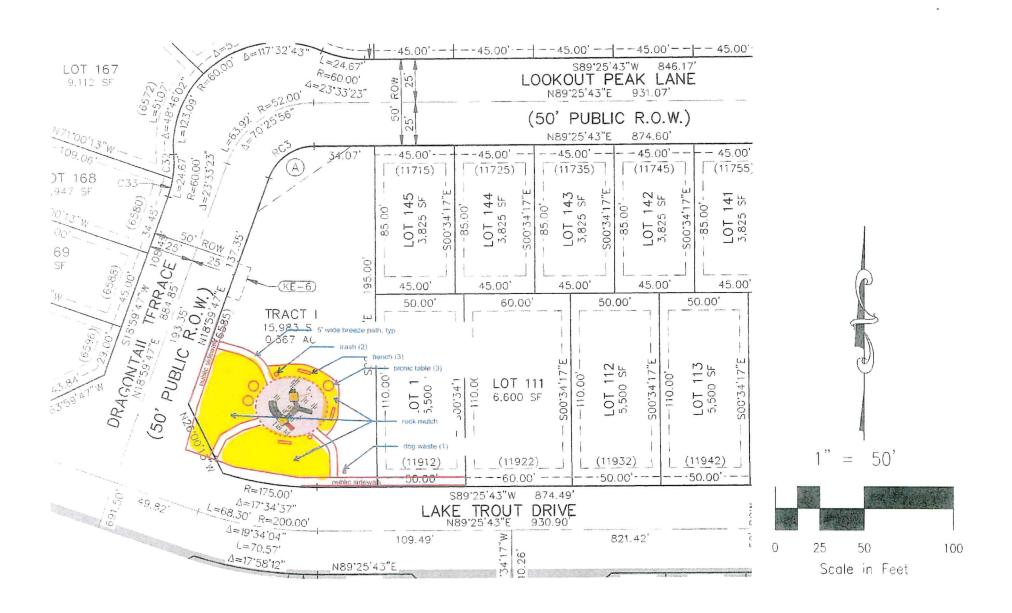
CLARIFICATIONS - Exclusions.

- 1. Rough grading for the landscape areas should be graded to +/- 1/10th of a foot. EarthX will not be responsible for rock picking, grubbing, importing, placement or exporting of top soil.
- 2. There is no allowance for additional soil amendments due to soil testing
- 3. Base Bid does not include erosion control for site

- 4. The irrigation water tap and permits will be by others. A stub out with a stop and waste valve down stream of the meter must be provided for the irrigation system.
- 5. The electrical supply for the irrigation controller must be supplied by other, and with-in five feet of the components.
- 6. Other item which are not included in this bid are: permit fees, drought permits, Davis Bacon Wages, traffic control, surveying, graffiti removal, site furnishings, tree protection, repair or establishment of existing landscape damaged by others during construction and boring under existing hardscapes.
- 7. Maintenance of this project will be the owner's responsibility 30 days after substantial completion
- 8. Warranty on Evergreen trees planted between October 15th and February 1st will be voided
- 9. Water for Hydro Mulch to be supplied to EarthX on site VIA fire hydrant, fee's and meter by others.
- 10. Bid is good for thirty days from the the bid date listed on this quote.
- 11. Sleeving for irrigation to be provided by General Contractor.
- 12. All play area and dog park concrete to be provided by developer.
- 13. All site amenities concrete to be provided by developer.
- 14. All irrigation sleeving to be provided by developer / trade partners.
- 15. All topsoil required for this project must be supplied / complete and in place for landscaping.

TNT Landscaping, Inc. DBA EarthX 2439 E. Saint Vrain Street Colorado Springs, Colorado 80909 Phone: 719-659-6129

THE RIDGE AT LORSON RANCH - TRACT I - PARK SCHEMATIC





Building Better Parks for Children of all ages 1-800-381-4491



1-800-381-4491

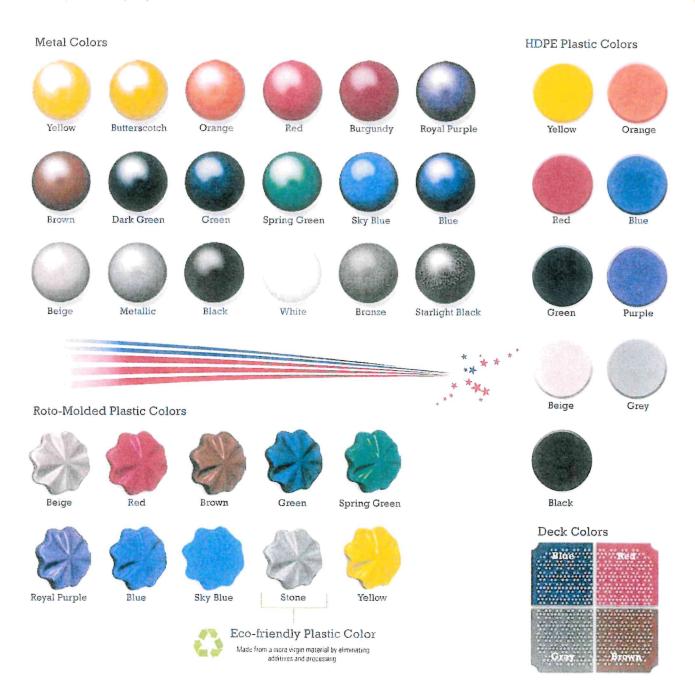
AmericanParksCompany.com

AWERICAN



TO COMPLEMENT YOUR PLAY SPACE

With so many color options, the customization possibilities are endless! Choose from an assortment of colors for roto-molded plastics (slides, roofs, tunnels, and climbers), powder coated steel posts and metals. You may also select one of our pre-determined color palettes if you prefer.





Have questions or need help?

Speak with a Play Specialist

1-800-381-4491

Live Chat

Request a Quote

Downloads



SPECIFICATIONS

Weight

168

(LB)

Mounting

Includes

Portable

Style

46" Round

Table,Thermoplastic Coating,2-3/8"O.D. Frame,1-1/16"O.D. Braces,MIG welded, Powder-coated

<u>Reviews</u>

Safety

ASTM, CPSC

Suggested Items

PARKS * COMPANY



unpact resistant | uv protection

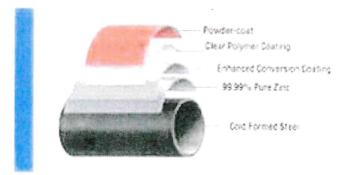


Hot Dipped Galvanized

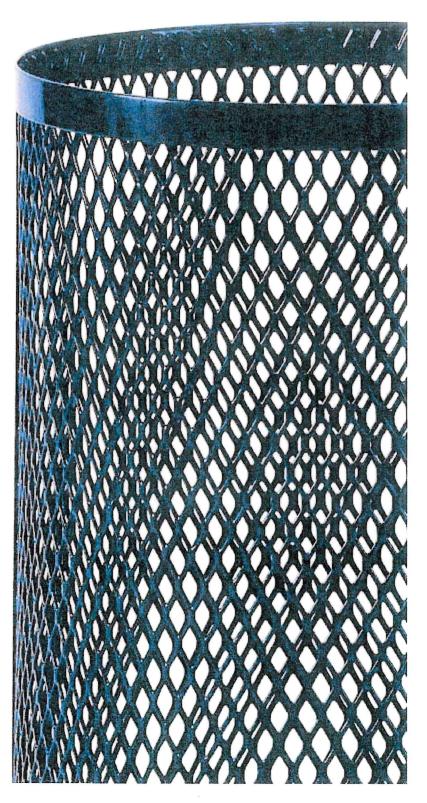
abrasion resistant | galvanized both sides

Powder Coat Colors

uniform coating | durability | high-quality | attractive finish







Have questions or need help?

Speak with a Play Specialist

1-800-381-4491

SPECIFICATIONS

PARKS COMPANY

Uter Blue

Brown

Brown

Thermoplastic Colors

unpact resistant | uv protection

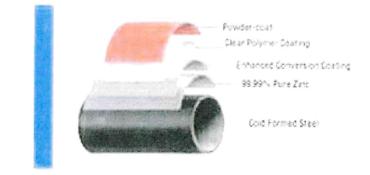


Hot Dipped Galvanized

abrazion registant | galvaniced both sides

Powder Coat Colors

uniform coating | durability | high-quality | attractive finish





WHE



Have questions or need help?

Speak with a Play Specialist

1-800-381-4491

Live Chat

Request a Quote

SPECIFICATIONS

Includes 1 Bench w/ Back

Reviews

Safety

ASTM, CPSC

Downloads



Suggested Items

PARKS * COMPANY



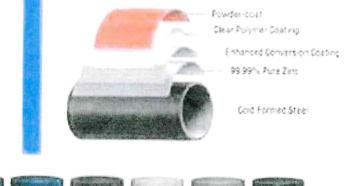


Hot Dipped Galvanized

abrazion resistant | galvanized both sides

Powder Coat Colors

uniform coating | durability | high-quality | attractive finish





El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Capital Improvement Program

Agenda Date: September 13, 2023

Agenda Item Number: #7 - B

Presenter: Todd Marts, Executive Director

Information: Endorsement: X

Background Information:

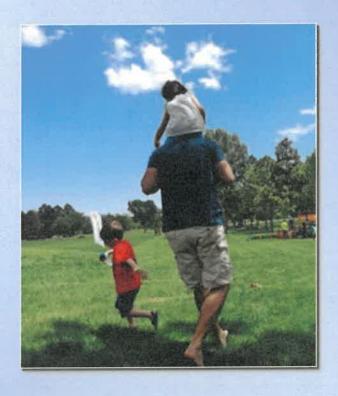
The Park Advisory Board annually considers and / or endorses the upcoming Capital Improvement Program (CIP). The CIP includes proposed capital improvement projects for the upcoming year.

Please find enclosed the 2024 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2024 Capital Improvement Program.





EL PASO COUNTY PARKS

2024

CAPITAL IMPROVEMENT PROGRAM (CIP)

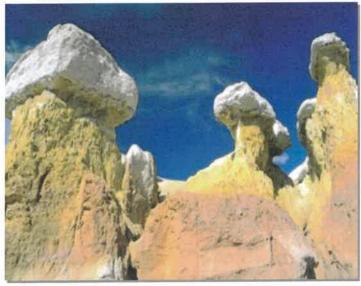
Introduction

El Paso County Parks (EPC Parks) currently manages a multimillion-dollar park system that includes approximately 8,000 acres of parkland, 145 miles of trails, 33 pavilions, 15 playgrounds, 23 restroom facilities, 2 nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. EPC Parks also manages the El Paso County Fairgrounds and landscape maintenance at numerous County facilities.

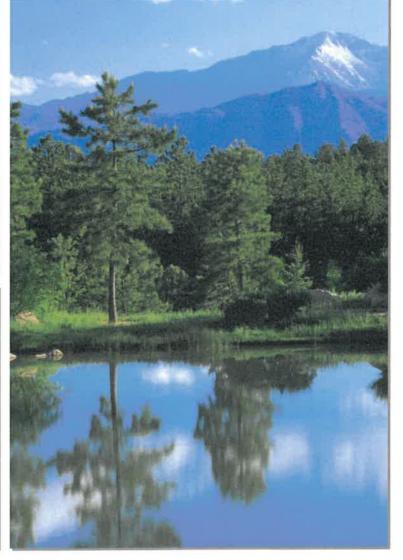
It is critical that EPC Parks utilizes a systematic approach to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our community within our available resources.

The CIP is key for physical improvements and development of parks, trails, open space, and public facilities throughout the park system. The motives behind the CIP are to improve safety, accessibility, and the quality of life through continuous maintenance and upkeep of current assets, parkland acquisition, and ongoing development of new park properties and facilities as our community grows.

To achieve the above goals, EPC Parks develops a Capital Improvement Program (CIP) which identifies available funding and needs. The CIP is a fluid document, updated annually, to reflect changes in priorities, opportunities, and circumstances. A general guideline for EPC Parks capital improvement is having a useful life of more than five years with a value more than \$25,000.







Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects:

Risk management

Project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Project that can be completed from available funding sources will be given a higher priority.

Timing

Project that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (American with Disabilities Act issues, irrigation, restrooms) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's Strategic Plan.



Funding Sources

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for additional information on regional and urban park fee funds.

County Capital Improvement Funds

El Paso County secured \$750,000 annually beginning in 2021 to support park projects.

Conservation Trust Funds

El Paso County receives approximately \$1.4 million annually to maintain the County's park system. The majority of the funds are used to support employee salaries and ongoing maintenance efforts. Any remaining funds are used to support capital projects.

Grants / Fundraising

El Paso County Parks aggressively pursues funding from federal, state and local funding sources and collaborative efforts between other governmental jurisdictions, private organizations, and citizens.

Annual CIP Timeline

January - March: CIP review and funding

April – June: Project development and draft CIP

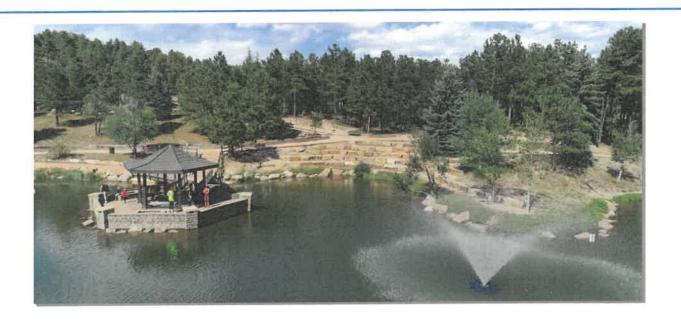
July – August: Finalize CIP list for Park Advisory Board presentation

September: Present proposed CIP to Park Advisory Board for review and endorsement as

recommendations to Board of County Commissioners (BoCC) / County Administration.

Funding for CIP projects are included in the upcoming County budget.

November: BoCC approves budget for upcoming year



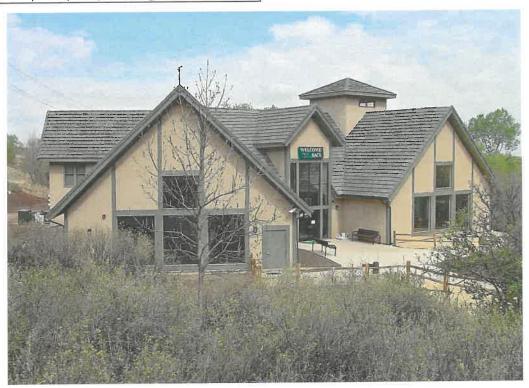
El Paso County Parks 2024 Capital Improvement Program (CIP)

Project	Description / Comments	Funding Sources	Funding Amount
Fox Run Regional Park Improvements	Restroom Renovation, Wedding Gazebo Improvements	RPF, UPF, GF, CTF	\$950,000
Fox Run Nature Center	Construction	TPF	\$8,900,000
Homestead Ranch Regional Park Improvements	Trail and Drainage Improvements	RPF	\$150,000
Pineries Open Space	New SW Trail Loop, Exisiting Trail and Drainage Improvements	RPF	\$100,000
Fountain Creek Regional Park & Nature Center	ADA Improvements, Sidewalk / Parking Lot Improvements	UPF, TPF	\$260,000
Ute Pass Regional Trail - Phase 2	Trail / Sidewalk	GF	\$500,000
Santa Fe Open Space	Meadows / Blodgett Peak Overlook Trail	CTF	\$50,000

Ongoing Capital Improvement Projects	Description / Comments	Funding Sources
Fox Run Nature Center	Project Design	RPF, GF, TPF
Fox Run Regional Park Improvements	Project Design	RPF, GF
Ute Pass Regional Trail	Project Design	GF, TPF
Paint Mines Master Plan	Master Planning	RPF
Fountain Creek Regional Park	Project Design / Construction	RPF, GF
Homestead Ranch Regional Park	Project Design / Construction	RPF

Funding Sources	
RPF - Regional Park Fees	
UPF - Urban Park Fees	
GF - El Paso County Capital Improvement Funds	
CTF - Conservation Trust Funds	
TPF - Third Party Funds (Grants, Fundraising, Donation	ıs, etc.)





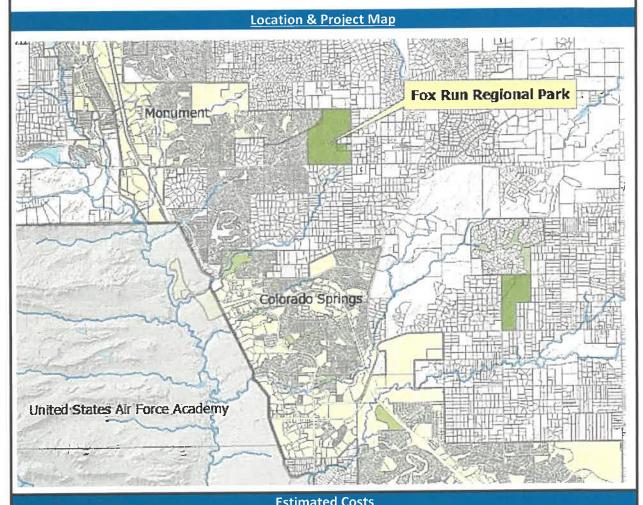
Project Summary

Project Name: Fox Run Regional Park- Restrooms and Gazebo

Project Stage: Design

Project Purpose and Scope

The Fox Run Regional Park Improvements projects includes renovations of the Oak and Pine Meadows restrooms, and improvements to the gazebo. The Oak and Pine Meadows restrooms are no longer serviceable and are closed. Both restrooms will be converted to a flushable septic system with operational sinks. Various ADA improvements will be completed inside both restrooms and surrounding sidewalks. The gazebo has been deemed beyond its useful life and needs to be replaced. Work includes stabilizing the substructure, improvements to the gazebo, and constructing ADA compliant access. Funding for this project comes from Regional Park Fees, Urban Park Fees, and Conservation Trust Funds.



Estimated Costs	
Regional Park Fees (RPF)	\$400,000
Urban Park Fees (UPF)	\$100,000
Conservation Trust Fund (CTF)	\$750,000
El Paso County CIP Funds	\$50,000
TOTAL	\$1,300,000

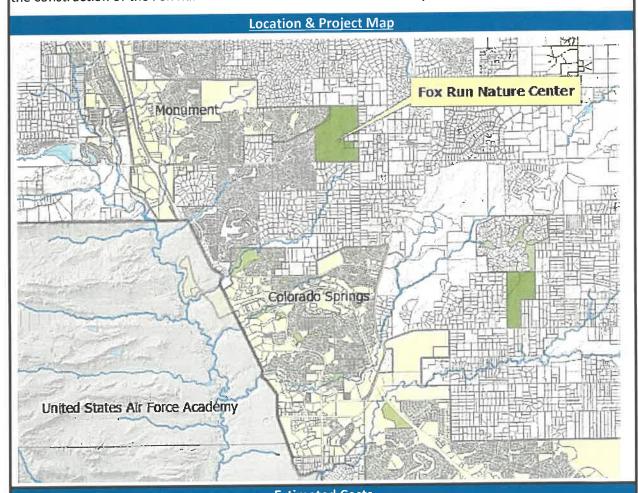
Project Summary

Project Name: Fox Run Nature Center - Construction

Project Stage: Design / Fundraising

Project Purpose and Scope

The addition of the Fox Run Nature Center is included in several El Paso County strategic and master plans. A feasibility study was completed in 2019 to evaluate location, potential partnerships,, public support, revenue sources, and long-term maintenance and staffing needs. Design of the nature center was launched in 2023 and will continue into 2024. This includes building design, surrounding site design, utilities, and programming. Stakeholder and public outreach will be continuous throughout the duration of the project. A capital campaign was launch parallel to the design process to raise funds for the construction of the Fox Run Nature Center. Construction is anticipated to launch in 2024.



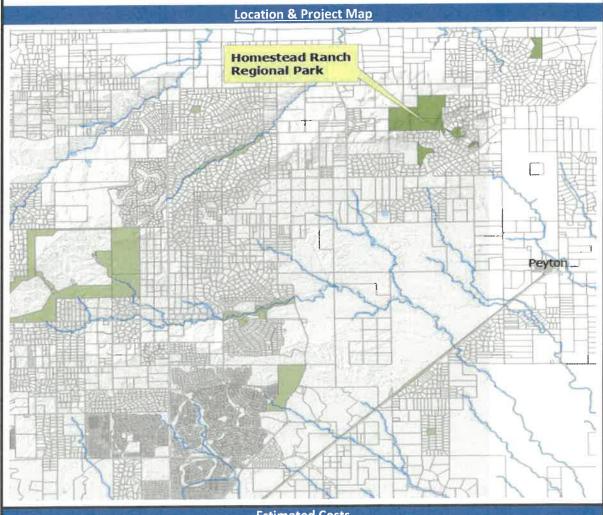
Estimated Costs	
Regional Park Fees (RPF) 2023	\$400,000
El Paso County CIP Funds (2023)	\$100,000
El Paso County (2023)	\$1,000,000
GOCO Grant	\$900,000
CPW LWCF Grant	\$1,200,000
Third Party Funding	\$6,400,000
TOTAL	\$10,000,000

Project Name: Homestead Ranch Regional Park- Trails and Drainage

Project Stage: Funding / Grant Application

Project Purpose and Scope

The Homestead Ranch Regional Park master plan includes various trail and drainage improvements. This project includes grading of poor condition trails, construction of drainage structures, and improvements to several climbing turns. Site grading around the building and stormwater improvements to the main access road will also be completed.



Estimated Costs

Regional Park Fees (RPF) \$150,000

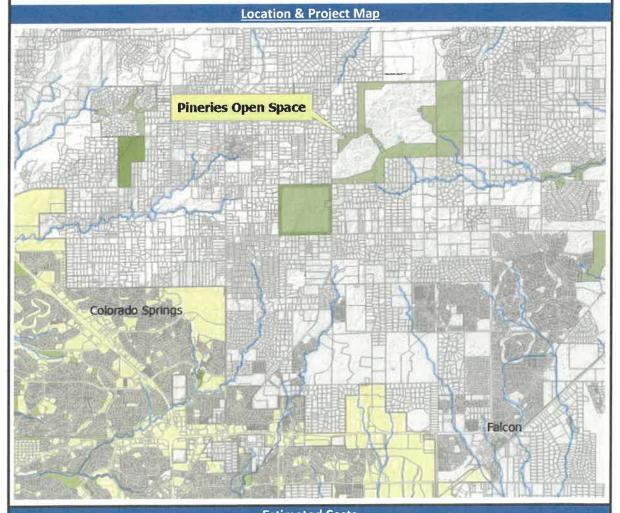
Total \$150,000

Project Name: Pineries Open Space - Phase 2 Trail Construction

Project Stage: Funding / Grant Application

Project Purpose and Scope

The Pineries Open Space Master Plan includes the development of two single-track trail loops. The first 8.5 mile trial loop was constructed by hand in 2019-20 by the Mile High Youth Corps and Rocky Mountain Field Institute. Phase 2 includes the construction of a second single-track loop which is 3.5 miles. Funding from this project comes from a pending Great Outdoors Colorado grant which will fund Mile High Youth Corps, with matching County funds going to Rocky Mountain Field Institute to provide oversight, technical assistance, and training opportunities.



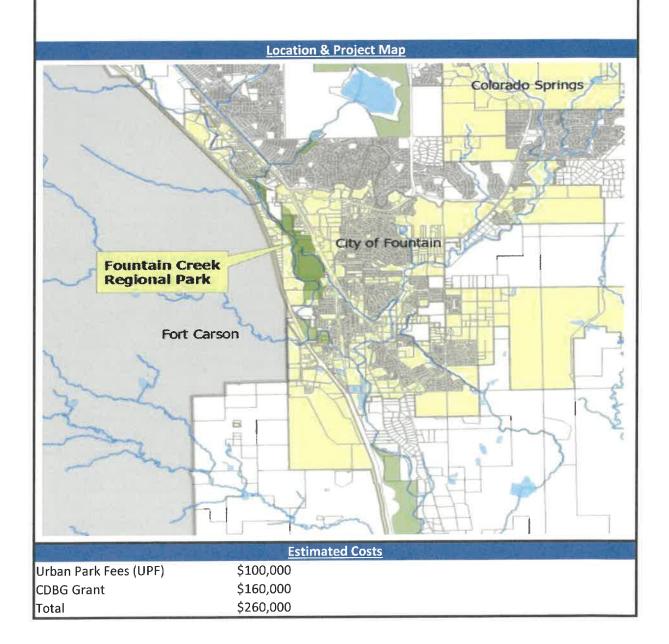
FE IV YOUR LAND IN NO.	<u>Estimated Costs</u>	
Regional Park Fees (RPF)	\$100,000	
Total	\$100,000	

Project Name: Fountain Creek Regional Park - Parking, Sidewalks, ADA

Project Stage: Design

Project Purpose and Scope

The asphalt roads and parking lots in the Duckwood Active Use Area are showing signs of degradation and are in need of repairs. Planned work includes asphalt paving, patching, and concrete curb and gutter replacement. Several sections of concrete trail in the Duckwood Active Use Area are in need of replacement due to heaving or settling. ADA ramps will also be installed to improve access within the park.



Project Name: Ute Pass Regional Trail - Phase 2 Trail Construction

Project Stage: Design / Construction

Project Purpose and Scope

The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. This project includes construction of a 1.5-mile segment of trail in Cascade - Chipita Park. The trail will start at Winnemucca Road and end at a trailhead off Spring Street. El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the final design and construction. Design was initiated in 2022 with construction starting in 2024.



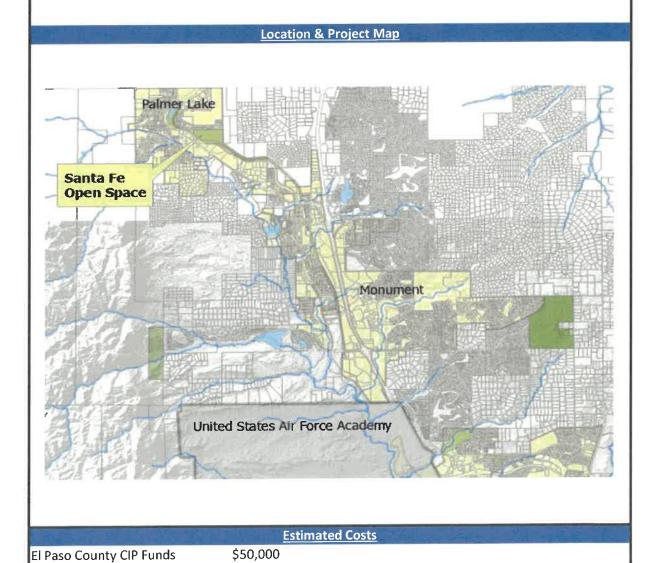
El Paso County CIP Funds \$500,000 Total \$500,000

Project Name: Santa Fe Open Space - Blodgett Peak Overlook / Meadows Trail

Project Stage: Design / Construction

Project Purpose and Scope

The Santa Fe Open Space Master Plan outlines the construction of several single track trails on the 65 acre property. The first phase of trail development was completed in 2022 and totals 1.75 miles of trail. This project includes construction of the blodget peak overlook trail and meadows trail which will total approximately 0.50 miles.



\$50,000

Total

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title:

2024 Preliminary Budget Proposal

Agenda Date:

September 13, 2023

Agenda Item Number:

#7 - C

Presenter:

Todd Marts, Parks & Community Services Executive Director

X

Information:

Endorsement:

Overview

At the September Park Advisory Board meeting 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 County's Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from budget investments.

Administration

Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

Outcomes

- 1. Develops and manages the annual operations budget.
- 2. Coordinates the development of the annual Capital Improvement Plan.
- 3. Completes human resources duties.
- 4. Processes approximately 2,400 facility use reservations.
- 5. Provides administrative support for citizen committees.

Community Outreach

The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

Outcomes

- 1. Oversees the generation of \$200,000 of third-party funding support annually.
- 2. Coordinates over 20,000 hours of annual volunteer support.
- 3. Coordinates grant administration for capital projects and operational support.
- 4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 123 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

Outcomes

- Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
- 2. Coordinates volunteer support to help maintain the park system.
- 3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
- 4. Coordinates the completion of capital improvement projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
- 5. Oversee the development of park master plans and supports other County and regional planning efforts.
- 6. Participate in multi-modal transportation system development via the Regional Trails Team. PPACG transportation planning committees and County planning.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of outdoor recreation programs within the County Parks system.

Outcomes

- 1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
- 2. Coordinates over 60,000 visitor contacts at nature centers.
- 3. Generates approximately \$100,000 from programming efforts to support the County's nature centers.
- 4. Manages a successful County Fair that attracts 25,000 participants and generates approximately \$250,000 to meet financial self-sustaining goals.
- 5. Assists with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
- 6. Recruits volunteers to provide over 12,000 volunteer hours annually.

Significant Budget Modifications

Conservation Trust Fund (CTF)

- 1. The available fund balance for the trust is currently \$1,800,000. Staff propose using \$750,000 for the repair of the Fox Run Gazebo project.
- 2. Staff proposes increasing the seasonal salary line by \$46,000 to accommodate higher salaries and the increasing need for park operations maintenance.
- 3. The projected lottery proceeds are projected at \$1,855,149 which is an increase of \$448,624 over the 2023 anticipated revenue. Over the past three years, we have averaged collecting \$1,500,452 in lottery funds.

Park Administration Budget

- 1. The \$1,000,000 for Fox Run Nature Center was a one-time amount.
- 2. The Fair budget reappropriated funds to address actual expenses. The overall amount will not increase.
- 3. The proposal includes general fund tax support of \$3,855,599 for the Parks Administration budget. This equates to \$5.28 per capita of tax support for County Park operations.

Recommended Action:

Move to endorse the 2024 El Paso County Parks Preliminary Budget.

2024 PRELIMINARY BUDGET PROPOSAL CONSERVATION TRUST FUND

EXPENDITURES Base Budget Change 2024 Proposed Salaries - Full Time \$ 805,000.00 \$ 805,000.00 Salaries - Temp \$ 35,000.00 \$ 46,000.00 \$ 81,000.00 Salaries - Part Time \$ 45,000.00 \$ 45,000.00 \$ 45,000.00 Overtime - Full Time \$ 5,000.00 \$ 5,000.00 \$ 1,158.00 Unemployment Insurance \$ 1,158.00 \$ 196,244.00 \$ 196,244.00 Health Insurance \$ 196,244.00 \$ 196,244.00 \$ 196,244.00 FICA Taxes \$ 68,085.00 \$ 68,085.00 \$ 68,085.00 Dental Insurance \$ 4,177.00 \$ 4,177.00 \$ 2,987.00 Disability Insurance \$ 2,987.00 \$ 2,987.00 \$ 716.00 Workers Compensation \$ 10,463.00 \$ 10,463.00 \$ 10,463.00 Liability / Risk Insurance \$ 32,200.00 \$ 32,200.00 \$ 73,872.00 TOTAL PERSONNEL \$ 1,279,902.00 \$ 46,000.00 \$ 1,325,902.00 Other Oper. North Distr. \$ 2,500.00 \$ 2,500.00 Other Oper. South Distr. \$ 2,500.00 <td< th=""></td<>
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Other Oper. East Distr. \$ 2,500.00 \$ 2,500.00 Other Oper. Support Svs. \$ 3,450.00 \$ 3,450.00
Other Oper. Support Svs. \$ 3,450.00 \$ 3,450.00
Fleet Services \$ 57,950.00 \$ 57,950.00
Repair/Maint. North Distr. \$ 10,000.00 \$ 10,000.00
Repair/Maint. Central Distr. \$ 10,000.00 \$ 10,000.00
Repair/Maint. South Distr. \$ 10,000.00 \$ 10,000.00
Repair/Maint. East Distr. \$ 10,000.00 \$ 10,000.00
Repair/Maint. Support Svs. \$ 10,000.00 \$ 10,000.00
Professional Services \$ 4,771.00 \$ 4,771.00
Land Rental \$ 452.00 \$ 452.00
Capital Project - F.R. Gazebo \$ 750,000.00 \$ 750,000.00
PURCHASED SERVICE \$ 126,623.00 \$ 750,000.00 \$ 876,623.00
TOTAL CTF \$ 1,406,525.00 \$ 796,000.00 \$ 2,202,525.00
REVENUES
Conservation Trust Fund \$ 1,400,000.00 \$ 200,000.00 \$ 1,600,000.00
Interest on Investments \$ 6,525.00 \$ 17,475.00 \$ 24,000.00
TOTAL \$ 1,406,525.00 \$ 217,475.00 \$ 1,624,000.00
BALANCE \$ - \$ (578,525.00) \$ (578,525.00)
Available Fund Balance Actual \$ 1,814,629.00

	PAF	RKS BUDGET				
		23 Original				
Administration	B	ase Budget		Change	20	24 Proposed
					Φ.	2 045 256 00
Salaries - Full Time		2,015,356.00			\$	2,015,356.00 7,200.00
Vehicle Allowance	\$	7,200.00			\$	7,200.00
Salaries - Temporary	\$	77,033.00			\$	•
Salaries - Part Time	\$	23,685.00			\$	23,685.00
Overtime - Full-time	\$	4,000.00			\$	4,000.00 160,248.00
FICA Taxes	\$	160,248.00			\$ \$	•
Interdepartmental Transfer	\$	(68,552.00)	_			(68,552.00)
Total Personnel	\$ 2	2,218,970.00	\$	-	\$	2,218,970.00
PC Software	\$	2,000.00			\$	2,000.00
Office Supplies	\$	6,000.00			\$	6,000.00
Purchased Water	\$	300.00			\$	300.00
Food & Beverages	\$	200.00			\$	200.00
Postal	\$	950.00			\$	950.00
Security & Parking Services	\$	300.00			\$	300.00
Duplicating / Printing	\$	200.00			\$	200.00
Subscriptions	\$	300.00			\$	300.00
Memberships	\$	1,200.00			\$	1,200.00
Telephone	\$	83,255.00			\$	83,255.00
Advisory Board	\$	500.00			\$	500.00
Professional Services	\$	221,028.00			\$	221,028.00
Facility Repairs	\$	750,000.00			\$	750,000.00
Travel and Meetings	\$	2,000.00			\$	2,000.00
Professional Development	\$	100.00			\$	100.00
Land Rental	\$	400.00			\$	400.00
Rental - Office Equipment	\$	6,000.00			\$	6,000.00
Bank Service Charges	\$	10,000.00			\$	10,000.00
Fee Refund	\$	300.00			\$	300.00
Purchased Services	\$	1,085,033.00	\$	-	\$	1,085,033.00
TOTAL ADMINISTRATIVE	\$:	3,304,003.00	\$	-	\$	3,304,003.00
	20)23 Original				
Rec & Cultural Services		ase Budget		Change	2	024 Proposed
1700 & Gailedel Golffood						
PC / Software Licenses	\$	300.00			\$	300.00
Office Supplies	\$	1,500.00			\$	1,500.00
Other Operating Supplies	\$	7,500.00			\$	7,500.00
Postal	\$	1,100.00			\$	1,100.00
Professional Services	\$	2,000.00			\$	2,000.00
Rental - Office Equipment	\$	1,755.00			\$	1,755.00
TOTAL CULTURAL SERVICES	\$	14,155.00	\$	-	\$	14,155.00

	20	23 Original		
Park Maintenance	В	ase Budget	Change	 24 Proposed
PC Software /Licenses	\$	2,005.00		\$ 2,005.00
Water	\$	400.00		\$ 400.00
Uniforms	\$	4,000.00		\$ 4,000.00
Other Oper.North District	\$	3,750.00		\$ 3,750.00
Other Oper. Central District	\$	3,750.00		\$ 3,750.00
Other Oper. South District	\$	3,750.00		\$ 3,750.00
Other Oper. East District	\$	3,750.00		\$ 3,750.00
Other Oper. Support Svs.	\$	3,750.00		\$ 3,750.00
Repair/Maint. North Distr.	\$	8,750.00		\$ 8,750.00
Repair/Maint. Central Distr.	\$	8,750.00		\$ 8,750.00
Repair/Maint. South Distr.	\$	8,750.00		\$ 8,750.00
Repair/Maint. East Distr.	\$	8,750.00		\$ 8,750.00
Support Svs. Park Maint.	\$	48,000.00		\$ 48,000.00
Downtown Grounds	\$	26,600.00		\$ 26,600.00
Other Membership	\$	850.00		\$ 850.00
Other Professional Services	\$	54,500.00		\$ 54,500.00
Other Profess Ser - Forestry	\$	425,000.00		\$ 425,000.00
Contacts - Major	\$	2,000.00		\$ 2,000.00
Trash/Port Restroom Contact	\$	30,000.00		\$ 30,000.00
Facility Repairs	\$	25,100.00		\$ 25,100.00
Facility Repairs (Major Main)	\$	188,000.00		\$ 188,000.00
Travel & Meetings	\$	1,200.00		\$ 1,200.00
Professional Development	\$	4,000.00		\$ 4,000.00
Interdepartmental Charges	\$	(44,689.00)		\$ (44,689.00)
Reimb - Regional Bldg.	\$	(33,600.00)		\$ (33,600.00)
Fox Run Nature Center	\$	1,000,000.00	\$ (1,000,000.00)	\$ _
TOTAL PARK MAINTENANCE	\$	1,787,116.00	\$ (1,000,000.00)	\$ 787,116.00

Salaries - Full Time		20	23 Original				
Salaries - Full Time Salaries - Temp Salaries - Temp Salaries - Temp Salaries - Part Time Salaries - Part Time Salaries - Temp Salaries - Temp Salaries - Services Substance Sub	Fair & Event Center		•		Change	20	24 Proposed
Salaries - Temp \$ 6,760.00 \$ 12,240.00 \$ 19,000.00 Salaries - Part Time \$ 4,000.00 \$ 4,000.00 \$ 4,000.00 Overtime - Full Time \$ 1,500.00 \$ 750.00 \$ 3,750.00 FICA \$ 7,746.00 \$ 750.00 \$ 3,750.00 FICA \$ 150.00 \$ 7,746.00 \$ 12,990.00 \$ 142,321.00 PC Software \$ 150.00 \$ 12,990.00 \$ 150.00 Very Software \$ 150.00 \$ 150.00 \$ 150.00 Very Software \$ 150.00 \$ 600.00 \$ 1,500.00 Office Supplies \$ 1,500.00 \$ 60.00 \$ 400.00 Food and Beverage \$ 340.00 \$ 60.00 \$ 400.00 Discretionary \$ 400.00 \$ 2,300.00 \$ 400.00 Picet Services \$ 2,000.00 \$ 2,000.00 \$ 2,000.00 Postal \$ 300.00 \$ 300.00 \$ 1,500.00 \$ 1,500.00 Printing \$ 1,500.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00	Tall & Evelit Seller		3				
Salaries - Temp \$ 6,760.00 \$ 12,240.00 \$ 19,000.00 Salaries - Part Time \$ 4,000.00 \$ 4,000.00 \$ 4,000.00 Overtime - Full Time \$ 1,500.00 \$ 750.00 \$ 3,750.00 FICA \$ 7,746.00 \$ 750.00 \$ 3,750.00 FICA \$ 150.00 \$ 7,746.00 \$ 12,990.00 \$ 142,321.00 PC Software \$ 150.00 \$ 12,990.00 \$ 150.00 Very Software \$ 150.00 \$ 150.00 \$ 150.00 Very Software \$ 150.00 \$ 600.00 \$ 1,500.00 Office Supplies \$ 1,500.00 \$ 60.00 \$ 400.00 Food and Beverage \$ 340.00 \$ 60.00 \$ 400.00 Discretionary \$ 400.00 \$ 2,300.00 \$ 400.00 Picet Services \$ 2,000.00 \$ 2,000.00 \$ 2,000.00 Postal \$ 300.00 \$ 300.00 \$ 1,500.00 \$ 1,500.00 Printing \$ 1,500.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00	Salaries - Full Time	\$	106.325.00			\$	106,325.00
Salaries - Part Time				\$	12,240.00		
Overtime - Full Time 1,500.00 \$ 1,500.00 Overtime - Temp \$ 3,000.00 \$ 750.00 \$ 3,750.00 FICA \$ 7,746.00 \$ 750.00 \$ 3,750.00 SUBTOTAL \$ 129,331.00 \$ 12,990.00 \$ 142,321.00 PC Software \$ 150.00 \$ 600.00 \$ 3,000.00 Website Services \$ 2,400.00 \$ 600.00 \$ 3,000.00 Office Supplies \$ 1,500.00 \$ 600.00 \$ 400.00 Food and Beverage \$ 340.00 \$ 600.00 \$ 400.00 Operating Supplies \$ 1,800.00 \$ 2,300.00 \$ 400.00 Discretionary \$ 400.00 \$ 2,300.00 \$ 400.00 Fleet Services \$ 2,000.00 \$ 300.00 \$ 300.00 Postal \$ 300.00 \$ 1,500.00 \$ 1,500.00 Prizes \$ 3,000.00 \$ 15,000.00 \$ 1,500.00 Subscriptions \$ 100.00 \$ 150.00 \$ 450.00 Other Memberships \$ 300.00 \$ 150.00 \$ 2,000.00 Prizes \$ 3,000.00 \$ 1,000.00	•		•	•	•		4,000.00
New Price Sample			•				
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SUBTOTAL 129,331.00 12,990.00 142,321.00			•	*			
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A-H Related Expenses \$ 3,000.00 \$ 3,000.00 Advertising \$ 18,300.00 \$ 6,700.00 \$ 25,000.00 Horticulture \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 Entertainment \$ 4,500.00 \$ 1,000.00 \$ 7,500.00 Honorariums \$ 6,500.00 \$ 1,000.00 \$ 7,500.00 Entertainment \$ 62,950.00 \$ 7,050.00 \$ 70,000.00 Non-Fair Programming \$ 4,000.00 \$ 11,000.00 \$ 15,000.00 Advisory Board \$ 200.00 \$ 200.00 Cther Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 5,900.00 \$ 7,000.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Cther Insurance \$ 800.00 \$ (800.00) \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 Bank Charges \$ - \$ 3,304.00 \$ 3,304.00 \$ 144,004.00 \$ 15,000.00 \$ 1,500.00	Prizes	\$	3,000.00	\$	(1,000.00)	\$	2,000.00
Advertising \$ 18,300.00 \$ 6,700.00 \$ 25,000.00 Horticulture \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 Creative Arts \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 Entertainment \$ 4,500.00 \$ 1,000.00 \$ 7,500.00 Honorariums \$ 6,500.00 \$ 1,000.00 \$ 7,500.00 Entertainment \$ 62,950.00 \$ 7,050.00 \$ 70,000.00 Non-Fair Programming \$ 4,000.00 \$ 11,000.00 \$ 15,000.00 Advisory Board \$ 200.00 \$ (44,954.00) \$ 13,500.00 Chack Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ 12,500.00 Rental Office Equip \$ 1,500.00	4-H Related Expenses		3,000.00			\$	3,000.00
Horticulture \$ 1,000.00 \$ 1,000.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,500.00 \$ 1,000.0	·		18,300.00	\$	6,700.00	\$	25,000.00
Creative Arts \$ 1,500.00 \$ 1,500.00 Entertainment \$ 4,500.00 \$ 4,500.00 Honorariums \$ 6,500.00 \$ 1,000.00 \$ 7,500.00 Entertainment \$ 62,950.00 \$ 7,050.00 \$ 70,000.00 Non-Fair Programming \$ 4,000.00 \$ 11,000.00 \$ 15,000.00 Advisory Board \$ 200.00 \$ 200.00 \$ 200.00 Other Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 5,900.00 \$ 5,900.00 Travel and Meetings \$ 600.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ - Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 3,304.00 \$ 3,304.00 SUBTOTAL \$ 196,994.00 \$ (12,990.00) \$ 184,004.00	<u> </u>		1,000.00			\$	1,000.00
Entertainment \$ 4,500.00 \$ 4,500.00 Entertainment \$ 6,500.00 \$ 1,000.00 \$ 7,500.00 Entertainment \$ 62,950.00 \$ 7,050.00 \$ 70,000.00 Non-Fair Programming \$ 4,000.00 \$ 11,000.00 \$ 15,000.00 Advisory Board \$ 200.00 \$ 200.00 Other Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 5,900.00 Travel and Meetings \$ 600.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ - Machinery and Equip \$ 12,500.00 \$ 1,500.00 \$ 1,500.00 S			1,500.00			\$	1,500.00
Honorariums			· ·				4,500.00
Section Sect				\$	1,000.00	\$	7,500.00
Non-Fair Programming \$ 4,000.00 \$ 11,000.00 \$ 15,000.00 Advisory Board \$ 200.00 \$ 200.00 \$ 200.00 Other Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 5,900.00 \$ 5,900.00 Travel and Meetings \$ 600.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ - Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 3,304.00 Bank Charges \$ - \$ 3,304.00 \$ 184,004.00 TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00		_	· · · · · · · · · · · · · · · · · · ·		•		70,000.00
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Other Professional Services \$ 58,454.00 \$ (44,954.00) \$ 13,500.00 Facility Repairs \$ 5,900.00 \$ 5,900.00 Travel and Meetings \$ 600.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ - Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 3,304.00 Bank Charges \$ - \$ 3,304.00 \$ 3,304.00 TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00	-			•	,		·
Facility Repairs \$ 5,900.00 \$ 5,900.00 Travel and Meetings \$ 600.00 \$ 600.00 \$ 1,200.00 Professional Development \$ 1,500.00 \$ 1,000.00 \$ 2,500.00 Other Insurance \$ 800.00 \$ (800.00) \$ Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 1,500.00 Bank Charges \$ - \$ 3,304.00 \$ 3,304.00 SUBTOTAL \$ 196,994.00 \$ (12,990.00) \$ 184,004.00 TOTAL FAIR BUDGET \$ 326,325.00	•			\$	(44 954 00)		
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Other Insurance \$ 800.00 \$ (800.00) \$ - Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 1,500.00 Bank Charges \$ - \$ 3,304.00 \$ 3,304.00 SUBTOTAL \$ 196,994.00 \$ (12,990.00) \$ 184,004.00 TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00	_						·
Machinery and Equip \$ 12,500.00 \$ 12,500.00 Rental Office Equip \$ 1,500.00 \$ 1,500.00 Bank Charges \$ - \$ 3,304.00 \$ 3,304.00 SUBTOTAL \$ 196,994.00 \$ (12,990.00) \$ 184,004.00 TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00	•		•		*		2,000.00
Rental Office Equip Bank Charges \$ 1,500.00 \$ 3,304.00 SUBTOTAL \$ 196,994.00 \$ (12,990.00) \$ 184,004.00 TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00				Ψ	(000.00)		12 500 00
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TOTAL FAIR BUDGET \$ 326,325.00 \$ - \$ 326,325.00	_		400.004.00	_			
	SUBTOTAL	. Ъ	196,994.00	Þ	(12,990.00)	Ф	104,004.00
TOTAL PARKS BUDGET \$ 5,431,599.00 \$ (1,000,000.00) \$ 4,431,599.00	TOTAL FAIR BUDGET	\$	326,325.00	\$	-	\$	326,325.00
	TOTAL PARKS BUDGET	\$	5,431,599.00	\$	(1,000,000.00)	\$	4,431,599.00

	20	023 Original				
PARK REVENUE	В	ase Budget	E	Change	20	24 Proposed
Park Rentals	\$	200,000.00			\$	200,000.00
Miscellanous / Other Gov	\$	15,000.00	\$	(15,000.00)	\$	-
Other Misc Revenue	\$	30,000.00			\$	30,000.00
Parks Subtotal	\$	245,000.00	\$	(15,000.00)	\$	230,000.00
<u>Fairgrounds</u>						
County Fair	\$	250,000.00			\$	250,000.00
Rentals	\$	10,000.00			\$	10,000.00
Fairgrounds Programming	\$	10,000.00			\$	10,000.00
Rental - COC	\$	6,000.00			\$	6,000.00
Fair Corp/ Contributions	\$	40,000.00	\$	30,000.00	\$	70,000.00
Fair Subtotal	\$	316,000.00	\$	30,000.00	\$	346,000.00
TOTAL REVENUE	\$	561,000.00	\$	15,000.00	\$	576,000.00
TAX SUPPORT	\$	4,870,599.00		,	\$	3,855,599.00
					•	5.00
PER CAPITA SUPPORT	\$	6.60		3	\$	5.23
Population est. 2021 Census		737,867				737,867

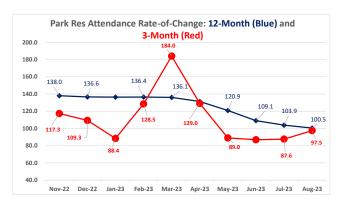
El Paso County Parks 2023 Action Plan

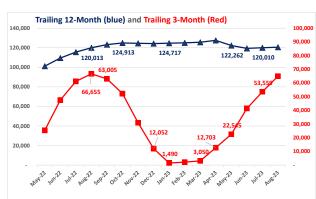
Recreation / Cultural Services	Project Manager	Priority	Status
	Theresa Odello /	,	
Fox Run Nature Center Fundraising	Dana Nordstrom	High	In Progress
Cubs Corner Updates	Mary Jo Lewis		Completed
Trailability Program Volunteers	Mary Jo Lewis / Jessica Miller		Completed
Ute Education Kit	Mary Jo Lewis		Completed
Field Trip Rainy Day Programming	Mary Jo Lewis	High	In Progress
Wildlife Observation Blind	Jessica Miller	HIgh	Panels complete
Audible Trail Stops	Jessica Miller	High	Installation
Art Exhibit	Victoria Dinkel		Completed
Monarch Butterfly Exhibit	Andy Talley	High	Stalled due to Flooding
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	Medium	Planning
New Capital Improvement Program	Brian Bobeck / Jason Meyer		Completed
Ute Pass Regional Trail	Jason Meyer	Medium	Design
County Fairgrounds Barn Replacement	Brian Bobeck		Completed
Fox Run Regional Park Improvements (Restroom)	Greg Stachon	High	Design Wrapping Up
Black Forest Regional Park Improvements	Brian Bobeck		Completed
Homestead Ranch Regional Park Improvements	Greg Stachon	High	Bid Evaluation
Fountain Creek Regional Park Parking & ADA	Greg Stachon	Medium	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

		Cor	nmunity Serv	ices	s Departme	nt							
	Parks /	Rec	reation & Cul	tura	al Services	Div	risions						
		Αı	ugust 2023 Mo	onth	nly Report								
Facility Revenue Totals To Date					2023					2022		2021	
			Budget		Current		Balance		Tot	tals to Date	Tot	als to Date	
Parks Facility Reservation Revenue		\$	180,000	\$	229,719	\$	(49,719)		\$	204,212	\$	190,726	
County Fair / Fairgrounds		\$	301,000	\$	268,650	\$	32,350		\$	351,593	\$	353,815	
Total		\$	481,000	\$	498,369	\$	(17,369)		\$	555,805	\$	544,541	
Fundraising Revenue			2023		2023								
	<u>Purpose</u>		<u>Goal</u>		<u>Amount</u>		<u>Balance</u>		_	tals to Date		als to Date	
County Fair Sponsorships	Fair Operations	\$	80,000	\$	100,500				\$	105,000	\$	92,500	
Partners in the Park Program	Park Operations	\$	45,000	\$	75,000		(30,000)		\$	62,500	\$	64,250	
Trust for County Parks	Park Operations	\$	10,000	\$	22,165	\$	(12,165)		\$	137,994	\$	52,982	
Nature Center Fundraising	Nature Center Support	\$	25,000	\$	15,885	\$	9,115		\$	8,254	\$	28,450	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$	70,000	\$	(30,000)		\$	40,000	\$	15,000	
Total		\$	200,000	\$	283,550	\$	(83,550)		\$	353,748	\$	253,182	
Grant / 3rd Party Funding			Awarded										
Parks Division Reservations	2023		2023		2023		2022	2022		2021		2021	
Year to Date	Rentals		Attendance	ļ	Evaluation		Rentals	Attendance		Rental	At	tendance	
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	<u> </u>	391	21464		493		17007	
September						<u> </u>							
October						<u> </u>							
November						<u> </u>							
December				L		<u> </u>							
Total	2415		95551		4.6		2122	92943		2057		63888	

Parks Facility Reservations	2023	2023	2022	2022	2021	2021	
August	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park							
Archery Lanes			2	16	24	48	
Athletic Fields	51	3170	42	2860	23	1165	
Pavilions	122	6561	108	6098	117	5056	
Trails	2	650	3	2110	1	100	
Vendor	10	44	4	12	7	26	
Tennis Courts	1	4	2	4			
Pickleball Courts	17	77	_		48	192	
Vita Course	.,				10	102	
Meeting Room	6	53	7	40	1	10	
Black Forest Regional Park	<u> </u>	- 00		40		10	
Athletic Fields	5	320	6	210	4	230	
Pavilions	24	1086	22	960	27	966	
Vendor	<u> </u>	1000		300	<u> </u>	300	
Tennis/ Pickleball Courts	4	16	4	16			
Falcon Regional Park	т	10	-	10			
Baseball Fields	3	60			2	50	
Athletic Field	J	00		+		30	
Vendor							
Fountain Creek Regional Park							
Athletic Fields	2	200			3	100	
Pavilions	43	2001	32	1855	3 46	2077	
Trails	43	2001	32	1000	40	2077	
Disc Golf Course	1	95	2	140	1	72	
Vendor	1	4	1	4	ı	12	
Fox Run Regional Park	ı	4	1	4			
Athletic Fields	32	1384	28	1245	33	1215	
Gazebo	13	1895	11	1091	19	1484	
Warming Hut	10	121	5	95	13	133	
Pavilions	75	3729	87	4425	88	3309	
Vendor	2	6	6	22	6	24	
Trails		0			5	43	
Homestead Ranch Regional Park				 	<u> </u>	70	
Pavilions	12	345	8	215	16	608	
Athletic Fields	14	343	U	210	1	50	
Trails				 	<u> </u>	30	
Palmer Lake Recreational Area				+			
Palmer Lake Santa Fe Trail				+			
New Santa Fe Trail				+			
Monument Trail Head New Santa Fe Trail				+			
Baptist Road Santa Fe Trail				+			
AFA Santa Fe Trail				+			
Vendor - Santa Fe Trailheads				+			
	0	202	11	46	0	40	
Paint Mines Trail	9	203	11	46	8	49	
Rock Island Trail				1			
Black Forest Section 16				+			
Rainbow Falls Historic Site				 			
Pineries Open Space				1			
Total Park Facility Reservations	445	22024	391	21464	493	17007	

EPC Parks Reservantion Attenance	Current 3/12	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
1-Month and 3-Month Rate-of-Change =	36%																				
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
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
Attendance - Trailing Twelve Month Attendance - Trailing Three Month		91,446 1,686	91,659 1,665	92,330 1,658	97,136 9,846	101,161 25,332	109,506 47,546	115,556 61,123	120,013 66,655	123,231 63,005	124,913 52,258	124,575 30,923	124,261 12,052	124,717 1,490	125,049 2,139	125,653 3,050	127,574 12,703	122,262 22,545	119,433 41,326	120,010 53,559	120,570 64,963
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
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
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
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





Fairgrounds Facility Reservations	2023	2023	2023	2022	2022	2021	2021
Year to Date	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	Rentals	Attendance	Rentals	Attendance
January	8	173	N/A	7	150	0	0
February	14	735	N/A	19	726	6	178
March	12	1160	N/A	13	471	8	459
April	18	7161	N/A	50	2781	20	1608
May	23	4150	N/A	30	3791	16	1496
June	17	4490	N/A	12	391	12	1921
July	13	280	N/A	9	261	1	80
August	12	3869	N/A	38	3496	26	3221
September							
October							
November							
December							
Total	117	22,018	N/A	178	12,067	89	8,963
Fairgrounds Facility Reservations	2023	2023	2022	2022			
August	<u>Rentals</u>	<u>Attendance</u>	Rentals	<u>Attendance</u>			
Swink Hall - Fairgrounds							
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	24	1	15			
Hitch N' Post 4-H Meeting	1	20	1	5			
Jr. Livestock Sale Committee	1	15	1	22			
4-H Club Meeting	1	20	2	200			
Grand Stands Building			5	25			
Calhan Events Concert	1	150					
Track							
BST Auto Race	2	3,000	2	2775			
<u>Barns</u>			4	4			
Livestock Arena			3	300			
Whittemore - Fairgrounds			16	80			
ICBR Dog Show	1	100					
Quinceanera	1	300					
Month Total Fair Facility Reservations	12	3,689	38	3,496			

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	Strtamoor Valley	South	\$50				
Graffity removal (Exterior of restroom)	3/20, 3/30	Widefield Community Park	South	\$200				
Homeless camp clean-up / illegal dumping	5/4/2023	Stratmoor Valley	South	\$90				
Homeless camp clean-up	5/4/2023	Hanson Bridge	South	\$90				
Graffiti removal (Fountain tunnel)	5/4, 5/8, 5/16	Widefield Community Park	South	\$270				
Graffiti removal	5/8, 5/16	Crew Gulch	South	\$180				
Turf damage from vehicle	5/26/2023	Bear Creek Terrace	Central	\$200				
Graffiti removal (boulders, backflow box, wall)	6/28/2023	Stratmoor Valley	South	\$175				
Graffiti removal (playground)	6/29/2023	Stratmoor Hills	South	\$130				
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 distroyed	8/21/2023	Fox Run Regional Park	North	\$900				
			Total	\$4,235				
Volunteerism		202	3	202	2	20	21	
Total for Year	<u>Goal</u>	<u>Volunteers</u>	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		138	728	180	609	106	372	
February Moreh		292	1,302	60	327	100	468 713	
March		229 413	932 1,701	118 407	682 1,830	159 365		
April May		504		491	0.004			
June		501 658	2,225 2,263	225	2,021 1,606	425 299	1579 1,421	
July		444	5,200	650	6,517	680	5,444	
August		470	2,296	303	1,676	283	1584	
September		.,,	_,0	550	.,575	230	1004	
October								
November								
December								
Totals		3145	16,647	2,434	15,268	2,417	13,137	

		20	23					
August		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		20	40					
Fairgrounds Corporation		10	20					
Fair and Events Center		8	40					
Friends of the Nature Centers/Rec. Services		35	244					
Adopt-A-Park / Trail / Volunteer Projects		388	1,917					
Total		470	2,296					
Programming		2023	2023	2023	2022	2022	2021	2021
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		45	1152	4.99	29	452	25	218
February		43	2032	4.95	37	952	27	230
March		89	2376	4.99	48	986	50	753
April		161	5139	4.92	109	3003	58	1006
May		162	4216	4.94	148	5401	84	1377
June		89	2647	4.95	76	1595	68	1361
July		105	36715	4.98	106	28545	71	3601
August		54	5058	5.00	63	4195	58	3598
September								
October								
November								
December								
Totals	800 / 21,000	748	59335	4.97	616	45129	441	12144
		2023	2023	2023				
A	FIII			Evaluation				
August	<u>Facility</u>	<u>Programs</u>	Attendance	Evaluation				
Concert in the Park	BCRP FRRP	4	800					
Concert in the Park- Deep Blue Sea		5	1750	5.00				
Paint Mines Interpretive Hikes	PMIP	2	24	5.00				
Paint Mines Guided Tour - Nextera	PMIP	<u>'</u>	22	5.00				
Black Forest Fest	outreach	1	750	5.00				
Nature Camp: Cattail Kids	FCNC	4	116	5.00				
Native Pollinator Talk and Hike	FCNC	1	11	5.00				
Nature Adventures: Big Blue	FCNC	2	66					
2's & 3's Outdoors: Meadow Marvels	FCNC	2	34					
Top 10 Most Wanted: Noxious Weeds	FCNC	1	19	5.00				
Outreach: Girl Scout Recruitment Event	FCNC	1	50					
Adult Bird Club	FCNC	2	30	5.00				
Monarch Magic	FCNC	1	31					
Custom Program: D11 STEM Pathways Teachers	FCNC	1	17	5.00				

Trailability Program	FCNC	4	12	5.00		
Incredible Insects	BCNC	2	27	5.00		
Adult Programs: Yoga, Forest Bathing, NAI, Photography	BCNC	4	31			
Kids' Morning Out: Foothills Detectives	BCNC	1	13			
Group Visit: Catamount & Dungarven	BCNC	2	20			
Little Wonders: Creek Critters	BCNC	2	48			
Trivia at Fox Run Regional Park	BCNC	1	40			
Trailability	BCNC	2	6			
Nature Explorers: Wondrous Water	BCNC	2	48			
Happy Trails BBQ Fundraiser	BCNC	1	150			
Honey Harvest & Pollinator Celebration Day	BCNC	1	337			
D20 Educator's Retreat	BCNC	1	50			
Fountain Watershed District Roundtable Meeting	BCNC	1	40			
Happy Trails Camper Ambassador Training	BCNC	1	11			
Women's League Cornhole Tournament	FEC	1	80			
Cornhole League	FEC	5	325			
Calhan Cheerleading Practice	FEC	5	100			
TOTALS		64	5058	5.00		
			Paint Mines			
		Fountain Creek	Interpretive	Rainbow Falls		
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	Historic Site		
January	662	731	0	0		
February	811	809	0	0		
March	917	1187	0	0		
April	904	943	3853	0		
May	1222	1175	3434	0		
June	1937	733	2254	0		
July	1698	0	1968	0		
August	1260	127	2357	0		
September						
October						
November						
December						
Totals	9411	5705	13866	0		



HOLLY WILLIAMS

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

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

August 2023

General Updates:

1. Facility rentals have generated \$229,719 which exceeds our \$180,000 annual revenue goal by 27%.

Special Events:

- 1. Sertoma HEARS held their 12th annual fundraiser running event again this month. The proceeds provided seventy hearing aids to local low-income residents.
- 2. Pine Creek High School held a large volleyball tournament at Black Forest Regional Park. The entire senior class participated in the event.
- 3. The US Taekwondo Center and the Independence Center held their annual large-scale community events at Fox Run and Bear Creek Regional Park in August.
- 4. Disc Revolution held a disc golf tournament at Widefield Community Park. The "Clash at the Creek 2023" was a two-day disc golf tournament with approximately 180 participants.
- 5. Colorado Disc Dogs held their second dog agility event of the year at Fox Run Regional Park. This fun dog frisbee competition brought 50 K9 athletes and their handlers to the park.
- 6. Staff issued several permits to local businesses and organizations wanting to include bounce houses in their events. Several food trucks also applied for vendor permits to sell at events at County Parks.
- 7. 9 commercial photography permits were issued for the Paint Mines Interpretive Park.





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PARKS & COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH

Monthly Report – August 2023

Dana Nordstrom, Community Outreach Coordinator

- 1. Creek Week Kick Off: The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 10th annual Creek Week liter and debris cleanup event, planned for September 30 October 9. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo. This year's Creek Week Kick Off is at the Fountain Creek Nature Center, September 30 and Wrap Up is at the Bear Creek Nature Center, October 7. Pick a Date. Pick a Location. Pick it Up. For more information go to www.fountain-crk.org.
- 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. Happy Trails Fundraiser:

Kudos to the Friends of El Paso County Nature Centers, parks staff and volunteers! Our annual fundraiser was delicious and well-attended. Nature Center campers wandered among guests sharing fun facts about critters common to this area. We also had Karen Palus deliver our ask for donations towards our new Fox Run Nature Center.

Fox Run Nature Center:

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





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Parks & Community Services Department

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

Recreation & Cultural Services Division Monthly Report – August 2023

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

The 39th annual **Jazz in the Park** series at Bear Creek Regional Park wrapped up the last concert for the series on August 30. In total, seven concerts took place over Seven Wednesday evenings. Average attendance for the concerts was 192 people per concert, and each concert reached an attendance of at least 150 people, regardless of the weather. In total, the series drew in over 1,350 people over the entire series. More than 90% of the total attendance are 65 and older making this a great recreation outlet for older adults.



• Fox Run Concerts in the Park have taken off this season. Five have taken place and there is one more to go. On August 17 the series hit a personal-best with around 800 people in attendance to watch the Sofakillers. New food trucks this year are giving attendees different and more food options than in previous years, including Rizuto's Ice Cream, These Girls Got Beef, and Crepes-N-Go. Each concert has exceeded more than 200 people in attendance, regardless of the weather. Keeping up with a multi-year tradition, Wirewood Station, a local favorite, will be closing out the series on September 7.



• Two more regularly occurring **Paint Mines Guided Hikes** were executed this month. Hikes continue to reach a minimum of at least ten participants per hike, often reaching close to the max of 15. Compared to last year's average of 6 people per hike, we have exceeded that while averaging 12 people per hike this season. There are four more hikes left this season as we move into the colder months, which are often the best time to visit the Paint Mines.



- Fountain Creek Nature Center hosted seventeen **elementary teachers from D11** to show off the field trip opportunities we offer. The teachers became familiar with the booking process, different themes, walked the site and participated in a pond study and bug sweep together. They left excited to make plans for bringing their students here and exploring the building once reopened.
- Fountain Creek Nature Center is having a great monarch year and celebrated with its annual Monarch Magic program. to learn as a cool, overcast morning turned into the perfect day for learning about the mystery of monarch migration. Participants were the first to be back in the building since the flood and enjoyed a presentation about Fred Urquhart's life-long mission to uncover the overwintering site of monarch butterflies. Searching the milkweed meadow, participants helped find 4 eggs for us to bring in and add to our monarch exhibit, already crawling with caterpillars. Participants finished off the program with metamorphosis craft and discovery time in the exhibit room.



Bear Creek Nature Center was an extra happy place during the Annual Happy Trails BBQ Fundraiser
on August 18! About 150 attendees enjoyed a delectable dinner provided by Buffalo Gals Catering, a
delicious sampling of desserts donated by 12 local businesses, drinks, and live music. While enjoying
food and drink, guests were regaled by campers from Bear Creek and Fountain Creek Nature Centers,
who traveled the room with natural history artifacts to share knowledge gained at nature camps.

Sponsors Heuberger Subaru, Buffalo Gals, Sovereignty Wines and OCC Brewing were instrumental in the success of the event. Funds raised from this year's Happy Trails will support the creation of the new Fox Run Nature Center. Project Champion Karen Palus shared remarks to help connect guests to the vision of the nature center and the impact of their support.

- Bear Creek's annual Honey Harvest was the bee's knees! Almost 300 people buzzed from activity to
 activity on Saturday, August 26, enjoying the beekeepers' demonstrations, the seedball craft, viewing
 pollinators under microscopes, learning from the Broadmoor Garden Club, and acting out the stories. The
 smells of honey from the Beekeepers Association's extraction demo, native flowers given away by the
 Garden Club, and Navajo Tacos and pulled pork from the food trucks filled the air. The day was a sweet
 success!
- How do you explain Bear Creek's school field trips to fifty **District 20 teachers**? You show, not tell! Kylee and Brenda did just that as they led groups of teachers on a nature hike that included snippets of all eight of our field trips. They smelled and touched, explored our habitats, and even caught grasshoppers. We didn't forget the high school teachers who are now very excited to bring their students to our Bear Creek Rocks or Foothills Field Experience trips geared for middle and high school. The event was a win-win as the teachers had fun learning about opportunities for their students and Bear Creek got a great marketing opportunity.
- Fair Clean up happened in record time at the **El Paso County Fair & Events Center**, as we launched straight into our August Events. In addition to our continued Auto Races, weekly Cornhole, and community meetings, August was filled with a Cornhole Tournament, Community Concert, Quinceanera, two Dog Shows and the return of our weekly cheerleading group. Summer may be wrapping up, but the activities at the Fair & Events Center continue strong.

Outreach Events and Other Items:

- On August 12, many volunteers, staff, and administrators attended the Black Forest Festival to promote
 and do community outreach for the new Fox Run Nature Center. Many people expressed the importance
 of this outreach event because it was an event for the community in which the new Center would be built.
 More than 750 people stopped by the booth to give their input on the design, and in return they got a free
 Rizuto's Ice Cream, which they could get at the festival! Besides Fox Run Nature Center outreach,
 general Parks outreach was also achieved, oftentimes introducing new people to what we do.
- Fountain Creek Nature Center helped young girls and their families experience the hidden gems in nature at Girl Scouts of Colorado's recruitment event downtown. Visitors to the booth got to pet wild animal pelts, poke teeth in skulls, and discover teeny tiny bugs in fresh pond water. Girls learned about local mammals and our watershed and how humans affect their health, and families learned about the programs the Nature Centers offer and the beautiful trails they can explore anytime.



Bear Creek Nature Center Programs Coordinator, Kylee Taylor, enjoyed a week in Maine this month! Her
attendance at the annual Association for Nature Center Administrators Summit was an exciting and
insightful experience. Because the conference focused in on the specifics of running a successful nature
center, Kylee felt that she gained new knowledge including fostering great partnerships, creating exhibits
on a small budget, strategic planning, and business practices that can be applied to nature centers. She
hopes to begin applying all these new ideas and information to continue to make Bear Creek Nature
Center a great place to work, play, and grow.









Special Events and Program Calendar September 13 - October 11, 2023

	September 13 - October 11, 2023								
Date	Day of Week	Program	Location	Target Audience	Notes*				
September 13	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person				
September 14, 15	Thursday, Friday	2s & 3s Outdoors: Meadow Marvels	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person				
September 16	Saturday	Girl Scout Badge Day Event	Fountain Creek Nature Center	Girl Scouts; Daisies, Brownies, Juniors	\$5 pe scout. 9-11am and 1-3pm				
September 20	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person				
September 22	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Children in grades Pre-k - 2 and their families	\$4 per person, 2-4pm				
September 23	Saturday	BST Auto Races	Fair & Events Center	All Ages	6pm-10pm / \$20 entry				
September 23	Saturday	What Lives in Fountain Creek?	Fountain Creek Nature Center	All, Ages 10+	\$5 per person, \$4 per member. 10am-12pm				
September 23	Saturday	Nature Haiku Class for Kids	Fountain Creek Nature Center	Ages 7-10	Drop off Program, 1-3:30pm, \$30 per child, \$25 per member child				
September 23	Saturday	Active Adults: Autumn Equinox Evening Hikes	Fountain Creek Nature Center	Adults	5:30-7:30pm. \$10 per person, \$8				
September 27	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person				
September 30	Saturday	Creek Week Kickoff Cleanup	Fountain Creek Nature Center	All	Free! 9am-12pm				
September 30	Saturday	Cool Science Festival	UCCS	All	Free! 10am-4pm				
October 5, 6	Thursday & Friday	Nature Adventures: Tarantulas on Parade	Fountain Creek Nature Center	Children ages 3-6 and their families	9-10:30am, \$3 per person				
September 16	Saturday	Paint Mines Interpretive Hike	Paint Mines Interpretive park	All ages	9:30-11:30am / \$3 suggested donation/person				
September 22	Friday	September Lights Fest	Fox Run	All ages	4:30-8:30				
October 7	Saturday	Take a Kid Mountain Biking Day	Fox Run	17-Feb	9-11am Free				
October 11	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person				
September 16	Saturday	Pawtoberfest	Bear Creek Regional Park	All Ages	8:30-3:00 p.m. Outreach, free				
September 18-19	Monday/Tuesday	Night Sky/Milky Way Photography Workshop	Paint Mines Interpretive park	All Ages	9:00 p.m7:00 a.m., \$300/person				
September 20	Wednesday	Little Wonders: Under a Log	Bear Creek Nature Centers	Ages 2&3 with guardians	9:00-10:15 a.m. and 1:00-2:15 p.m., \$3/person				
September 23	Saturday	Westside Community Center Outreach	Westside Community Center	All Ages	11:00 a.m2:00 p.m.				
September 23	Saturday	Streams & Storms	Bear Creek Nature Centers	Ages 12+	10:00 a.m12:00 p.m. \$3/person				
September 27	Wednesday	Nature Explorers: Happy Hummingbirds	Bear Creek Nature Centers	Ages 4&5 with guardians	9:00-10:30 a.m. and 1:00-2:30 p.m., \$3/person				
September 30	Saturday	Lego Habitats	Bear Creek Nature Centers	All Ages	9:00-10:30, 11:00-12:30, and 1:00- 2:30 \$7/person includes BCNC minifig				
October 4	Wednesday	Forest Bathing Walk	Bear Creek Nature Centers	All Ages	10:00 a.m12:30 p.m. \$30/person				
October 7	Saturday	Creek Week - Fire Mitigation	Bear Creek Nature Centers	All Ages	9:00-12:00, free (volunteer)				
October 10	Tuesday	Discover Bear Creek Training	Bear Creek Nature Centers	Volunteers	10:30 a.m12:00 p.m.				
October 10	Tuesday	Nature's Classroom: Discover Bear Creek	Bear Creek Nature Centers	Pre-K and Kindergarten	1:00-2:30 p.m.\$4/person				
				* Nature Center Members	may receive an additional discount				



COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR) HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION & PARK OPERATIONS DIVISION MONTHLY REPORT AUGUST 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 are in the 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 is currently gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The 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 TrailheadThe 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. These are currently under review. 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 scope of work is now being reviewed by EPC Procurement and Contracts and will be sent out to bid by potential professional consultants in the coming weeks.

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 that a presidential declaration was made for the June storm events. A team from FEMA will be coming soon to start the Public Assistance process which will guide the federal response.

Development Permit Application Reviews - Staff reviewed 4 development permit application to be presented for endorsement at the September 2023 meeting and provided internal administrative comments for an additional 2 applications during August 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 July. Multiple rain events paired with near record high temperatures has increased native vegetation and undesired weed growth throughout the district, requiring additional attention from staff. Parking lot and trail maintenance, landscape bed maintenance and improvements, irrigated and native turf mowing operations, herbicide applications, daily illegal camping checks, playground inspections and El Paso County Fair support have also been priorities during the reporting period.

Finsterwald Irrigation and Landscaping has completed the Bear Creek East non-potable irrigation conversion. This project entailed disconnecting the current irrigation system from the potable water source, connecting it to the non-potable water source, and combining all current irrigation controllers into one centralized location. Park Operations staff maintained oversight during all stages of this project, and we are satisfied all items have been completed to our expectations and standards.

The Downtown team assisted El Paso County Facilities on two unanticipated events during this reporting period. Staff responded to a main line break at the Citizen Services Center and assisted with flooding concerns at the Regional Development Building. The team's response to these events showed their ability to adapt to changing circumstances and respond accordingly. Great job 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 focus for the fairgrounds team this month was post fair cleanup and getting back into normal building rentals. Staff has returned the fairgrounds to its normal operating condition following the fair and have begun an end of summer project list. The team also supported a Quincenera and two Auto Races this month.

The parks team focused on getting the parks back into shape following the County Fair. The team was able to complete a bed renovation project at FRP as well. We are now prepping for Fall applications of seed and fertilizer as well as aeration.

Our district also focused on several park locations that were damaged in the flooding earlier this year. Our goal is to have all of the locations passable for our trail users.

North District:

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

Monthly Summary – The priorities for the North District this month have been trail repairs, irrigation audits, and County Fair support. It was another successful Fair and the North District team was glad to contribute.

Maintaining the roads and drainage at Fox Run Regional Park has been challenging due to the steady precipitation. Culverts, drop boxes, and roads require consistent clean-up to function. We performed several irrigation audits to identify potential problems and adjusted heads, valves, and repaired lines as necessary.

Gleneagle Sertoma performed two days of volunteer work at Fox Run Regional Park and Black Forest Regional Park. They were able to paint all the wooden picnic tables for the properties. We appreciate their support!

There were areas of the New Santa Fe Regional Trail that were becoming overgrown throughout the trail corridor. These areas were mowed for increased safety and function. Signs, benches, and rain shelters were trimmed, and picnic areas at the Baptist Road Trailhead were mowed and trimmed.

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 – Weather patterns have finally stabilized allowing our team the opportunity to complete much needed trail maintenance along the Fountain Creek Regional Trail. Crews added road base material to eroded sections of trail, cleaned out drain structures, and cut back overgrown vegetation.

Another highlight completed by the South District team was a landscape renovation project near pavilion 1 in Fountain Creek Regional Park. The team removed declining vegetation, and added landscape fabric, edging, and decorative rock mulch. The area looks much cleaner and will be easier to maintain moving forward.

The team installed two new field reservation kiosks in Fountain Creek Regional Park. The new kiosks replaced two old kiosks that were severely damaged and faded from years of sun exposure. The new additions provide functional and aesthetically pleasing information centers for upcoming park activities and reservations.

Staff dedicated significant time towards dead tree removal and tree trimming. Many of our active use areas had dead standing trees and low hanging limbs. Removal of the dead trees and hazard limbs will improve overall park aesthetics, mowing efficiency, and irrigation coverage.