

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, April 9, 2025 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Volunteer Program Review: Friends of El Paso County Nature Centers	Theresa Odello, Kelly Ann Blanchard	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Commons at Falcon Field Filing No. 2 Final Plat	Jason Meyer	Endorsement
B. Falcon Reserve Preliminary Plan	Ross Williams	Endorsement
C. The Retreat at Prairie Ridge Filing No. 1 Final Plat	Ross Williams	Endorsement
D. The Retreat at Prairie Ridge Filing No. 2 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	E. Rocky Mountain Cavalry Chapel Filing No. 1 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	N/A		
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the March 12, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
John Wallace, 2nd Vice Chair
Kiersten Steel, 3rd Vice Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Jane Newman
Janna Blanter

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Brian Bobeck, Division Manager - Park Operations
Jason Meyer, Division Manager - Park Planning
Theresa Odello, Division Manager – Rec. & Cultural Services
Ross Williams, Park Planner
Andschana Aljet, Special Events Supervisor
Kylee Taylor, Interpretive Program Specialist
Kyle Melvin, Assistant Park Operations Manager
Adam Robertson, Central District Supervisor
Jamie Haas, South District Supervisor
Ben Dumakowski, North District Supervisor
Adam Baker, East District Supervisor

Absent: Jeremy J. Chatelain, Terry Martinez

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. John Wallace seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve February 12, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried 6 – 0.**
4. Introductions and Presentations:
 - A. **Fox Run Regional Park – Gazebo and Pond Renovation Project Update**

Brian Bobeck updated the board on the wedding gazebo and pond renovation project and showed a PowerPoint presentation. The Fox Run wedding gazebo is beyond its useful life with varying structural issues. The County is making several improvements to the two ponds, relocating the wedding gazebo to the edge of the lower pond and closer to the amphitheater seating, grading, drainage, trail improvements (gravel and concrete), ADA parking and accessibility to existing restrooms and new gazebo / amphitheater area, electrical and lighting, irrigation. The design for renovating the gazebo and ponds is 90% complete with final design anticipated by end of March / early April 2025. Project bid

project for construction in Spring / early Summer 2025, and construction to follow late Summer / Fall 2025.

(Susan Jarvis-Weber joined the meeting at 1:40 p.m.)

B. 2024 Partners in the Park

Todd Marts presented and introduced the 2024 Partners in the Park. El Paso County Parks is deeply committed to preserving and enhancing our regional parks, trails, open spaces, and nature centers. Mr. Marts presented a short video highlighting the powerful impact of our partnerships. Parks and nature centers supervisors joined and thanked the Partners in the Park for their ongoing support. Commissioner Wysong expressed his gratitude as well.

(Meeting recessed for the purpose of taking pictures and light refreshments.)

5. Citizen Comments:

N/A

6. Development Applications:

A. Mayberry Sketch Plan Amendment

Jason Meyer provided an overview of the Mayberry Sketch Plan Amendment. The County typically seeks a 25 ft trail easement. In this case, the County is seeking a 20 ft trail easement along the trail section by Positive Place due to the narrow width of the adjacent lot. Mr. Meyer also addressed questions by board members.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Mayberry Sketch Plan Amendment: (1) designate and provide to El Paso County 25-foot trail easements along the western and eastern sketch plan boundary ensuring a connection from Positive Place to Highway 94, and 20-foot trial easements along Positive Place, (2) the easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to regional and urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s). Jane Newman seconded the motion. The motion passed 7 – 0.

B. Antlers Range Preliminary Plan

Ross Williams provided an overview of the Antlers Range Preliminary Plan.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Antlers Range Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$42,420. Jane Newman seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

N/A

8. Monthly Reports:

Chair Thomas Lachocki inquired about the health & safety classes offered by Theresa Odello. Mrs. Odello stated that as a trained CPR/AED and First Aid instructor it would be beneficial to provide training for volunteers, staff and the public. The Fair support staff along with the Fair Advisory Board will also receive training since they are actively working or volunteering during the County Fair. Staff and volunteers will also receive disability etiquette training in partnership with the Independent Center. Janna Blanter inquired about the Creative Arts Fair Program. Theresa Odello stated that the registration process is being overhauled to make it easier for citizens to register. Crafting competitions for adults are being added this year as well. Chair Thomas Lachocki inquired about the GIS data collection mentioned in the monthly reports. Ross Williams provided an overview. He stated that through the new and improved data sets, it is possible to create better more accurate maps. A new map for Black Forest Regional Park is now available.

9. Board/Staff Comments:

Theresa Odello highlighted additional classes and events offered by the nature centers. She provided the board members with an invitation to the upcoming Nature Center Volunteer Celebration which will take place on March 25th at the Fountain Creek Nature Center.

10. Adjournment:

Vincent Prins made a motion to adjourn. Janna Blanter seconded the motion. The meeting was adjourned at 3:01 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Volunteer Program Review:
Friends of El Paso County Nature Centers

Agenda Date: April 9, 2025

Agenda Item Number: #4 - A

Presenter: Theresa Odello
Division Manager, Recreation & Cultural Services
And Kelly Ann Blanchard, Volunteer Program
Coordinator for Friends of EPC Nature Centers

Information: X **Endorsement:**

Background Information:

The Friends of El Paso County Nature Centers is a 501(c)3 nonprofit organization whose mission is to support the two (soon to be three) nature centers. The organization is comprised of an executive board of elected officers and a general membership governed by official Bylaws and Articles of Incorporation. For more than 30 years the Friends organization has provided volunteer hours and funds to support outstanding interpretive programs and services to El Paso County residents.

Volunteers are essential to supporting the nature centers with their mission to connect people to their natural and cultural resources and inspire them to become stewards of the parks and our environment. This presentation will review the work and accomplishments of the volunteers in 2024, and also give a brief overview of the volunteer program as a whole.

Attachment:

Volunteer Program Presentation

Recommended Action:

Information Only



The Friends of El Paso County Nature Centers Volunteer Program

Presented by Kelly Ann Blanchard,
Volunteer Coordinator



Volunteers in Action

- 80 active volunteers in 2024
- 4,762 hours contributed by volunteers (197 days!)
- Value of \$159,479
- 21 new volunteers in 2024
- Already welcomed 12 new volunteers in 2025



Volunteers in Action



Front
Desk

Environmental
Education



Special
Events

Trailability



Outreach

Restoration
Crew



Training



Interpretation



Environmental Education



Volunteer Portal

Social Opportunities



January Jubilee



Fox Run Volunteer Day



Flora & Fauna Walks

Annual Volunteer Recognition Dinner

- Socializing, dinner, live music, and awards ceremony recognizing volunteer achievements
- 55 volunteers and guests
- 38 people volunteered more than 40 hours
- 4 volunteers gave more than 200 hours
- Top volunteer = 350 hours!
- Exemplary Volunteer Award





Thank You



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Commons at Falcon Field Filing No. 2 Final Plat

Agenda Date: April 12, 2025

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Park Planning Division Manager

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Drexel, Barrel & Co. on behalf of Falcon Field LLC., of the Commons at Falcon Field Filing No. 2 Final Plat. This proposed suburban residential development consists of 74 single-family lots on 20.40 acres and is zoned RR-5000. The project site is located east of the intersection of Woodmen Road and Highway 24 in the Falcon area.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The existing Rock Island Primary Regional Trail runs east-west along the northern side of Highway 24. The Woodman Road Bicycle Route is also in the vicinity of this project but ends at the intersection of Woodmen Road and Highway 24. Both the trail and bicycle route are accessible to this project site via pedestrian crossings at the Woodmen Road and Highway 24 intersection.

As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Commons at Falcon Field Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$37,370 and urban park fees in the amount of \$22,422 to be paid at time of the recording of this Final Plat.

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Park Planning - Environmental Services - CSU Extension Office

February 6, 2025

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: Commons at Falcon Field 2

PCD Reference #: SF255

Application Type: Final Plat

Total Acreage: 18.90

Total # of Dwelling Units: 74

Applicant / Owner:

Proterra Properties
1864 Woodmoor Drive
Monument, CO 80123

Owner's Representative:

Drexel Barrell & Co
101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

Dwelling Units Per 2.5 Acres: 9.79

Regional Park Area: 4

Urban Park Area: 3

Existing Zoning Code: CR, RS-5000, RM-12

Proposed Zoning Code: CR, RS-5000, RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 74 Dwelling Units = 1.436

Total Regional Park Acres: 1.436

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 74 Dwelling Units = 0.28

Community: 0.00625 Acres x 74 Dwelling Units = 0.46

Total Urban Park Acres: 0.74

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 74 Dwelling Units = \$37,370

Total Regional Park Fees: \$37,370

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 74 Dwelling Units = \$8,806

Community: \$184 / Dwelling Unit x 74 Dwelling Units = \$13,616

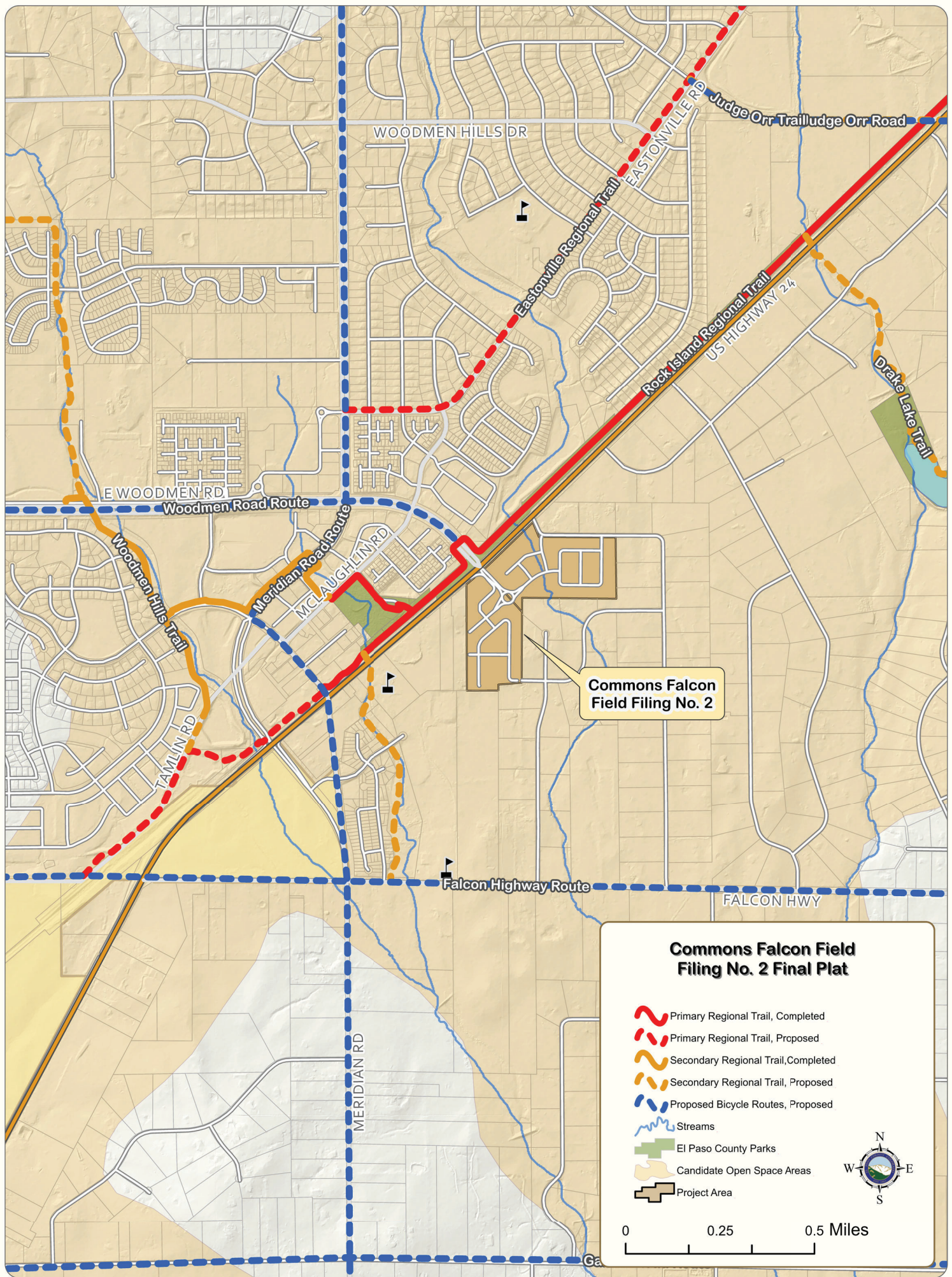
Total Urban Park Fees: \$22,422

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 Commons at Falcon Field Filing No. 2 Final Plat: (1) fees in lieu of land dedication for regional park purposes in the amount of \$37,370 and \$22,422 in urban park purposes will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation:

N/A





Drexel, Barrell & Co.

February 4, 2025

El Paso County Planning & Community Development

Attn: Ryan Howser

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St, Suite 100
Colorado Springs, CO 80903

719 260-0887
719 260-8352 Fax

RE: Letter of Intent - The Commons at Falcon Field Filing No. 2
PCD File No:

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Final Plat submittal for The Commons at Falcon Field Filing 2, on behalf of Falcon Field, LLC and Proterra Properties.

Project Location & Description

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northernmost parcel (4307000001) contains an area of Zone A Floodplain designation. A CLOMR has been approved to modify the floodplain and a LOMR application will address the revision after construction.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. A final plat for the entire property – Filing No. 1 – is currently in the review process with El Paso County. Tracts F&G are identified on the Filing No. 1 Final Plat for future residential use. Filing No. 2 is a replat of Tract F of Filing No. 1 and is specifically related to the RS-5000 residential area with 74 lots proposed over 18.9-acres. Filing No. 3 will replat Tract G as the RM-12 residential area with 95 lots proposed over 17.7-acres, at a later date.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

Preliminary Plan

The preliminary plan for The Commons at Falcon Field was approved for 169 residential lots and 8 commercial lots on September 12, 2024. The proposed 74 residential lots for Filing 2 has not changed from the approved Preliminary Plan.

Project Justification

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate

and downstream neighborhoods that have impact from growth in the area. Supportive development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

Land Development Criteria for Approval

Per section 7.2.1.D.3.f in the Land Development Code, this project meets the following criteria:

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

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities. The preliminary plan was found to be within general compliance and this Final Plat is consistent with that plan.

- 2. The subdivision is in substantial conformance with the approved preliminary plan.*

This subdivision is in substantial conformance with the approved preliminary plan. The overall Commons at Falcon Field development is planned to be subdivided into multiple filings to improve the economics of developing the site in its entirety. At this time three separate filings are proposed for the commercial area and separate residential areas.

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

The El Paso County subdivision design standards and regulations are being utilized for the project design and are met by this letter of intent and all supportive documents submitted with this application.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This Final Plat is in conformance with the goals of the Plan and the approved Preliminary Plan to meet corridor improvement plans for growth and access to goods and services in the area. The proposed use addresses a development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

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

approval, such finding was previously made by the BoCC at the time of preliminary plan approval.

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided. A finding of sufficiency was found with the approved preliminary plan.

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

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

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures have been incorporated into the final design.

- 7. Adequate drainage improvements complying with State Statute [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

- 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.*

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection. The Rio Lane intersection with Highway 24 will be removed, and Rio Lane rerouted through this property.

- 9. Necessary services, including police and fire protection, recreation, utilities, and transportation system, are or will be available to serve the proposed subdivision.*

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. All have provided will-serve letters for the subdivision.

10. The final plans evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

Falcon Fire Protection District will provide fire protection and emergency services and have provided a will-serve letter for the property.

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

Offsite impacts are anticipated to be minimal, and have been discussed with adjacent affected landowners. Utility connections and drainage improvements will be constructed within established easements.

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

The Subdivision Improvements Agreement (SIA) and related Financial Assurance Estimate (FAE) addresses all concerns related to financial guarantees/construction of infrastructure and public facilities.

There are no common areas requiring maintenance in this filing. There are easements for drainage and utility purposes. The easements allow for Falcon Field Metro District (Detention Ponds) and the utility company entities to have access for maintenance, etc.

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

This subdivision meets the noted sections.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

A Notice to Mineral Estate Owners has been provided to the County, attesting that no mineral estate owners were found.

Contact Information

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

Owner/Developer:

Falcon Field, LLC
Proterra Properties
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., President
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Commons at Falcon Field Final Plat acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

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

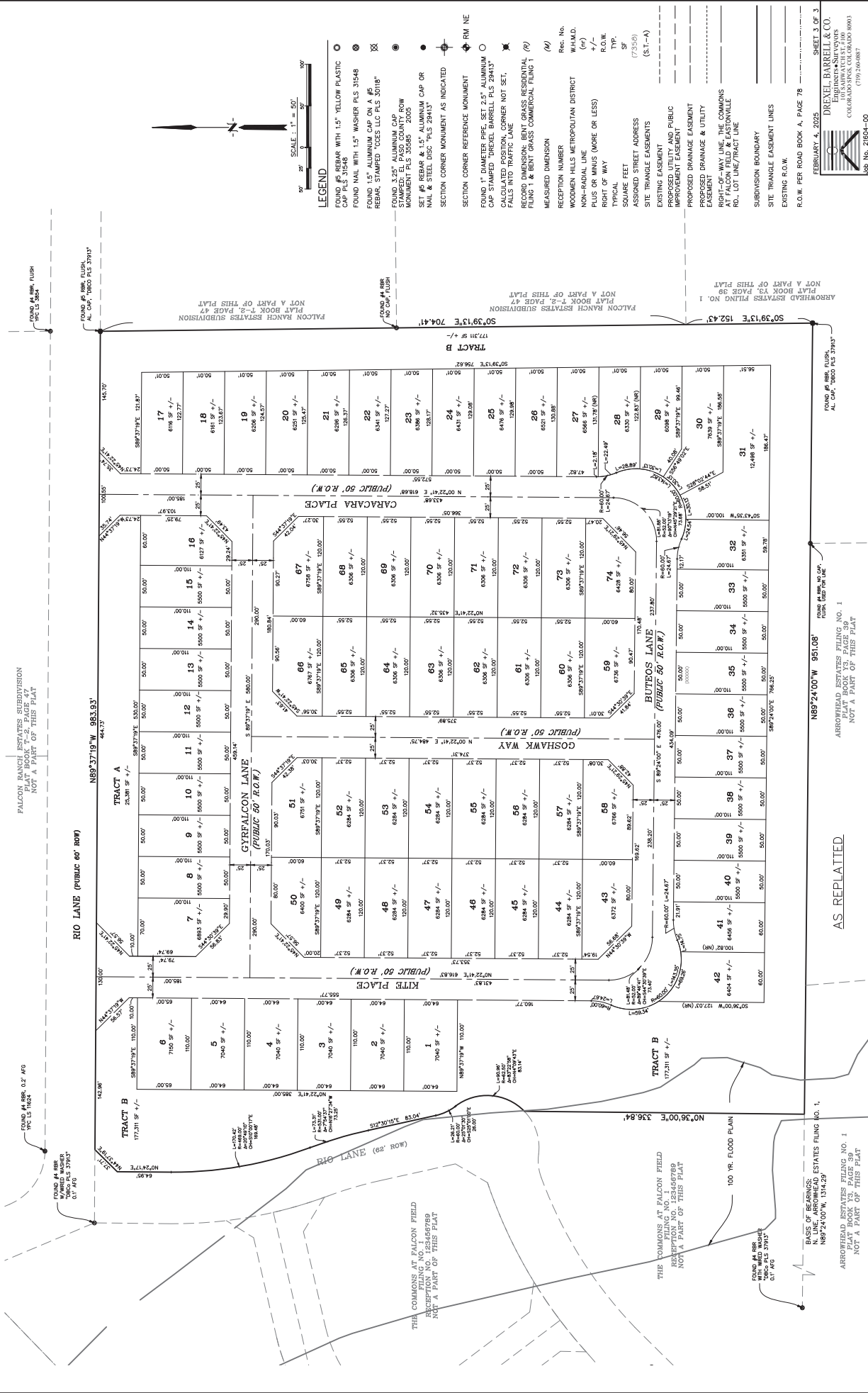
Drexel, Barrell & Co.
Tim D. McConnell, P.E.
President

TRACT F, THE COMMONS AT FALCON FIELD FILING NO. 1, LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



THE COMMONS AT FALCON FIELD FILING NO. 2

A REPLAT OF TRACT F, THE COMMONS AT FALCON FIELD FILING NO. 1, LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64, WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Falcon Reserve Preliminary Plan

Agenda Date: April 9, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group on behalf of Babcock Land Corporation for endorsement of the Falcon Reserve Preliminary Plan and concurrent rezoning to RM-12 for multi-family residential lots. Consisting of 160 residential lots over 39.38 acres with a minimum lot size of 3,500 square feet, Falcon Reserve is located immediately adjacent and northwest of the intersection of Meridian Road and Stapleton Drive within the original bounds of the Paint Brush Hills Sketch Plan.

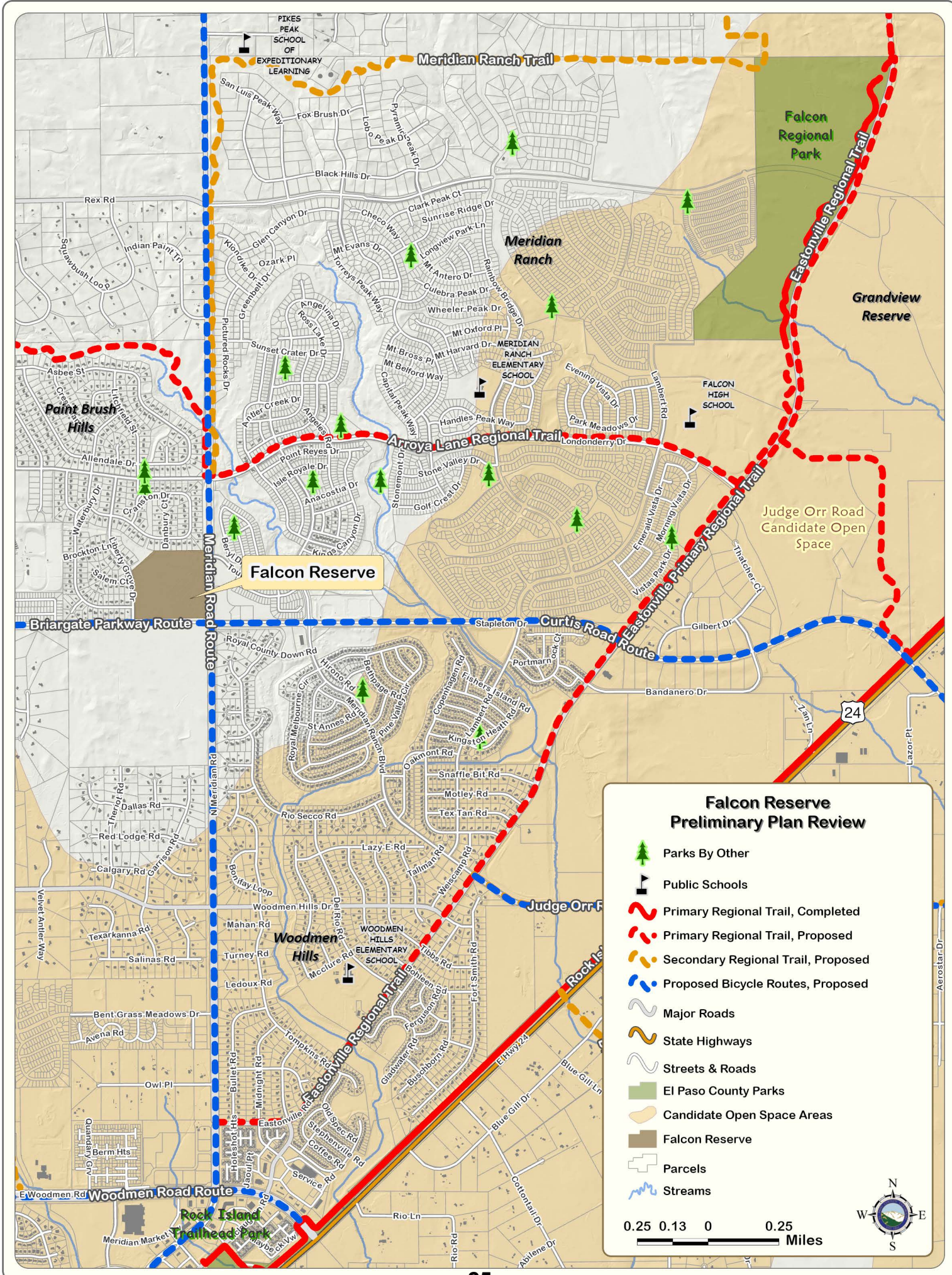
The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.25 miles north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located immediately east and south, respectively, contained within right-of-ways for Meridian Road and Stapleton Drive.

Although not subject to the El Paso County Land Development Code's 10% open space requirement, the open space dedication proposed within Falcon Reserve comprises 13.33 acres or 33.9% of the development, which includes parks, open space, landscape tracts, and stormwater detention facilities, the latter of which does not exceed 50% of the open space allotment. A 1.76-acre neighborhood pocket park is located in the northwestern corner of the development, while a trail and sidewalk network provide pedestrian connectivity through the development.

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication, as outlined on the attached Development Application Review Form.

Recommended Motion (Preliminary Plan):

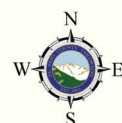
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Reserve Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$80,800 and urban park purposes in the amount of \$48,480 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Falcon Reserve Preliminary Plan Review

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Areas
- Falcon Reserve
- Parcels
- Streams

0.25 0.13 0 0.25 Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

April 9, 2025

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

Name:	Falcon Reserve Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-25-002	Total Acreage:	39.38
		Total # of Dwelling Units:	160
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.16
Babcock Land Corporation	Matrix Design Group	Regional Park Area:	2
Jeff Mark	Jason Alwine	Urban Park Area:	3
212 North Wahsatch St, Suite 301	2435 Research Parkway, Suite 300	Existing Zoning Code:	CR
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Proposed Zoning Code:	RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
		Neighborhood:	0.00375 Acres x 160 Dwelling Units =	0.60
		Community:	0.00625 Acres x 160 Dwelling Units =	1.00
0.0194 Acres x 160 Dwelling Units =	3.104	Total Urban Park Acres:		1.60
Total Regional Park Acres:	3.104			
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood: \$119 / Dwelling Unit x 160 Dwelling Units =		\$19,040
		Community: \$184 / Dwelling Unit x 160 Dwelling Units =		\$29,440
\$505 / Dwelling Unit x 160 Dwelling Units =	\$80,800	Total Urban Park Fees:		\$48,480
Total Regional Park Fees:	\$80,800			

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 Falcon Reserve Preliminary Plan: require 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 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

FALCON RESERVE
LETTER OF INTENT
REZONE AND PRELIMINARY PLAN

February 21, 2025



PREPARED FOR:
Babcock Land Corp
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:
Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Babcock Land Corp
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

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

Civil Engineer: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305
Colorado Springs, CO 80903
Office: (719) 955-5485

Tax Schedule No: 5225400001

Acreage: 40 Acres

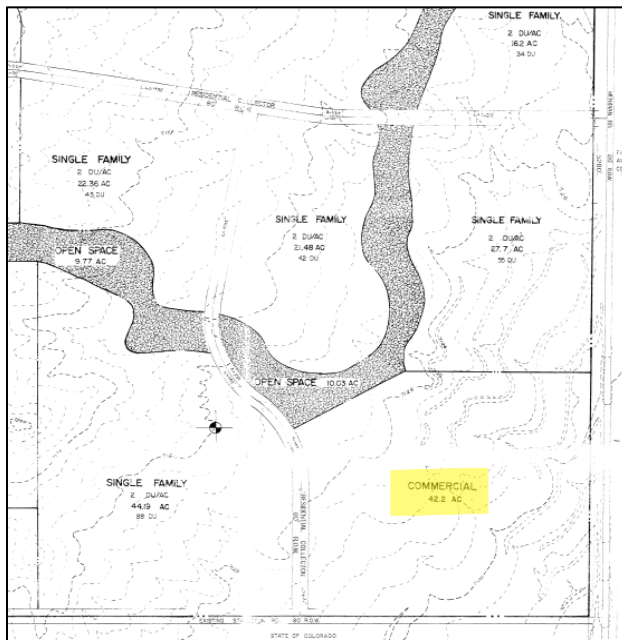
Site Location, Size, Zoning:

Matrix Design Group, on behalf of Babcock Land Corp, is respectfully submitting rezone and preliminary plan applications for the proposed Falcon Reserve residential project. The proposed submittal seeks to rezone 40 acres from CR to RM-12 and includes a preliminary plan for 160 single family detached residential lots at approximately 4 DU per Acre. The Paint Brush Hills Sketch Plan, recorded on May 18, 1984, depicts Commercial. The proposed rezone application submittal proposes Residential Multi-Dwelling District (RM12) zoning which allows for up to 12 dwelling units per acre and is intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development.

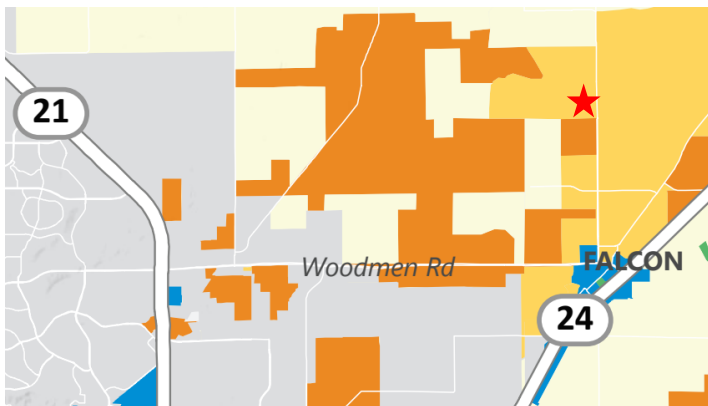
The site is bordered by Stapleton Drive to the south; Liberty Grove Drive to the west; Meridian Road to the east; developed Paint Brush Hills zoned single-family property to the north (RS-20000). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain.

Request & Justification:

The purpose of this application is to request approval of a Rezone and Preliminary Plan for the Falcon Reserve project located at the NW corner of Meridian Road and Stapleton Drive.

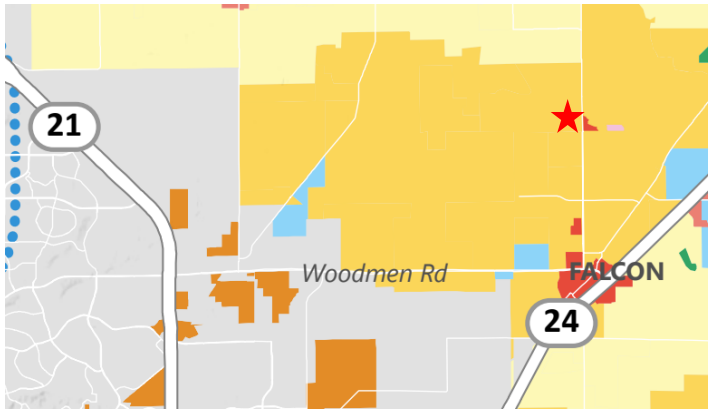


The proposed submittal seeks to rezone approximately 40 acres from CR to RM-12 zone district. The proposed rezone parcel is currently zoned CR and is part of the Paint Brush Hills Sketch Plan, recorded on May 18, 1984. This Master Plan depicts the parcel as Commercial. The straight zone district designation will make future development more streamlined as the RM-12 zone district outlines the design standards and guidelines for which the development must follow. A proposed preliminary plan illustrates 160 single-family lots of approximately 3,825 to 7,700 square feet in size each.



The subject site is within the Area of Change, Minimal Change: Developed. This includes developed areas that are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses. The proposed residential use seeks to utilize a vacant piece of

ground with more intense uses as anticipated within these areas.



The subject site is within the Placetype of Suburban Residential. The primary land use within Suburban Residential is Single-Family Detached Residential and includes supporting land uses of Single-Family Attached, Multi-Family, Parks/ Open Space, Commercial Retail, Commercial Service, and Institutional. The proposed residential zone and use

conforms to this placetype.

Residential Multi-Dwelling District (RM-12) Zoning Requirements

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. Use Types will conform to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Falcon Reserve project would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is in face within a Suburban Residential placetype in the Area of Change: Minimal Change and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs continue to experience a housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Falcon Reserve project will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1:** Promote development of a mix of housing types in identified areas and **Goal HC3:** Locate attainable housing that provides convenient access to good, services and employment. The Falcon Reserve development is near existing highways and major roadways; will utilize existing infrastructure to help keep lot cost down; and would be located near

existing commercial activity centers which provide numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Falcon Reserve development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4: Continue to encourage policies that ensure "development pays for itself"**.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Falcon Reserve development will require public street roadways and sidewalks to be designed and built to El Paso County Standards.

El Paso County Preliminary Plan Approval Criteria:

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
The site meets the Your El Paso County Master Plan's goals as listed above.
2. *The subdivision is consistent with the purposes of this Code;*
The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
The subdivision is in conformance with the subdivision design standards and requests a rezone from CR to RM-12 straight zoning.
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 has been committed to and will be provided for by the Paint Brush Hills Metropolitan District. Paint Brush Hills Metropolitan District provided a water commitment letter that has been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.

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;

A public wastewater system will be provided for by the Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District provided a commitment letter that has been included as part of this application indicating capacity to provide wastewater disposal services for this development.

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

A "Soils and Geology Study", Falcon Reserve, El Paso County, Colorado" (RMG-Rocky Mountain Group, July 14, 2022) is included with the submittal package. As part of this study, 5 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface water, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

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

Adequate drainage improvements; complying with State law, the EPC Land Development Code and the ECM are proposed and illustrated on the drawings. There are three proposed ponds located within the Falcon Reserve property boundary and one pond offsite, all to be owned and maintained by the Falcon Reserve Metropolitan District. A preliminary drainage report for this development has been included for review and approval by El Paso County.

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

The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All internal streets will be public and will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. **Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.**

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

Legal and physical access will be provided to all parcels by public rights-of-way.

10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*

The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and south consisting of single family residential or open space. Commercial exists to the east across the Meridian Road ROW. **The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both a pocket park and open space.**

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

All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

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

The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.

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

The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. There are no deviation requests at this time.

El Paso County Map Amendment (Rezoning) Approval Criteria:

1. *The application is in general conformance with the El Paso County Master Plan*

including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

The application is in conformance with the El Paso County Master Plan as listed above.

2. *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;*

The Paint Brush Hills Sketch Plan depicts Commercial on the subject parcel and the parcel is currently zoned CR. The proposed rezone application submittal proposes RM-12 zoning to allow single-family residential.

3. *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*

The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and south consisting of single family residential or open space. Commercial exists to the east across the Meridian Road ROW. The new development will be in harmony with the existing surrounding character of the area.

4. *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.*

The proposed submittal is suitable for the intended land use and meets the use and dimensional standards in Chapter 5 of the Land Development Code, for the intended zone district of RM-12 as illustrated on the Preliminary Plan.

El Paso County Water Master Plan:

Falcon Reserve Filing No. 1 is within the Paintbrush Hills Metropolitan District as stated in the Water Master Plan for Paint Brush Hills Metropolitan District Update, dated September 2020, by RG and Associates, LLC. Water services will be provided by Paintbrush Hills Metropolitan District. The Commitment Letter is included in the Appendix of the Water Resources Report and reflects the most updated irrigation square footages and consumption estimates for the residential uses involved in the project.

In addition, Falcon Reserve meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies

through integrated master planning of site planning, landscape and water resource best management practices.

Total Number of Residential Units, Density, and Lot Sizes:

160 single family detached residential lots at approximately 4 DU per Acre. Lots range in size from 3,825 to 7,700 square feet each.

Total Number of Industrial or Commercial Sites:

No commercial or industrial sites are proposed.

Phasing Plan and Schedule of Development:

The project will be constructed in one phase.

Areas of Required Landscaping:

The proposed internal landscape design, adjacent buffering, and streetscape planting requirements shall comply with the EPC LDC and Appendix D Landscaping and Planting Manual. The landscape design is shown with this Preliminary Plan submittal.

Types of Proposed Recreational Facilities:

A pocket park is currently proposed in the northwest portion of the site.

Traffic Engineering:

Vehicular access as illustrated in the Traffic Impact Study is proposed with all roadways to be public. The site is located within El Paso County Public Improvement District (PID) #2. Road impact fees to be calculated at time of building permit as may be required.

School District:

El Paso County School District #49

Proposed Services:

- | | |
|-----------------------|-----------------------------------------|
| 1. Water: | Paint Brush Hills Metropolitan District |
| 2. Wastewater: | Woodmen Hills Metropolitan District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Falcon Fire Protection District |
| 6. School: | El Paso County School District #49 |
| 7. Roads: | El Paso County Road and Bridge |
| 8. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the Rezone Application:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0551G' effective date December 7, 2018.

Site Geology: A Soils and Geology Study, by RMG – Rocky Mountain Group, is submitted with this application.

Wetlands: There are no natural drainage areas or natural drainage ways or water courses found on site. As a result, there are no wetlands present. All drainage and erosion criteria will be met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to

help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

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

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

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Falcon Reserve with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

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

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

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

Deviation Requests (see Deviation Request and Decision Forms):

none

Waiver Requests (see Waiver Request):

none

FALCON RESERVE

EL PASO COUNTY, CO

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, T12S, R65W OF THE
6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE PAINT BRUSH HILLS METROPOLITAN DISTRICT AND/OR WOODMEN HILLS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON RESERVE AND/OR THE FALCON RESERVE DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR FALCON RESERVE.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- WATER SERVICE PROVIDED BY PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- WASTEWATER SERVICE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

- THENCE N00°55'35"W A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
- THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF 21°36'12", THE CORD OF 228.64 FEET WHICH BEARS N11°43'41"W;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO 4" THE FOLLOWING TWO COURSES:

- THENCE N47°46'39"E, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
- THENCE N89°31'10"E A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

THENCE S00°28'50"E ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;

THENCE N89°04'25"W ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON RESERVE METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- VEHICULAR ACCESS AS ILLUSTRATED IN THE TRAFFIC IMPACT STUDY IS PROPOSED WITH ALL ROADWAYS TO BE PUBLIC. THE SITE IS LOCATED WITHIN EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID) #2. ROAD IMPACT FEES TO BE CALCULATED AT TIME OF BUILDING PERMIT AS MAY BE REQUIRED.

LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED, URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATION HAS BEEN LOCATED IN TRACT B AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE FALCON RESERVE METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT AND LOCATIONS TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE FALCON RESERVE METROPOLITAN DISTRICT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

- INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE FALCON RESERVE METRO DISTRICT CCRs AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON RESERVE, AND THE FALCON RESERVE DESIGN GUIDELINES.

FLOODPLAIN NOTE:

THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE MAP, COMMUNITY MAP NUMBER '08041C0551'G' EFFECTIVE DATE DECEMBER 7, 2018.

GEOLOGY & SOILS:

A "SOILS AND GEOLOGY STUDY", FALCON RESERVE, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JULY 14, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 5 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, COMPRESSIBLE SOILS, SEASONAL SURFACE WATER, FAULTS AND SEISMICITY, RADON, AND PROPOSED GRADING, CUTS & MASSES OF FILL, AND EROSION CONTROL. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED BABCOCK LAND CORP
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20__ A.D.

AUTHORIZED AGENT, MANAGER _____

STATE OF COLORADO)
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO RM-12 HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION
_____ AND DATE _____, APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20__ AT _____ O'CLOCK A.M./P.M. AND WAS
RECORDED PER _____

RECEPTION NO. _____

_____ EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: CR

PROPOSED ZONING: RM-12

CURRENT LAND USE: VACANT LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	39.38 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	160 D.U.
PROPOSED GROSS DENSITY	4.06 D.U./AC

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (160 LOTS)	18.12 AC	46.0%
OPEN SPACE/ LANDSCAPE/ DETENTION	13.33 AC	33.9%
PUBLIC STREETS RIGHT-OF-WAY	6.54 AC	16.6%
RIGHT-OF-WAY DEDICATION	1.39 AC	3.5%
TOTAL	39.38 AC	100.0%
NOTE: TOTAL OPEN SPACE REQUIRED IS 20% OF TOTAL ACREAGE, 39.38 AC X .20 = 7.876 ACRES TOTAL OPEN SPACE PROVIDED IS 33.9% = 13.33 ACRES		

SHEET INDEX:

01	CS01	TITLE SHEET
02	DT02	TRACT MAP & DETAILS
03	DT03	DETAILS
04-07	SP01-04	SITE PLANS
08	LT01	LANDSCAPE TITLE SHEET
09	LD01	LANDSCAPE DETAILS
10-13	LS01-04	LANDSCAPE PLANS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80900
PHONE: (719) 575-0100
FAX: (719) 575-0208

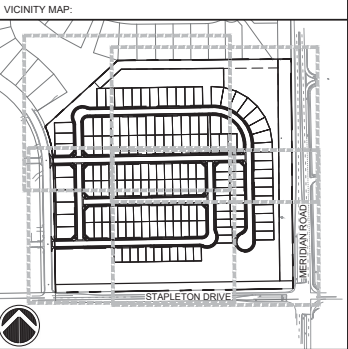
CIVIL ENGINEER:

M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 655-5485

OWNER/DEVELOPER:

BABCOCK LAND CORP
212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:

**FALCON RESERVE
PRELIMINARY PLAN**

**EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

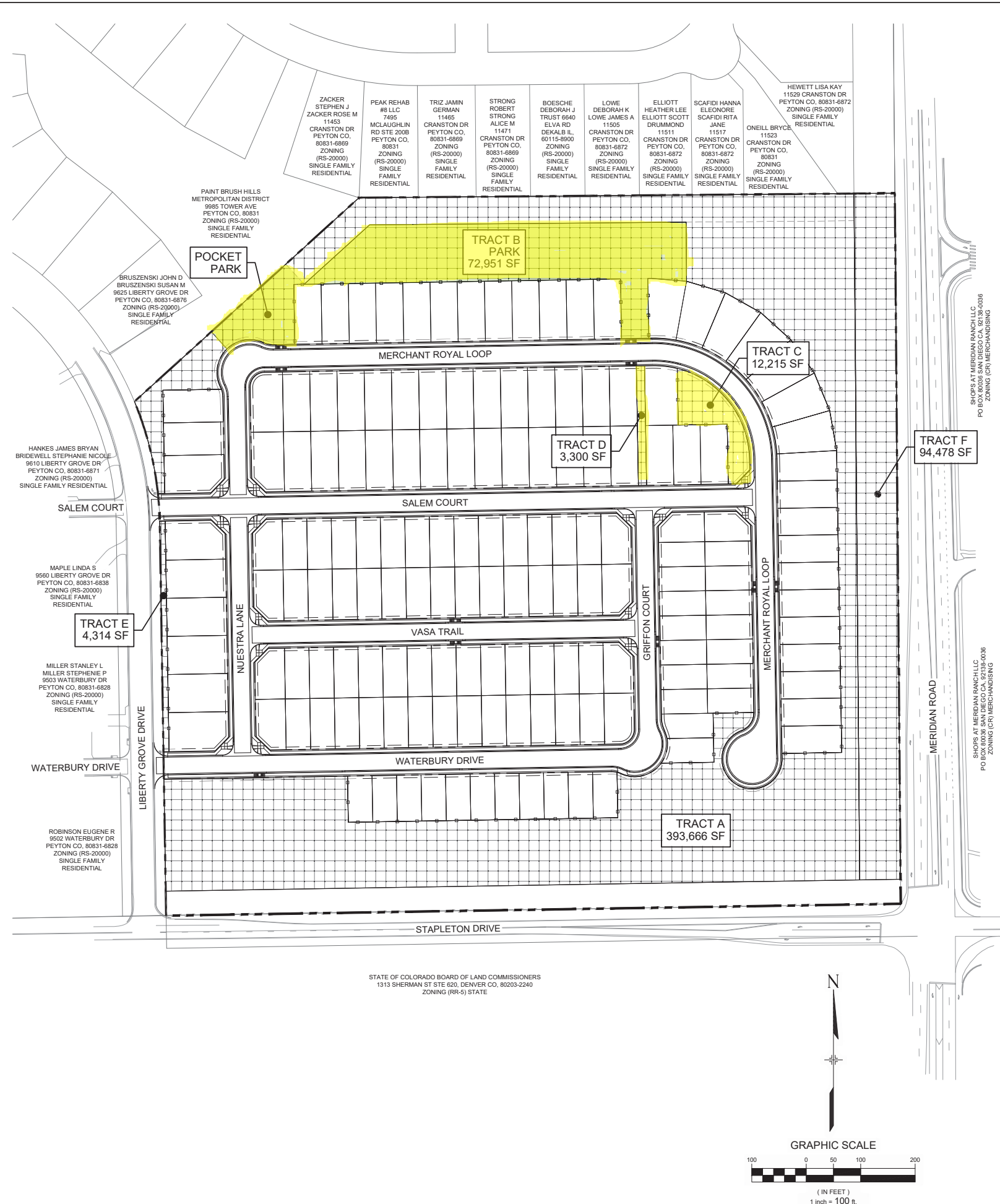
TITLE SHEET

CS01

SHEET 01 OF 13

FILE NO.:

FILE LOCATION: S:\21.1120.008 FALCON RESERVE\100 DWG\10104 PLAN SETS\PRELIM\PLAN001.DWG



FALCON RESERVE

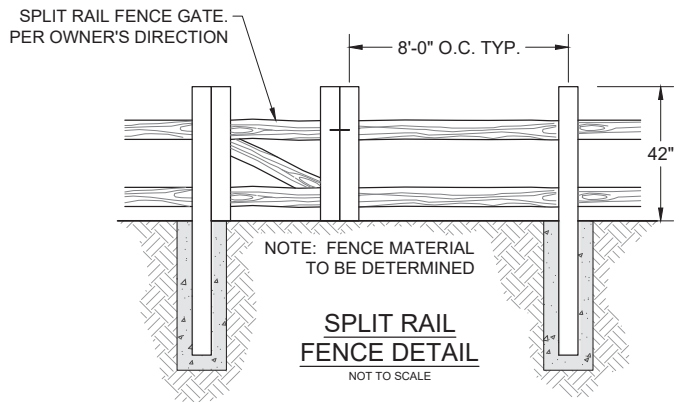
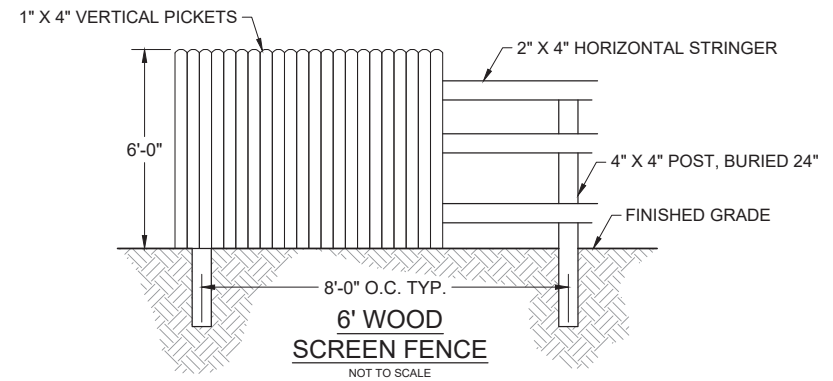
EL PASO COUNTY, CO

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	393,654	X	X	X	X	X	FRMD	FRMD
B	72,951	X	X	X	X	X	FRMD	FRMD
C	11,890	X		X	X	X	FRMD	FRMD
D	3,300	X		X	X	X	FRMD	FRMD
E	4,314	X		X	X	X	FRMD	FRMD
F	94,478	X		X	X	X	FRMD	FRMD
580,588								

FRMD = FALCON RESERVE METROPOLITAN DISTRICT



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-0100, FAX: (719) 575-0208
CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC., SUITE 305, 212 N WAHSATCH AVE, SUITE 305, COLORADO SPRINGS, CO 80903, PHONE: (719) 955-5485
OWNER/DEVELOPER:
BABCOCK LAND CORP
212 N WAHSATCH AVE, SUITE 301, COLORADO SPRINGS, CO 80903, (719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:
**FALCON RESERVE
PRELIMINARY PLAN**
EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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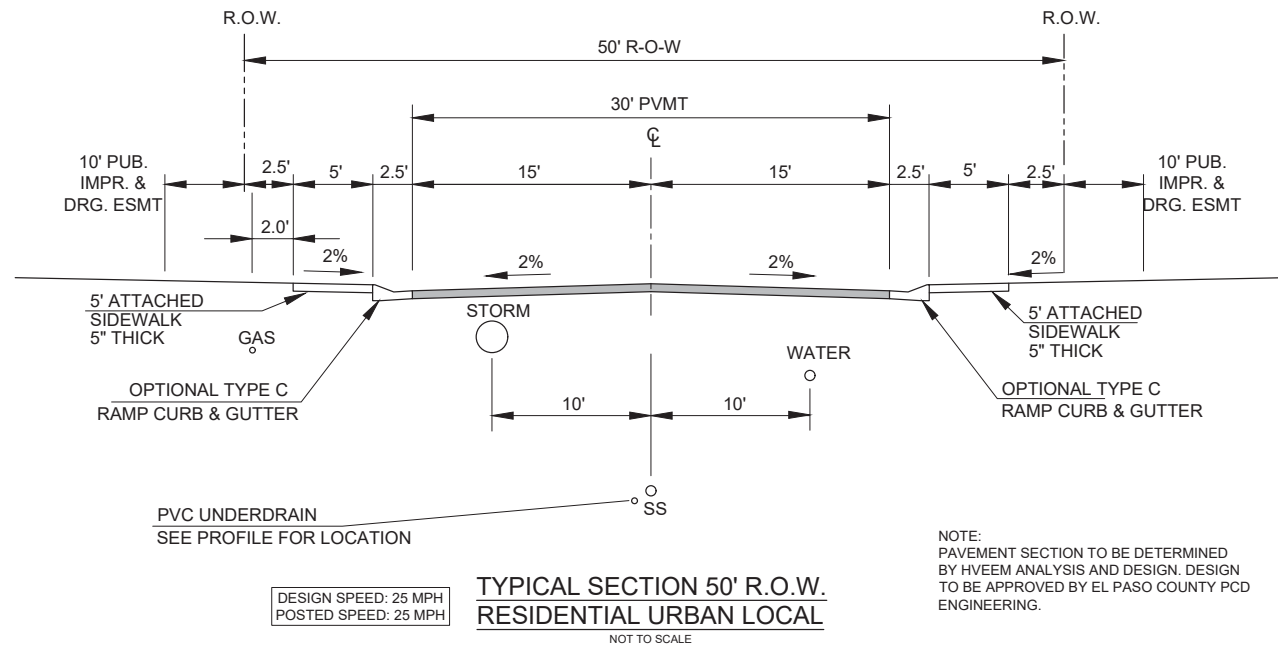
DRAWING INFORMATION:
PROJECT NO: 21.1129.008
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**TRACT MAP AND
DETAILS**

DT01
SHEET 02 OF 13

FILE NO.:

EL PASO COUNTY, CO
PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HVEEM ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.

DIMENSIONAL STANDARDS FOR LOTS 1-160

1. MINIMUM LOT AREA:
A. DWELLING, SINGLE FAMILY: 3,500 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 70%
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (40')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS OR A SPECIALLY SITED DRAINAGE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
B. SIDE YARD: FIVE FEET (5')
C. REAR YARD: FIFTEEN FEET (15')
D. CORNER YARD : FIFTEEN FEET (15')
7. ACCESSORY STRUCTURE STANDARDS:
A. SAME AS PRINCIPLE

8. PROJECTION INTO SETBACKS
- A. AN ENCLOSED PORCH, 4 FEET BY 4 FEET OR LESS, MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK.
 - B. OPEN AND UNENCLOSED PATIOS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
 - C. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
 - D. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
 - E. ONE CARPORT MAY EXTEND INTO THE REQUIRED FRONT YARD SETBACK TO A POINT OF NO LESS THAN 5 FEET FROM THE PROPERTY LINE AS LONG AS ANY SITE VISIBILITY IS MAINTAINED, AND INTO THE SIDE AND/OR REAR YARD SETBACK. ADEQUATE SIGHT DISTANCE AT ALL DRIVEWAY ACCESS POINTS SHALL NOT BE OBSTRUCTED BY THE INSTALLATION OF A CARPORT. NO PORTION SHALL PROJECT INTO A PEDESTRIAN OR EQUESTRIAN WALKWAY, A PRIVATE OR PUBLIC RIGHT-OF-WAY, OR ANY UTILITY OR DRAINAGE EASEMENT UNLESS WRITTEN PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT HAS BEEN OBTAINED.
 - F. CARPORTS SHALL COMPLY WITH CLEAR ZONE REQUIREMENTS IN SECTION 2.3.2 AND TABLE 2-7 OF THE ECM.
 - G. WINDOW WELLS MAY EXTEND INTO THE REQUIRED SIDE AND REAR YARD SETBACK. NO PORTION SHALL PROJECT INTO ANY UTILITY OR DRAINAGE EASEMENT EXCEPT WITH THE PERMISSION THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT.

1. LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A SIGHT DISTANCE EASEMENT SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

BABCOCK LAND CORP
212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.008
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DRAWN BY: RAE

CHECKED BY: JRA

APPROVED BY: IRA

SHEET TITLE: _____

SHEET 03 OF 13

FILE NO.:

FALCON RESERVE

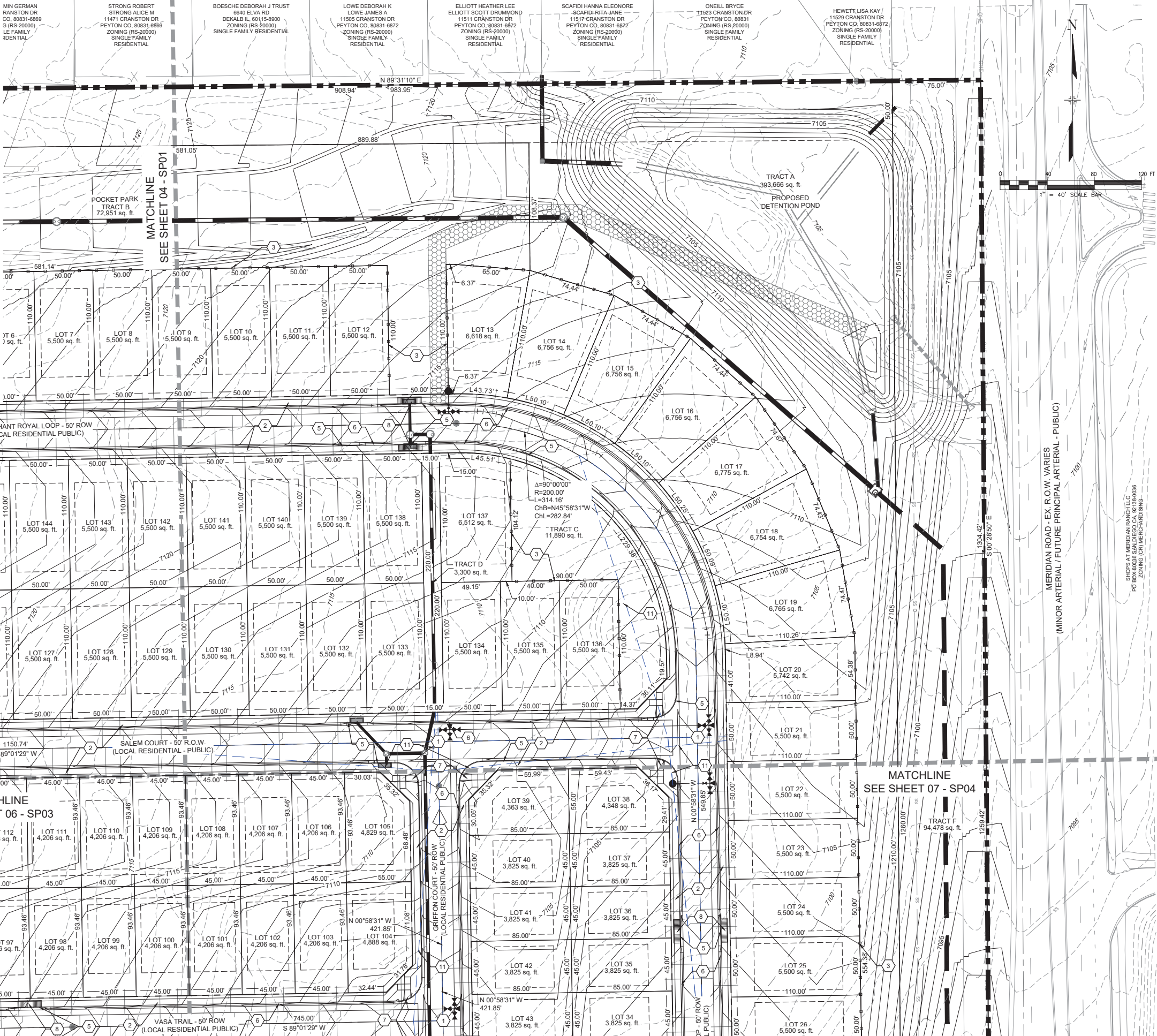
EL PASO COUNTY, CO
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED POND ACCESS
PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80902
PHONE: (719) 575-0100
FAX: (719) 575-0208

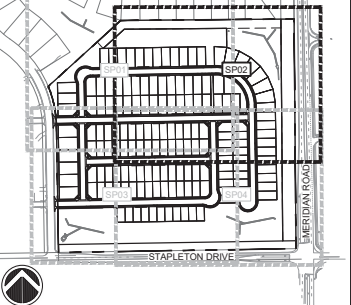
CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 555-5485

OWNER/DEVELOPER:

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212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

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CHECKED BY: JRA

APPROVED BY: JRA

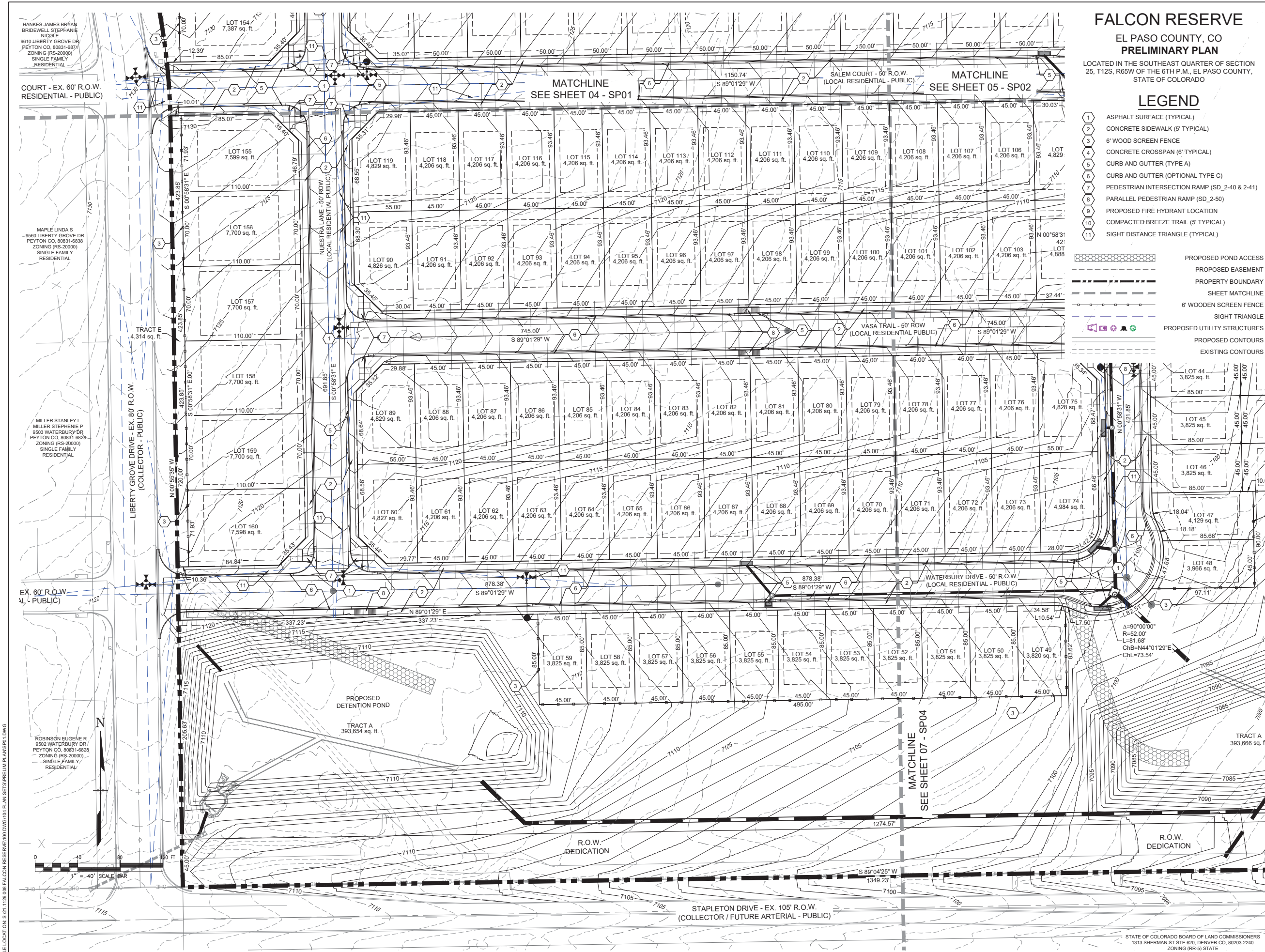
SHEET TITLE:

SITE PLAN

SP02

SHEET 05 OF 13

FILE NO.:



FALCON RESERVE
EL PASO COUNTY, CO
PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

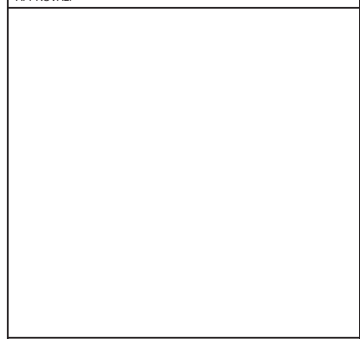
- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
 - 3 6" WOOD SCREEN FENCE
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 - 5 CURB AND GUTTER (TYPE A)
 - 6 CURB AND GUTTER (OPTIONAL TYPE C)
 - 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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- PROPOSED POND ACCESS
- PROPOSED EASEMENT
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- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80900
PHONE: (719) 575-0100
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M&S CIVIL CONSULTANTS, INC., SUITE 305
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212 N WAHSATCH AVE, SUITE 301
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(719) 635-3200

APPROVAL:



PROJECT:
**FALCON RESERVE
PRELIMINARY PLAN**
EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

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CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP03

SHEET 06 OF 13

FILE NO.:

FALCON RESERVE

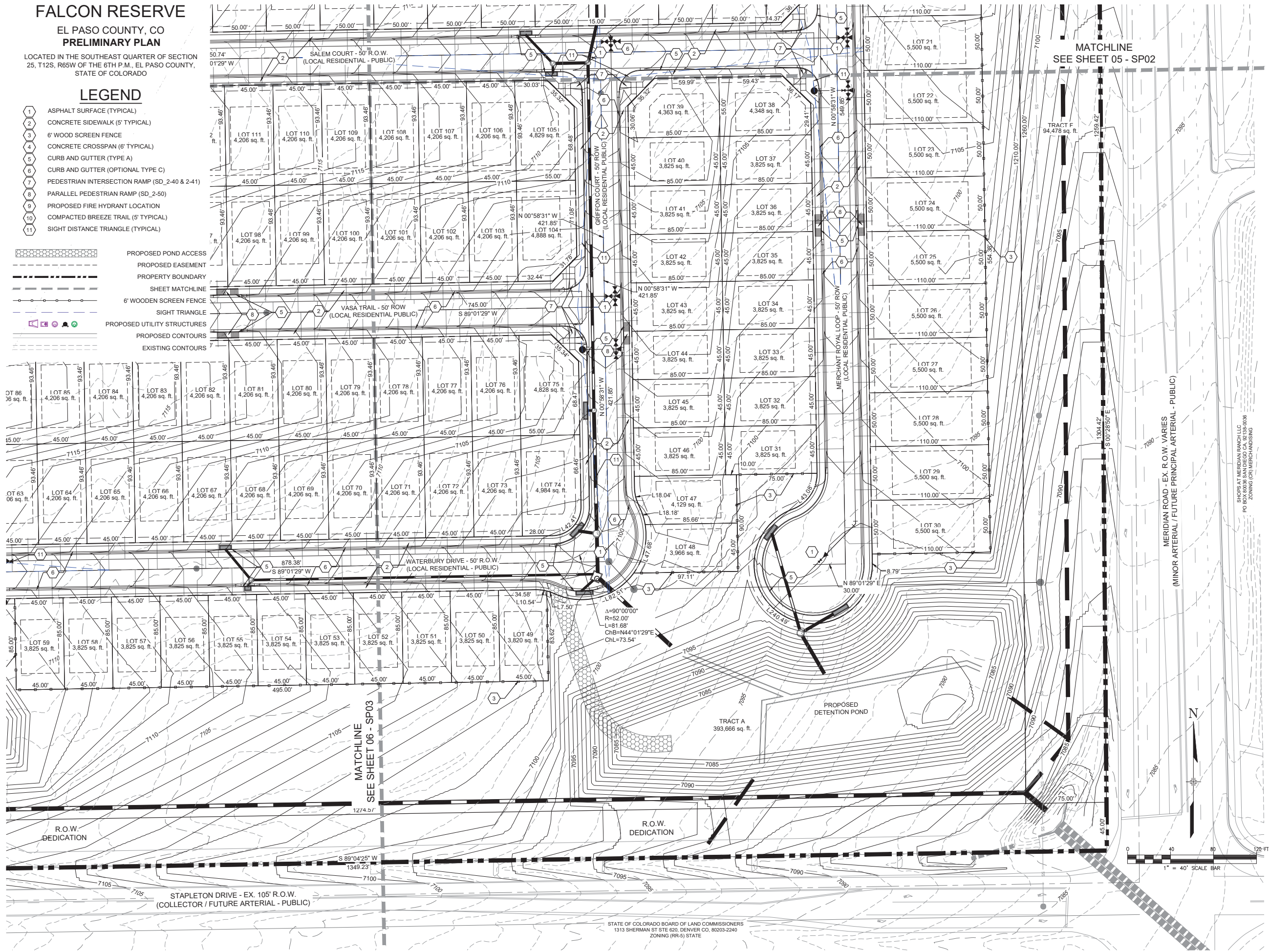
EL PASO COUNTY, CO
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

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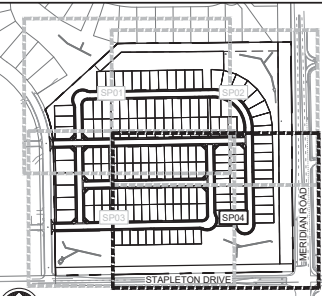
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BABCOCK LAND CORP

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APPROVAL:

VICINITY MAP:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

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DRAWN BY: RAF

CHECKED BY: JRA

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SHEET TITLE:

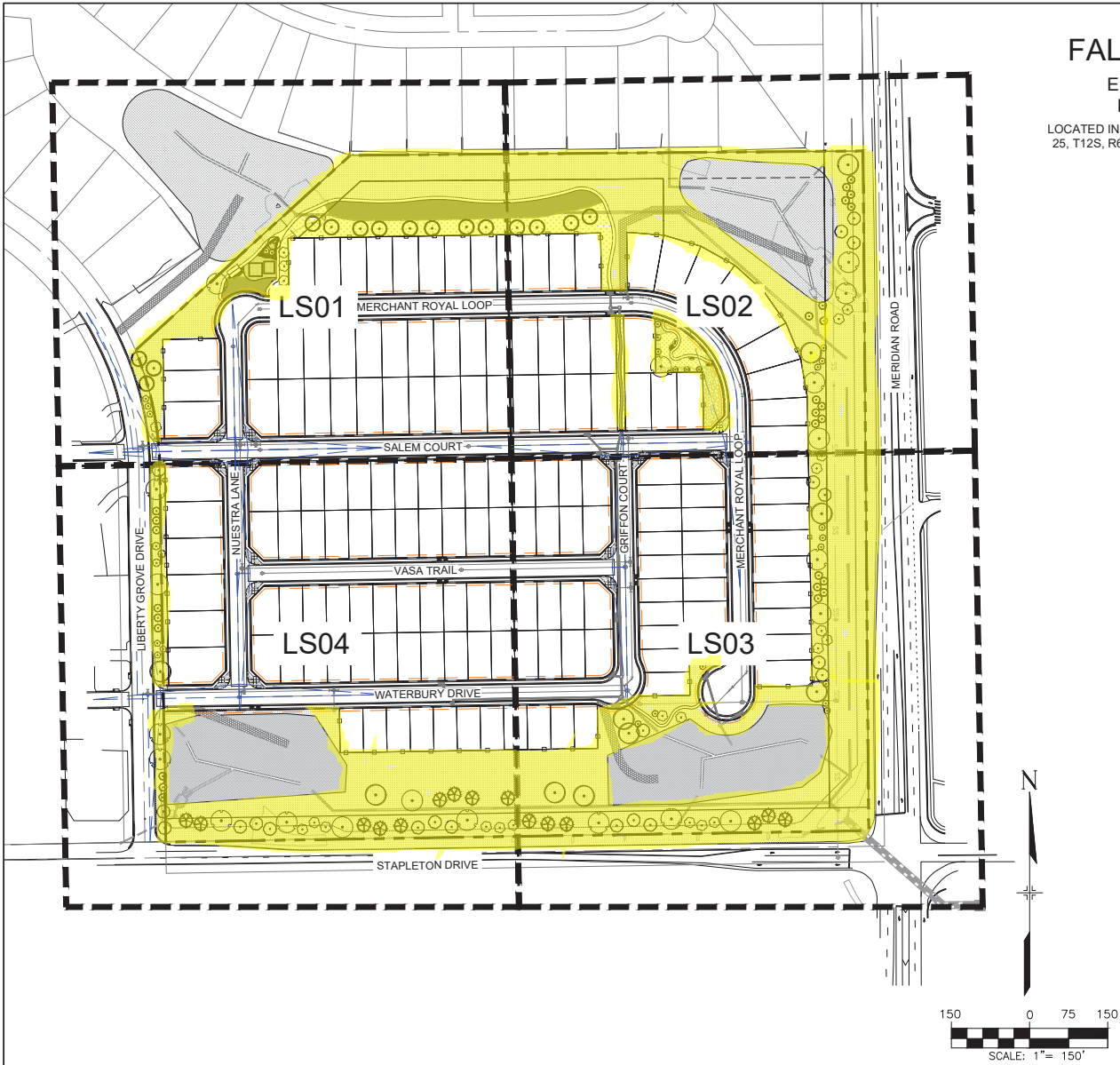
SITE PLAN

SP04

SHEET 07 OF 13

FILE NO.:

FILE LOCATION: S:\21.120.003\FALCON RESERVE\10.DWG\04 PLAN SETS\PRELIM\LANDSCAPE.DWG



FALCON RESERVE

EL PASO COUNTY, CO
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	AG	15	ACER GLABRUM ROCKY MOUNTAIN MAPLE	1.5" CAL.	B&B	15'	12'
	GK	10	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	14	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
	TT	6	TILIA TOMENTOSA SILVER LINDEN	2" CAL.	B&B	50'	40'
EVERGREEN TREES							
	NS	15	PICEA ABIES NORWAY SPRUCE	6" HT.	B&B	50'	30'
	PH	3	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6" HT.	B&B	25'	12'
	PE	27	PINUS EDULIS PINON PINE	6" HT.	B&B	25'	15'
	PP	15	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	60'	30'
ORNAMENTAL TREES							
	SE	3	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	1.5" CAL.	B&B	20'	15'
	KP	22	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	MA	8	MALUS X 'PINK SPIRES' PINK SPIRES CRABAPPLE	1.5" CAL.	B&B	20'	12'
	MI	23	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	25'	20'
DECIDUOUS SHRUBS							
	ARF	13	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	#5 CONT.	CONT.	3'	2'
	COS	7	CORNUS STOLONIFERA RED TWIG DOGWOOD	#5 CONT.	CONT.	4'	4'
	PAB	9	PEROVSKIA ATRIPICIFOLIA 'BLUE SPIRES' BLUE SPIRES RUSSIAN SAGE	#3 CONT.	CONT.	4'	4'
	POC	2	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK	#5 CONT.	CONT.	6'	6'
	PRB	4	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
ORNAMENTAL GRASSES							
	BGB	15	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	#5 CONT.	CONT.	3'	2'

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS									
PLAN ABBREV	STREET NAME / ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED			
			REQ.	PROV.					
MR	MERIDIAN RD.	MINOR ARTERIAL	20'	20'	1,285	1 / 25			
SD	STAPLETON DR	COLLECTOR	10'	10'	1,333	1 / 30			
LD	LIBERTY GROVE DR	COLLECTOR	10'	10'	891	1 / 30			
			NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE
			REQUIRED		PROVIDED				
			TOTAL	EVERGREEN (½ MIN)	TOTAL	EVERGREEN	REQ.	PROV.	
MR			51	17	51	18	--	0	0
SD			44	15	44	15	--	0	0
LD			30	10	30	10	--	0	0

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
LOW GROW NATIVE	PAWNEE BUTTES SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PERMANENT IRRIGATION	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
PBSI NATIVE PRAIRIE MIX	PAWNEE BUTTES SEED	BLUE GRAMA BUFFALOGRASS SIDEOTS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	TEMPORARY IRRIGATION	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOTS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	TEMPORARY IRRIGATION	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80901
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 555-5485
OWNER/DEVELOPER:
BABCOCK LAND CORP
212 N WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:
**FALCON RESERVE
PRELIMINARY PLAN**
**EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025**
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.008
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**LANDSCAPE
TITLESHEET**

LT01

SHEET 08 OF 13

FILE NO.:

ENTITLEMENT NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING LOT PROPERTY OWNER, OR THEIR ASSIGNED.

GENERAL NOTES

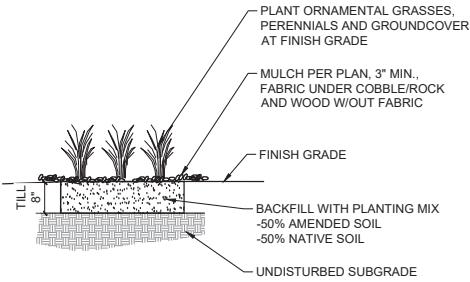
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE AND SHRUB PLANTING NOTES

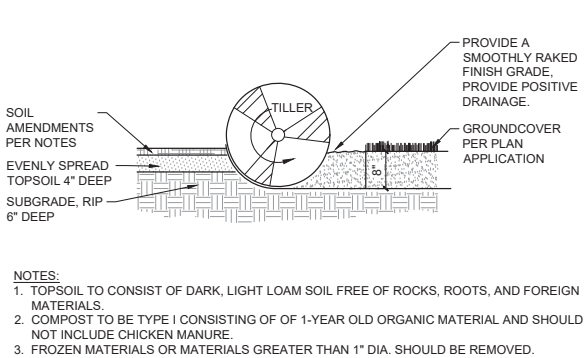
- ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SODDING AND SEEDING NOTES

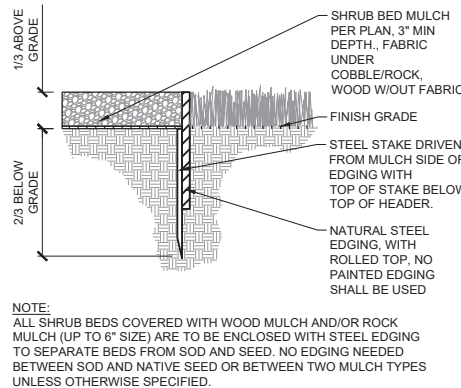
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- IF A WATER HOOK-UP IS AVAILABLE, A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



4 GRASSES AND PERENNIALS
NTS MS-STD-LS-04



5 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05

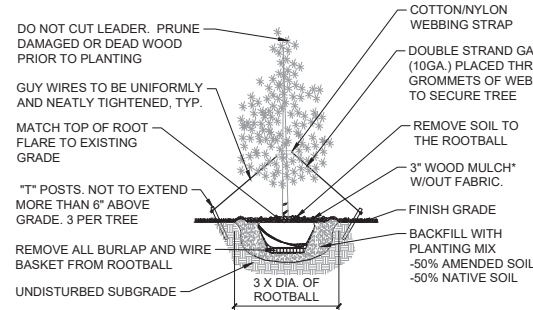


6 STEEL EDGING
NTS MS-STD-LS-12

FALCON RESERVE

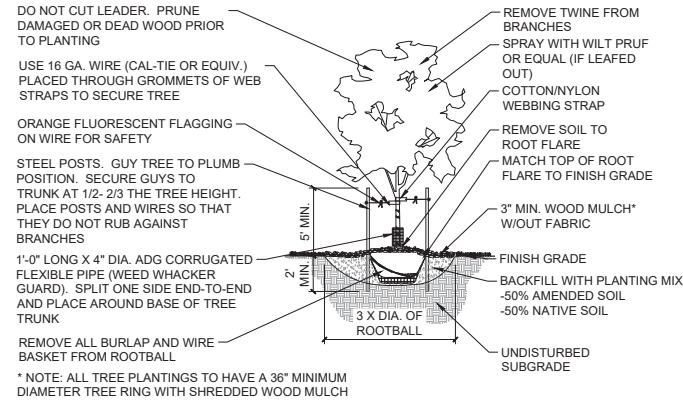
EL PASO COUNTY, CO
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

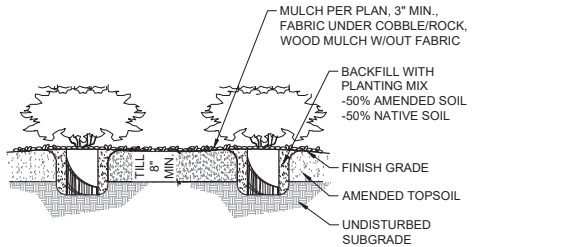


* NOTE: ALL TREE PLANTINGS TO HAVE A 36\"/>

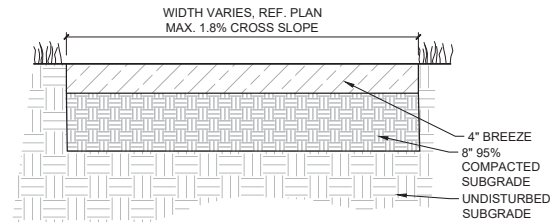
1 EVERGREEN TREE
NTS MS-STD-LS-02



2 DECIDUOUS TREE
NTS MS-STD-LS-01



3 SHRUBS
NTS MS-STD-LS-03



7 BREEZE PATH
NTS MS-STD-PV-02

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

CIVIL ENGINEER:

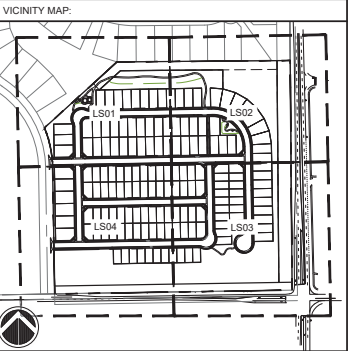
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-9485

OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:

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EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

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DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE
DETAILS

LD01

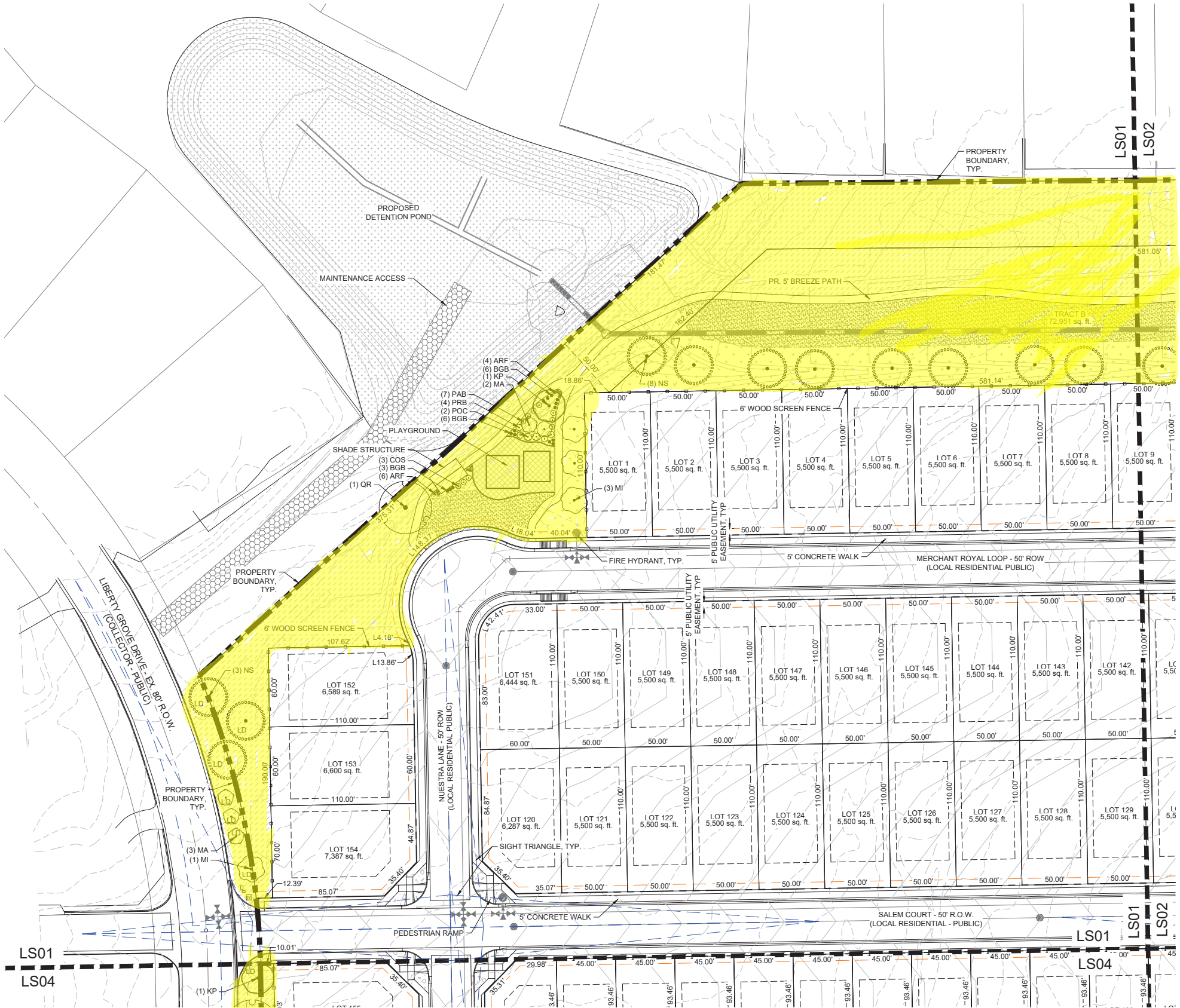
SHEET 09 OF 13

FILE NO.:

FALCON RESERVE

EL PASO COUNTY, CO
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
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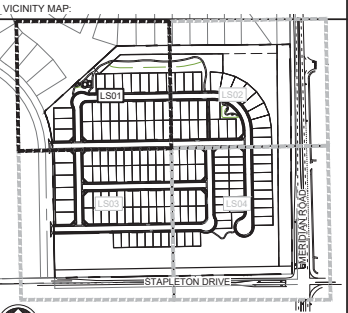
GROUND COVER LEGEND

	1 1/2" ROCK TYPE: REGAL ROSE SUPPLIER: C&C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL -	11,469 SF
	NATIVE SEED-LOW MIX NAME: LOW GROW NATIVE SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -	29,900 SF
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -	463,870 SF
	NATIVE SEED- DETENTION MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX SUPPLIER: OR APPROVED EQUAL -	219,411 SF
	SOD KENTUCKY BLUEGRASS -	26,741 SF
	PLAYGROUND MULCH CERTIFIED PLAYGROUND CHIPS COLOR: BROWN SUPPLIER: C&C SAND AND STONE OR APPROVED EQUAL -	2,313 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	
	PLAYGROUND EDGING CONCRETE EDGING, 6" WIDTH	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80901
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 555-5485

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212 N WAHSATCH AVE. SUITE 301
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(719) 635-3200

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DRAWING INFORMATION:
PROJECT NO: 21.1129.008
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CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**FINAL LANDSCAPE
PLAN**

LS01

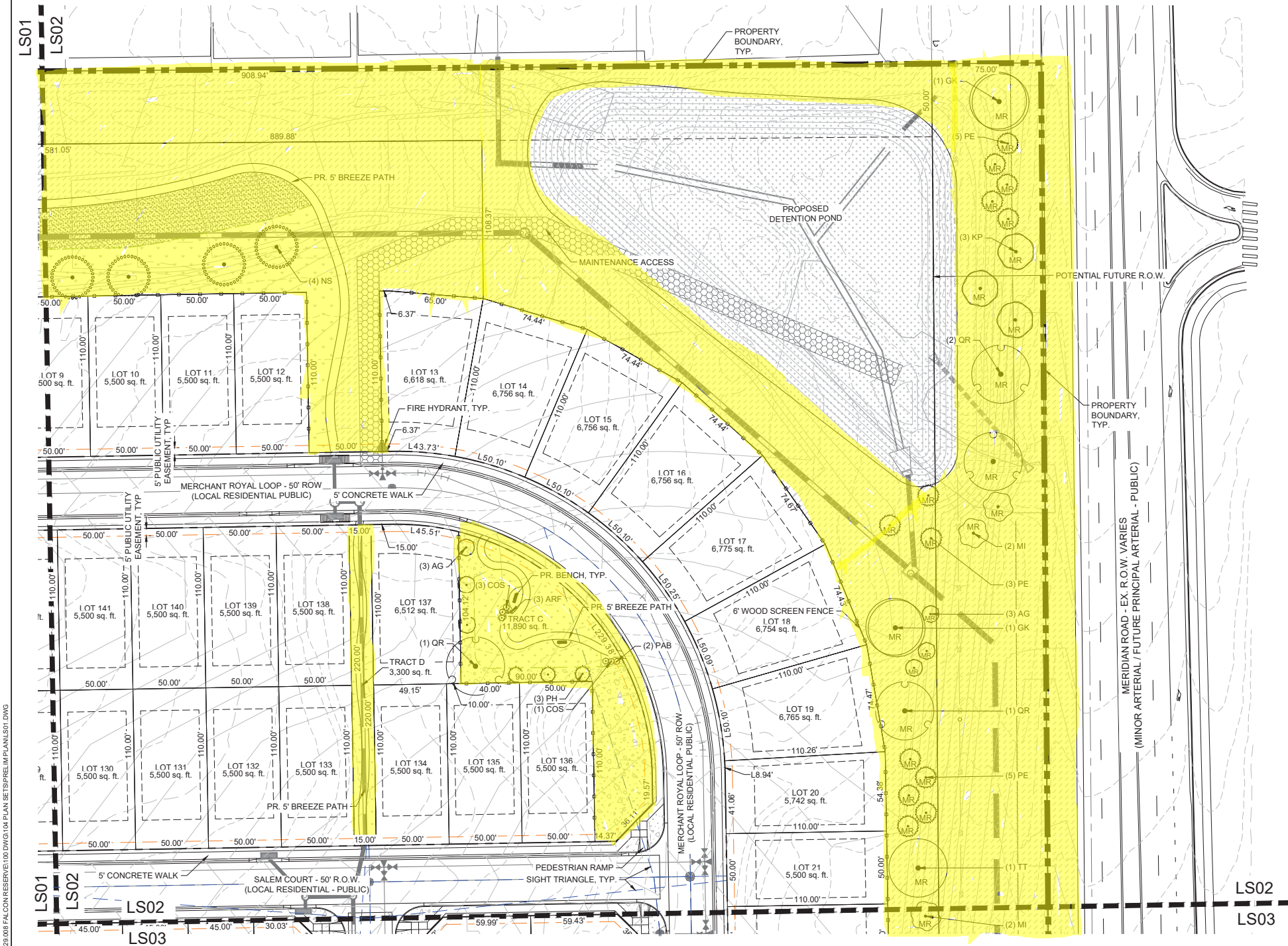
SHEET 10 OF 13

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FALCON RESERVE

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PRELIMINARY PLAN

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25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
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	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	
	PLAYGROUND EDGING CONCRETE EDGING, 6" WIDTH	

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 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80901
PHONE: (719) 575-0100
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0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.008
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

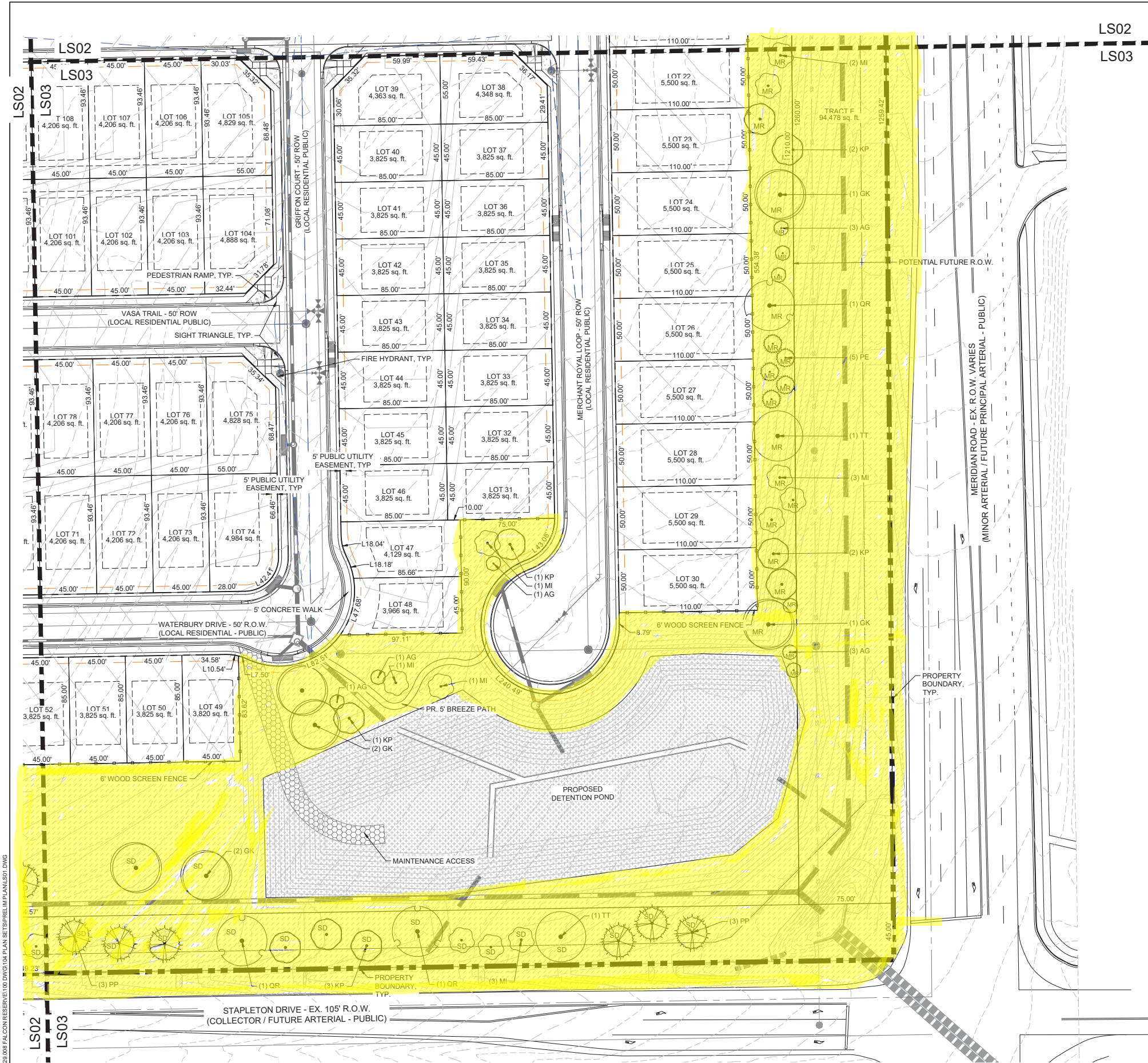
**FINAL LANDSCAPE
PLAN**

LS02

SHEET 11 OF 13

FILE NO.:

FILE LOCATION: S:\21.120.003 FALCON RESERVE\100 DWG\104 PLAN SET\PRELIM\PLAN\LS03.DWG



FALCON RESERVE

EL PASO COUNTY, CO

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND		
	1 1/2" ROCK TYPE: REGAL ROSE SUPPLIER: C&C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	11,469 SF
	NATIVE SEED-LOW MIX NAME: LOW GROW NATIVE SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	29,900 SF
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	463,870 SF
	NATIVE SEED- DETENTION MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX SUPPLIER: OR APPROVED EQUAL	219,411 SF
	SOD KENTUCKY BLUEGRASS	26,741 SF
	PLAYGROUND MULCH CERTIFIED PLAYGROUND CHIPS COLOR: BROWN SUPPLIER: C&C SAND AND STONE OR APPROVED EQUAL	2,313 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	
	PLAYGROUND EDGING CONCRETE EDGING, 6" WIDTH	

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

CIVIL ENGINEER:

M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

BABCOCK LAND CORP
212 N WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 21, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

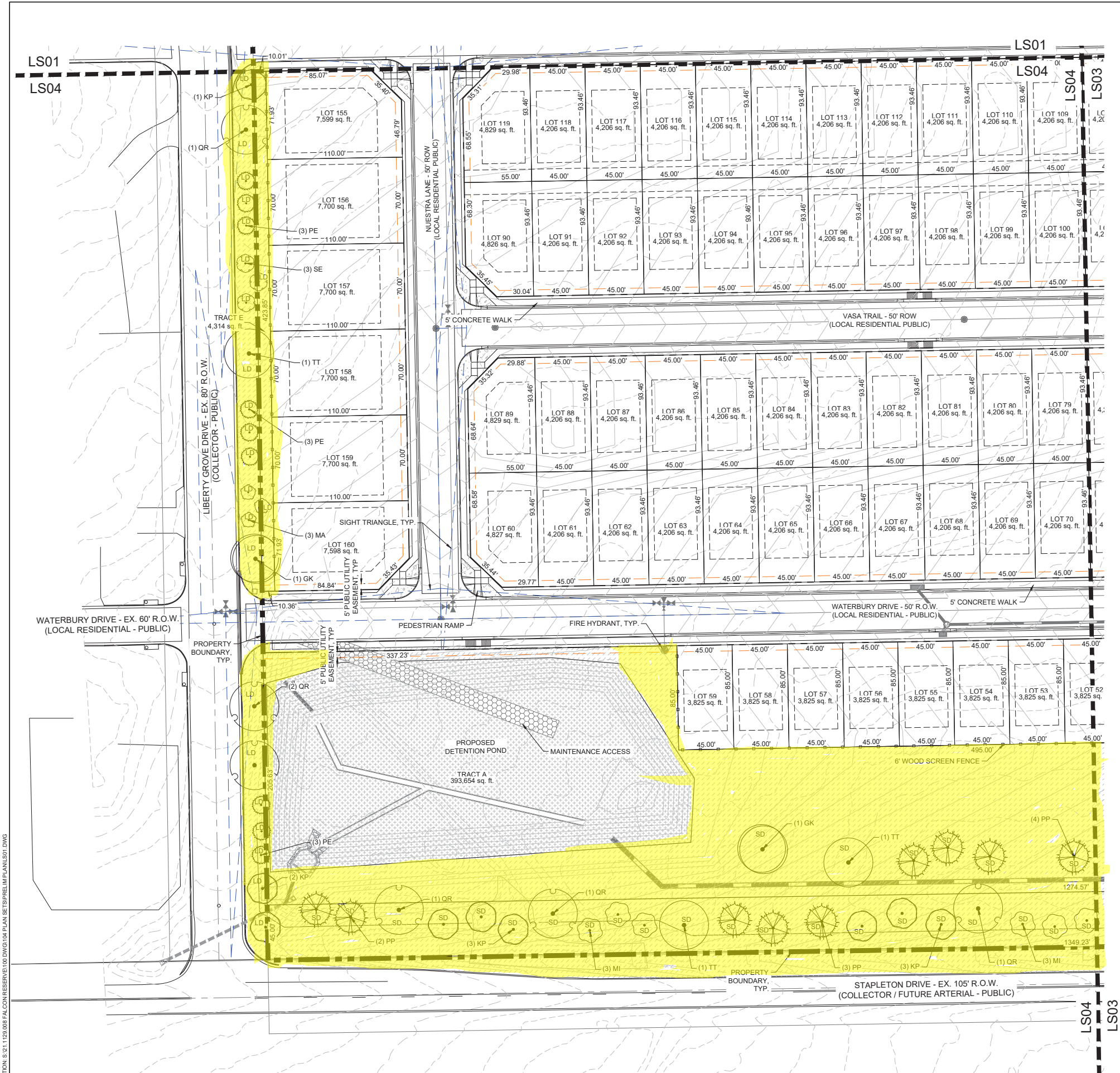
FINAL LANDSCAPE
PLAN

LS03

SHEET 12 OF 13

FILE NO.:

FILE LOCATION: S:\21.120.003 FALCON RESERVE\100 DWG\04 PLAN SET\PRELIM\PLAN\LS04.DWG



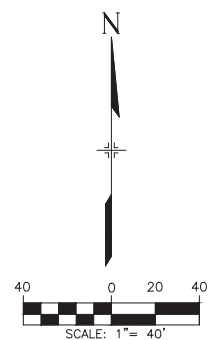
FALCON RESERVE

EL PASO COUNTY, CO

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

GROUND COVER LEGEND		
	1 1/2" ROCK TYPE: REGAL ROSE SUPPLIER: C&C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	11,469 SF
	NATIVE SEED-LOW MIX NAME: LOW GROW NATIVE SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	29,900 SF
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	463,870 SF
	NATIVE SEED-DETENTION MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX SUPPLIER: OR APPROVED EQUAL	219,411 SF
	SOD KENTUCKY BLUEGRASS	26,741 SF
	PLAYGROUND MULCH CERTIFIED PLAYGROUND CHIPS COLOR: BROWN SUPPLIER: C&C SAND AND STONE OR APPROVED EQUAL	2,313 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	
	PLAYGROUND EDGING CONCRETE EDGING, 6" WIDTH	



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80901
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 555-5485

OWNER/DEVELOPER:

BABCOCK LAND CORP
212 N WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO

FIRST SUBMITTAL: FEB. 21, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

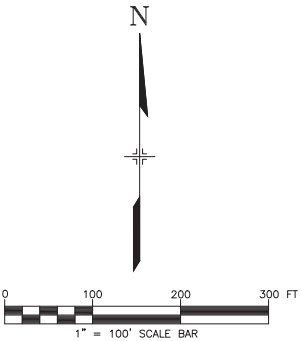
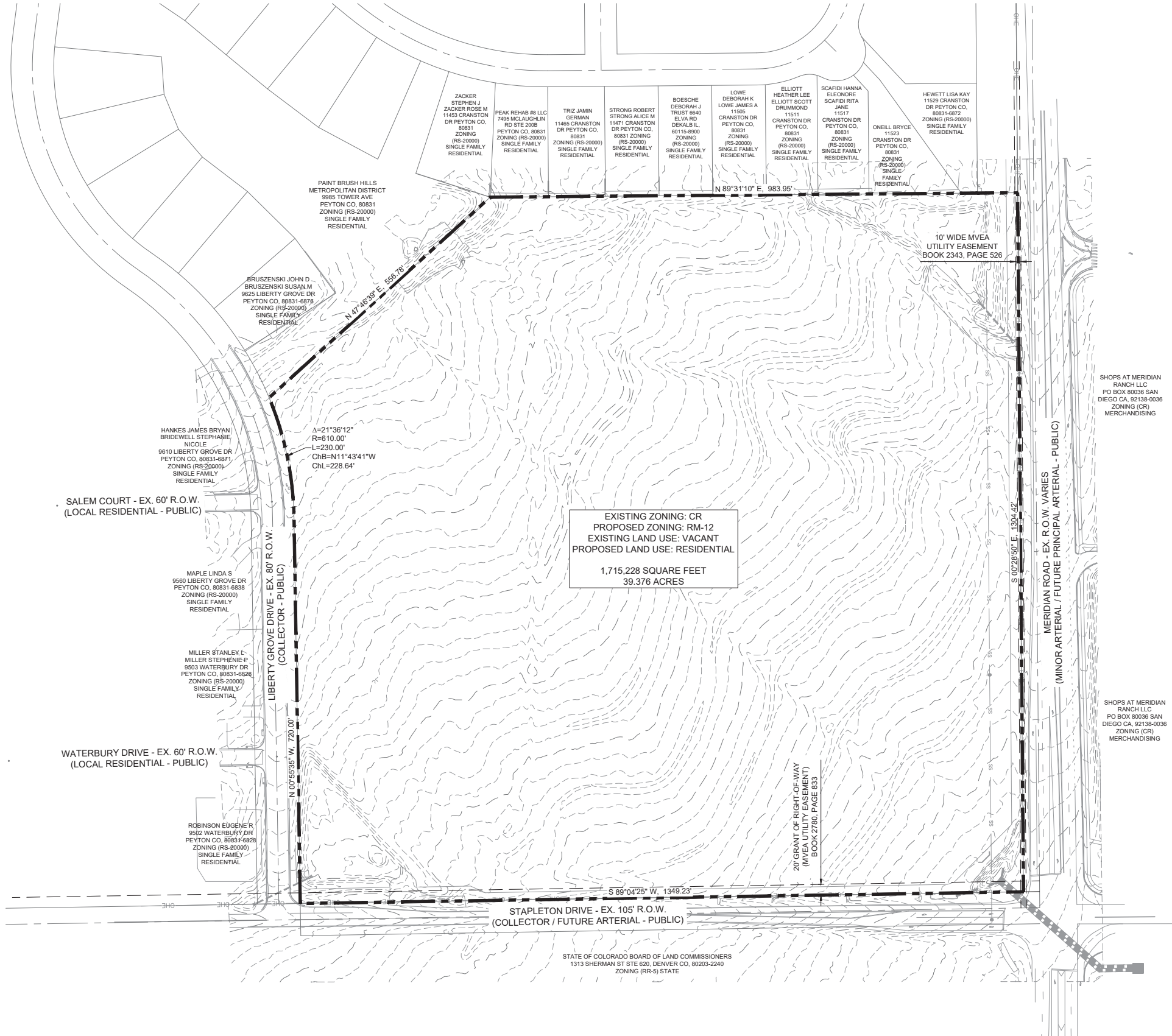
FINAL LANDSCAPE
PLAN

LS04

SHEET 13 OF 13

FILE NO.:

FALCON RESERVE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

1. THENCE N00°55'35"W A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
2. THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF 21°36'12", THE CORD OF 228.64 FEET WHICH BEARS N11°43'41"W;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO 4" THE FOLLOWING TWO COURSES:

1. THENCE N47°46'39"E, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
2. THENCE N89°31'10"E A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

THENCE S00°28'50"E ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;

THENCE N89°04'25"W ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

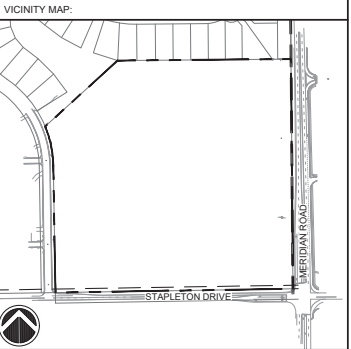
SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80902
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

OWNER/DEVELOPER:
BABCOCK LAND CORP
212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:
FALCON RESERVE

COLORADO SPRINGS, CO
DECEMBER 2024

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 21.1126.008
DRAWN BY: RF
CHECKED BY: AP
APPROVED BY: JA
SHEET TITLE:

ZONE MAP

ZC01

SHEET 01 OF 01

FILE NO.:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at Prairie Ridge Filing No. 1 Final Plat

Agenda Date: April 9, 2025

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic SRJ Land, LLC., for the Retreat at Prairie Ridge Filing No. 1 Final Plat. Consisting of 46 single-family residential lots over 44.45 acres, the project site is zoned RR-0.5 and RS-6000 for residential purposes and is located southwest of the intersection of Poco Road and Vollmer Road in northeastern El Paso County. The overall Prairie Ridge development totals approximately 142 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

Retreat at Prairie Ridge Filing No.1 is part of the Jaynes Property Sketch Plan area and the Prairie Ridge Filing Nos. 1-3 Preliminary Plan, which were endorsed by the Park Advisory Board in October 2022 and February 2024 and subsequently approved by the Board of County Commissioners in April 2023 and October 2024, respectively. The Jaynes Property Sketch Plan included 450 total dwelling units on 142 acres. The Sketch Plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, and 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks, one of which is included in the Retreat at Prairie Ridge Filing No. 1.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway, located within the public right-of-way. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk, which will provide a pedestrian and multi-modal connection to the Sand Creek Regional Trail located east of Prairie Ridge within the Sterling Ranch development. A signalized pedestrian crossing at the intersection of Vollmer Road and Briargate Parkway will allow for a safe pedestrian corridor between the two developments and regional trail corridor.

The Prairie Ridge Filing No. 1-3 Preliminary Plan includes approximately 12.3 acres, or 8.5%, of open space dedicated to parks, open space, and landscaping. This acreage does not include stormwater detention facilities, such as 6.23-acre Tract A in the Retreat at Prairie Ridge Filing No. 1. Due to its aforementioned zoning classifications, the development is not subject to the El Paso County Land Development Code's 10% open space requirement.

Included in the Preliminary Plan are four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile of the park sites to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located along the eastern edge

of the development, adjacent to Vollmer Road at the intersection of Dines Boulevard. Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of the Prairie Ridge development. As it relates to this application, a 2.6-acre neighborhood park is located within Tract B of the Retreat at Prairie Ridge Filing No. 1, adjacent to the large stormwater detention facility.

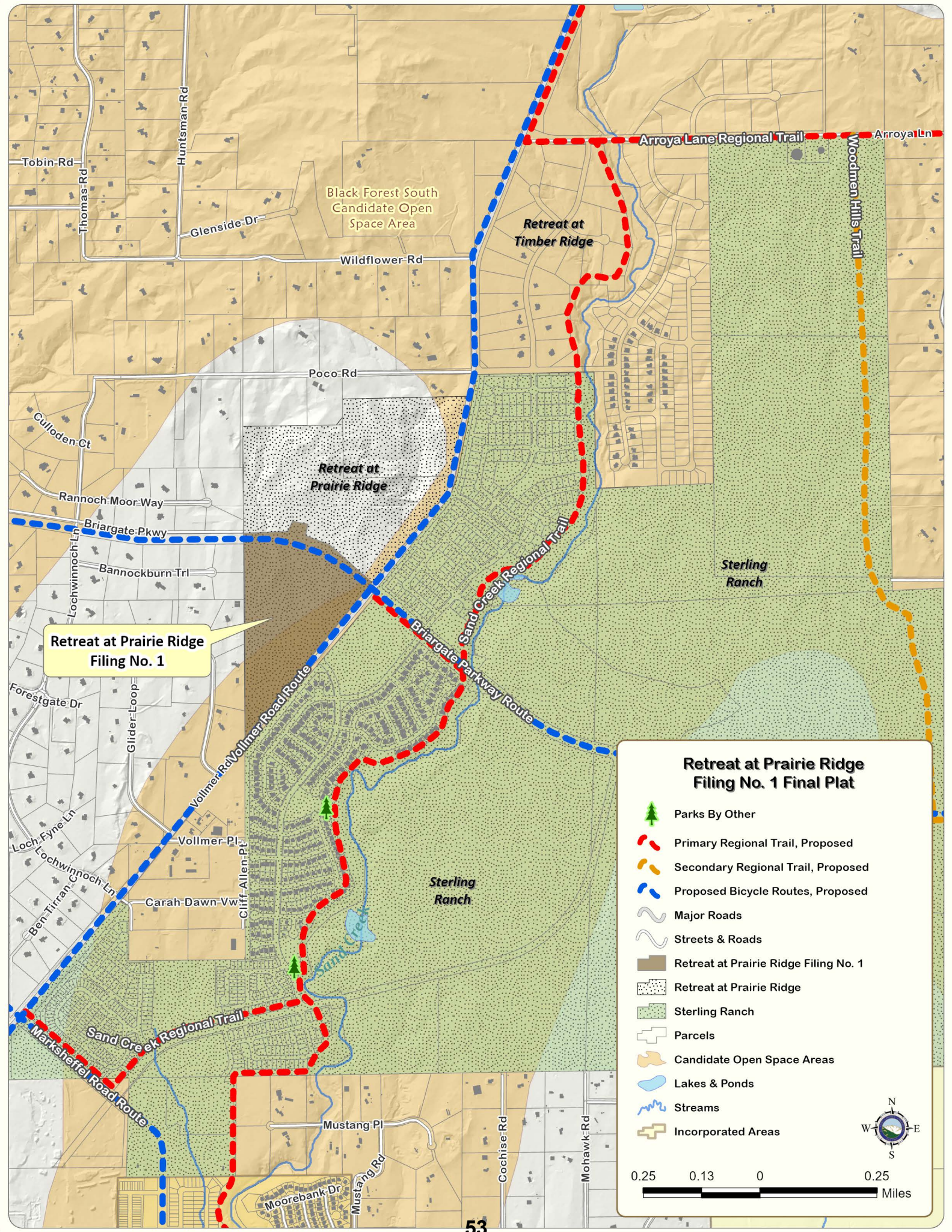
The applicant included the following in their Letter of Intent regarding parks, trails, and open space:

- *“Tract B will accommodate a 2.65-acre park, landscaping, and utilities. Tract C will accommodate additional open space, landscaping, and utilities.”*
- *“El Paso County Parks Master Plan. The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 2.65-acre neighborhood park is proposed in the south portion of the subdivision, adjacent to the detention basin. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.”*

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication due at the time of the recording of this Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$23,230 and urban park purposes in the amount of \$13,938 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Retreat at Prairie Ridge
Filing No. 1

**Retreat at Prairie Ridge
Filing No. 1 Final Plat**

- Parks By Other
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Retreat at Prairie Ridge Filing No. 1
- Retreat at Prairie Ridge
- Sterling Ranch
- Parcels
- Candidate Open Space Areas
- Lakes & Ponds
- Streams
- Incorporated Areas

0.25 0.13 0 0.25 Miles

N
W E
S

Development Application Review Form



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

April 9, 2025

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:	Retreat at Prairie Ridge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-007	Total Acreage:	44.45
		Total # of Dwelling Units:	46
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.59
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-0.5, RS-6000
	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-0.5, RS-6000

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

Regional Park Area: 2

0.0194 Acres x 46 Dwelling Units = 0.892
Total Regional Park Acres: 0.892

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 46 Dwelling Units = 0.17
Community: 0.00625 Acres x 46 Dwelling Units = 0.29
Total Urban Park Acres: 0.46

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 46 Dwelling Units = \$23,230
Total Regional Park Fees: \$23,230

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 46 Dwelling Units = \$5,474
Community: \$184 / Dwelling Unit x 46 Dwelling Units = \$8,464
Total Urban Park Fees: \$13,938

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 Retreat at Prairie Ridge Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$23,230 and urban park purposes in the amount of \$13,938 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

RETREAT AT PRAIRIERIDGE FILING NO. 1 FINAL PLAT

LETTER OF INTENT

FEBRUARY 2025

OWNER:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC HOMES
2138 FLYING HORSE CLUB DRIVE
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: 5228000024

ADDRESS: 9650 VOLLMER RD

ACREAGE: 31.24 AC

CURRENT ZONING: RR-0.5 & RS-6000

CURRENT USE: VACANT

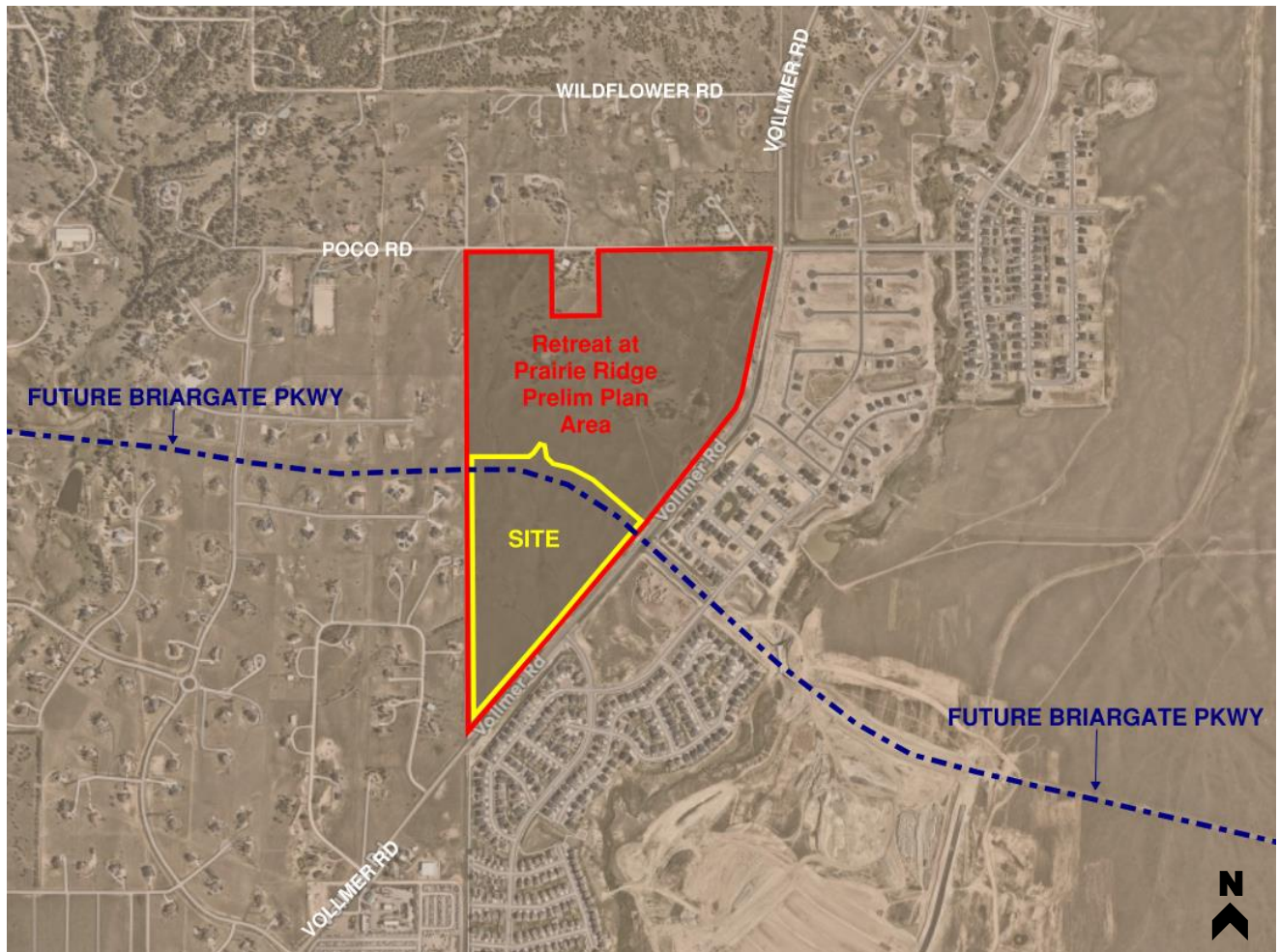
FILE #: TBD - RETREAT AT PRAIRIE RIDGE FILING 1 FINAL PLAT

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests administrative approval of a Final Plat for Retreat at Prairie Ridge filing 1.

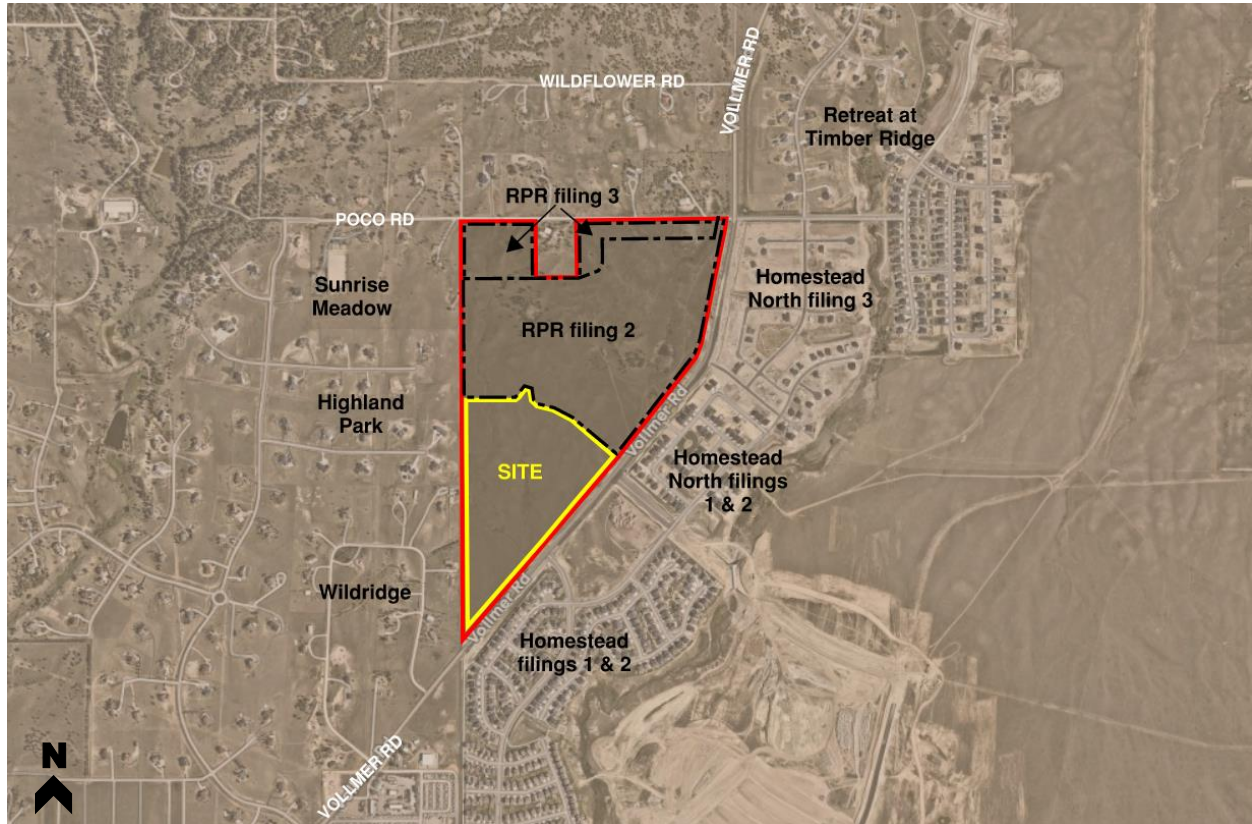
SITE LOCATION

The Retreat at Prairie Ridge Filing No. 1 Final Plat consists of 31.24-acre and lies southwest of the future intersection of Vollmer Road and Briargate Pkwy. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.



SURROUNDING LAND USE

Across Vollmer Road, to the east of Retreat at PrairieRidge Filing No. 1, is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the Homestead and Homestead North Filings of Sterling Ranch to the east of Vollmer Road are single-family residential lots that transition gradually from a minimum of 5,000 sf lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sf. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate.



To the north of Retreat at Prairie Ridge filing 1 is Retreat at Prairie Ridge filing 2 and 3 which includes future single-family uses with a variety of lot sizes. Filing 2 is directly north of filing 1, on the north side of the future Briargate Pkwy extension. Filing 2 consists of 141 lots and 12 tracts on 80.65-acres. Larger, half-acre lots are situated on the west side of the filing to provide a buffer to the large-lot residential neighborhoods to the west and the higher density single-family development is situated in the center of the filing and consists of lots ranging from 6,250sf to 13,000sf in size. Retreat at Prairie Ridge filing 3 is north of filing 2 and consists of 6, large residential lots approximately 2.5-acres or greater in size. To the west is the 2.5-acre rural residential subdivision, Highland Park and the 5-acre rural residential subdivision, Wildridge. Directly to the south of Retreat at Prairie Ridge Filing No. 1 is the McClintock Station subdivision which has industrial zoning. Tract A within the Retreat at Prairie Ridge filing 1 will provide a buffer between the existing industrial zoning to the south and the future residences in the subdivision.

PROJECT DESCRIPTION

Retreat at PrairieRidge Filing No. 1 Final Plat is an urban character single-family residential development consisting of 46 detached, single-family residential lots, 4 tracts and rights-of-way on 31.24-acres. The proposed gross density for this subdivision is 1.47 du/ac and the proposed net density is 3.97 du/ac and excludes Tract D, which is intended for future development.

The western edge of Retreat at Prairie Ridge filing 1 is comprised of 7, RR-0.5 lots. The remaining 39 lots are in the RS-6000 zone in the center of the filing and lot sizes range from 6,250sf to 10,670sf. Tract A, intended for stormwater detention, is situated on the south tip of the development which will provide a buffer between the existing industrial zone and the future residences in filing 1. Tract D is on the eastern edge of the site and will remain undeveloped until it is replatted. The northern edge of the filing is bound by Briargate Pkwy which will intersect with Vollmer Road at the northeast corner of the subdivision. Tract B will accommodate a 2.65-acre park, landscaping, and utilities. Tract C will accommodate additional open space, landscaping, and utilities. Tracts A – C will be owned and maintained by The Retreat Metro District No. 1. Tract D will be owned and maintained by Classic SRJ Land LLC.

ACCESS AND CIRCULATION: Briargate Pkwy will be platted and constructed with Retreat at Prairie Ridge filing 1. This will intersect with Vollmer Road and connect to the portion of Briargate Parkway being constructed to the east in Sterling Ranch. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County & City priority for many years.

Access to the site is proposed via a new urban residential collector, which is an extension of Dines Boulevard, through the property looping north to south, with connections to Briargate Parkway and Vollmer Road. A roundabout is proposed at the intersection of Dines Boulevard and Briargate Parkway to maximize internal circulation. All proposed access points will be full movement intersections. Three residential roads will provide access to the filing from Dines Boulevard. Access to individual lots is not permitted from Briargate Pkwy or Dines Blvd.

COMPATIBILITY/TRANSITIONS: Lots adjacent to the western boundary of Filing 1 are a minimum of 0.7-acres with an 85' setback. This will provide a transition from the lower density Rural Residential west of the site to the suburban residential densities within the remainder of the Preliminary Plan area. Tract A is intended for a stormwater detention pond and is situated on the southern end of the filing which will provide a buffer between the existing residential zoning and the proposed residences. Tract D is set aside for future development of higher-density residential development and is situated at the larger intersections and is situated between Briargate Pkwy, Dines Blvd, and Vollmer Road.

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the west to the proposed higher density residential and commercial land uses within the remaining Sketch Plan area and the urbanizing Sterling Ranch community on the east side of Vollmer Road.

TRAFFIC AND ACCESS: A Traffic Impact Study prepared by SM Rocha is included with the Retreat at Prairie Ridge filing 1 Final Plat application. The Study provides an analysis of anticipated project impacts and

includes an update to the Master TIS prepared for the Sketch Plan. Proposed access to the development is generally along the Dines Blvd extension west of Vollmer Road. The analysis for Filing 1 states that the conclusions and recommendations presented in the study prepared for the Retreat at Prairie Ridge Preliminary Plan remain valid. The previously approved Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- Retreat at PrairieRidge Filings No. 1-3 will generate 2,169 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 161 trips will be during the morning peak hour, and 216 of the trips will be in the afternoon peak hour. An additional 3,218 daily vehicle trips are expected to be generated by the Future Development Tract areas.
- Compared to the trip generation estimates from the TIS for the Jaynes Property Sketch Plan, trip generation estimates associated with Retreat at PrairieRidge Filings No. 1-3 represent an approximate 23% decrease in site trips. The overall Preliminary Plan area (including the Future Development Tracts) represents a 27% decrease in site trips.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.
 - Projected 2040 traffic operations
 - Briargate Parkway and Vollmer Road is projected to operate at or better than LOS C during the a.m. peak hour, and LOS D or better during the p.m. peak hour.
 - All stop-controlled intersections within the study are projected to have turn movement operations at or better than LOS C during a.m. the peak traffic hour, and LOS D during the p.m. peak traffic hour. Exceptions would include the westbound turning movements at the intersection of Dines Boulevard and Vollmer Road which operate at LOS F during the PM peak traffic hour. The LOS F operation is attributed to the through traffic volume along Vollmer Road and the stop-controlled nature of the intersection.
 - Assumed roadway and intersection control improvements are identified in Table 9 of the Study and include the following:
 - Briargate Parkway-construction of a partial roadway section (two through lanes with shared center two-way left-turn lane) with the initial phase of site development.
 - Briargate Parkway intersection with Dines Boulevard-signalization of the intersection.
 - Potential upstream signal control changes along Briargate Parkway and Vollmer Road may create additional gaps in the traffic stream for turning movements onto Briargate Parkway or Vollmer Road which could provide mitigation to the LOS F operations projected during peak traffic hours.

- Roadway widening improvements and auxiliary lane improvements along Vollmer Road.
- Construction of Sam Bass Drive west of Vollmer Road.
- Construction of Dines Boulevard West of Vollmer Road
- Construction of Briargate Parkway west of Vollmer Road

WATER SERVICE: The Retreat at Prairie Ridge Filing No. 1 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved by BoCC with the Preliminary Plan, allowing administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in December of 2024 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The Retreat at Prairie Ridge Filing No. 1 Final Plat includes 46 lots, 17 of which fall into high-density development ratios for small lots, and roughly 2.53 annual acre-feet of water set aside for irrigated landscaping. All 46 lots of Filing 1 will be served by central water and sewer services

The resulting water demand on the central water system is 18.17 acre-feet. This commitment is wholly contained within the previously submitted preliminary plan commitment letter dated September 11th , 2024, for the above Preliminary Plan known as Retreat at Prairie Ridge Filing No 1-3 Preliminary Plan.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1930.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1105.33acre-feet including all subdivisions committed through December 20, 2024. This leaves a net excess of currently available water of 856.70 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at Prairie Ridge Filing 1 Final Plat on the 300- year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at Prairie Ridge Filings No. 1 Final Plat in December 2024.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Retreat at Prairie Ridge Filing 1 Final Plat represents roughly 0.786% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision. Including all commitments to date, (December 20, 2024) and including Retreat at Prairie Ridge Filing 1

Final Plat, which has already been committed within Retreat at Prairie Ridge Preliminary Plan Filings 1-3 commitment letter dated September 11th, 2024, in the current committed capacity is for 2,886 SFE which is 49.342 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

OTHER UTILITIES: This subdivision is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: A drainage report has been prepared for the subdivision and is submitted with this application. A stormwater detention pond will be constructed in the south portion of the Plan area.

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

VEGETATION & WILDLIFE: Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the Sketch Plan submittal, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

The property includes a very small area of milkweed plants that provide potential egg-laying habitat for the Monarch Butterfly, which is a candidate species for federal listing. There are no Endangered Species Act Section 7 requirements for candidate species. The surveyed area of milkweeds is only 20 sf and the potential impacts to this species are therefore limited. In addition, the location of the area of milkweeds is adjacent to the proposed alignment of future Briargate Parkway, so would ultimately be impacted by the road construction, irrespective of the proposed development of Retreat at Prairie Ridge Filing No. 1.

WILDFIRE: Retreat at Prairie Ridge Filing No. 1 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Landforms,

Vegetation, and Riparian Analysis prepared by Bristlecone Ecology analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as “Moderate Risk” for wildfires, with a small portion along the eastern edge documented as “Low Risk”. The burn probability for about 90% of the site is rated “High”, with the remaining 10% rated “Moderately High”

DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

- The Retreat Metro District No. 1
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Prairie Ridge HOA

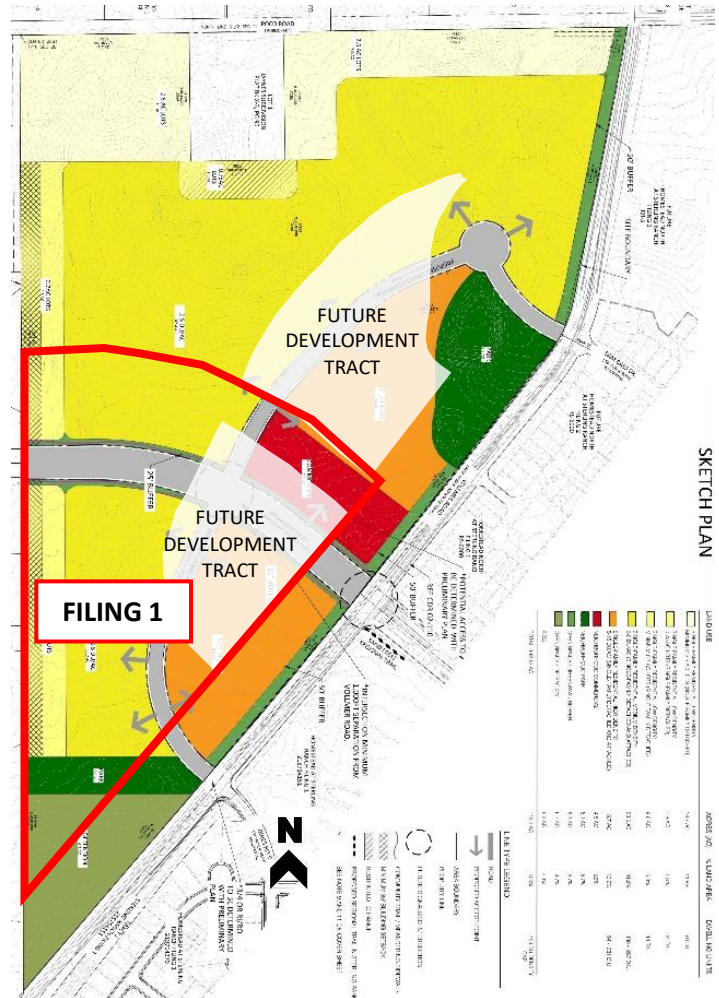
COMPLIANCE WITH PRIOR APPROVALS

SKETCH PLAN

The sketch plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at Prairie Ridge.

The Jaynes Property Sketch Plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was approved by both Planning Commission and Board of County Commissioners was determined to be compatible with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west of the property and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed Final Plat is consistent with the approved Sketch Plan. Retreat at Prairie Ridge Filing No. 1 provides for parks, open space, buffers, a mix of residential lot types and densities, and the future extension of Briargate Parkway as depicted on the approved Sketch Plan. Lot types within the Subdivision include a minimum of 0.70-AC lots with an 85' setback along the western boundary of the development and a minimum of 6,000 square foot lots in the remainder of the development. Tract A is proposed on the southern end of the subdivision and will accommodate a stormwater detention pond. This range of lot sizes and the inclusion of the 85' building setback along the west boundary is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.



ZONING AREA	APPROVED SKETCH PLAN			APPROVED PRELIMINARY PLAN		
	Acres	Maximum Lots	Maximum Density	Acres	Lots	Density
RR-2.5	16.7	6	Minimum 2.5 AC Lots	17.25	6	1 DU/2.9 AC
RR-0.5	11.4	16	0.7 – 0.75 AC Lots	14.43	17	1 DU/0.85 AC
RS-6000	58.6	138-297	2-5 DU/AC	71.9	170	2.36 DU/AC

PRELIMINARY PLAN AND ZONING

The Preliminary Plan for the Retreat at Prairie Ridge filings 1 – 3 was approved by BoCC in October of 2024. The items heard also include 3 rezone applications to establish the RR-2.5, RR-0.5, and RS-6000 zone. The approved Preliminary Plan anticipated 46 lots with varied lot sizes in filing 1.

The westernmost 7 lots in Filing 1 are within in the RR-0.5 zone. These lots are approximately 0.7-acres in size and will provide a transition from the higher density residential that is proposed on the east side of the plan which is consistent with the approved preliminary plan. The remaining 39 lots and tracts are in the RS-6000 zone district and are intended for single-family detached residential, future development and supporting facilities including parks and stormwater detention. Tract D is intended for future development and will be included in a future Preliminary Plan submittal.

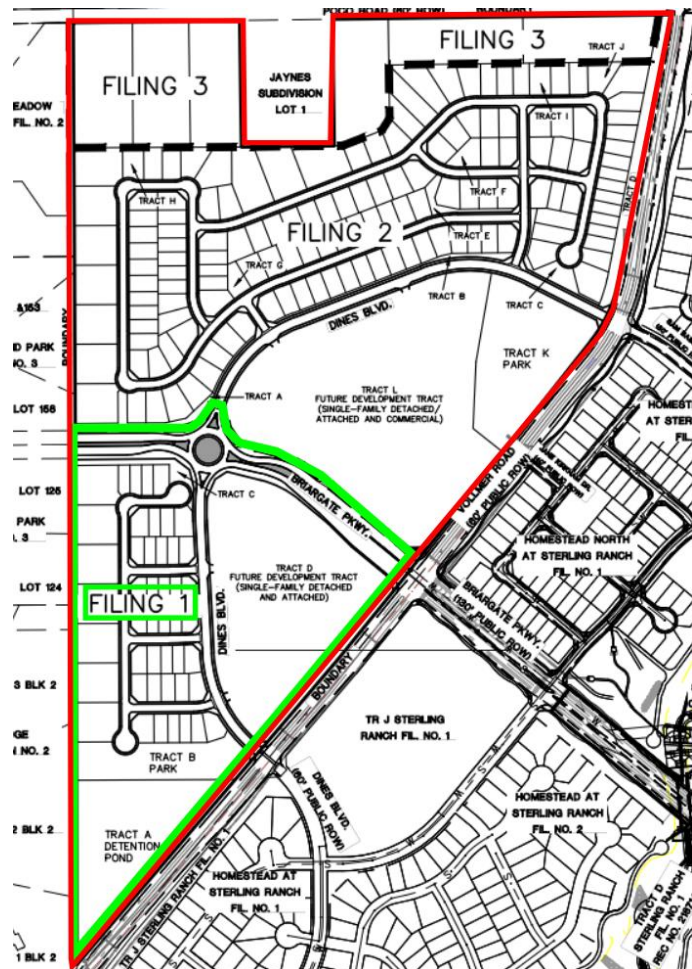
COUNTY MASTER PLAN COMPLIANCE

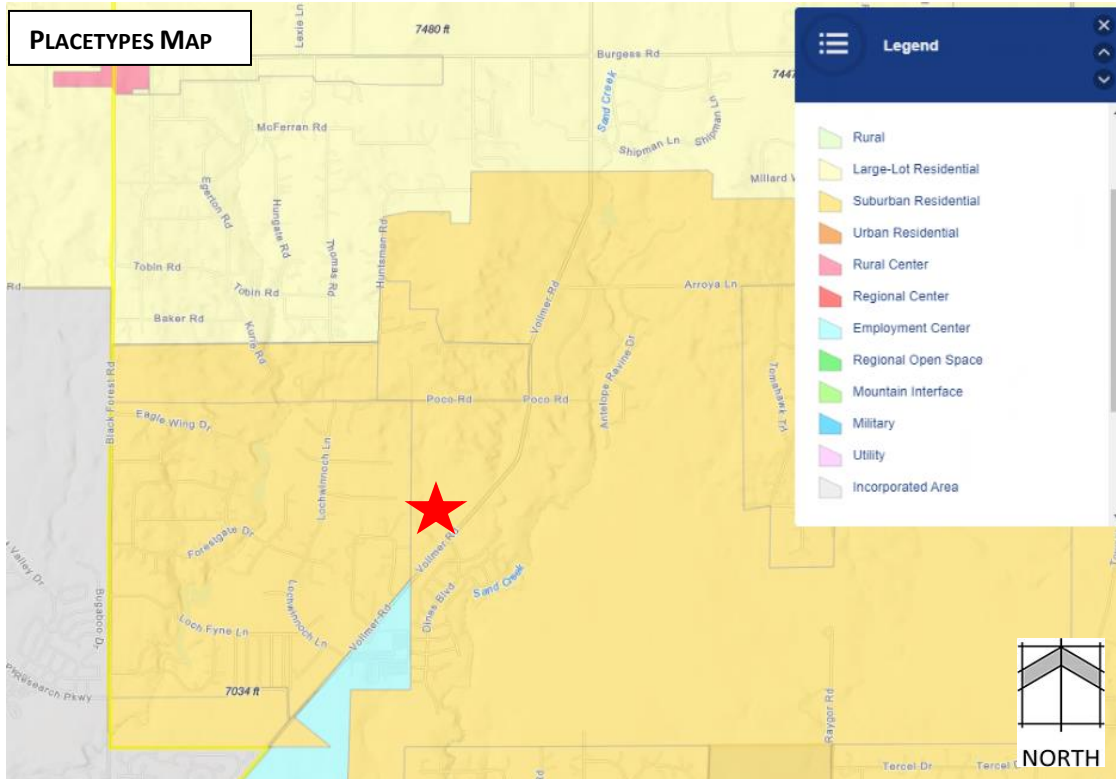
Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filings No. 1 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Subdivision meets the intent of the Suburban Residential placetype as it includes a mix of lots ranging from 0.7-acres to 6,000 sq.ft lots, all proposed for single-family residential use. The proposed density for filing is 1.47 du/acre which is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. **The subdivision also includes 2.65-acres for a neighborhood park which is a supporting use in the Suburban Residential Placetype.**





In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Retreat at Prairie Ridge Filing No. 1 into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development Area". The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at Prairie Ridge Filing No. 1 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities, parks, trails, and open space proposed in this development is 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." This development is supported by Goal 1.1 to "ensure compatibility with established character and infrastructure capacity," and Goal 1.3 which seeks to "encourage a range of development types to support a variety of land uses." The subdivision buffers the adjacent rural residential areas with transitional density, buffering, additional building setback requirements, open space, and trail corridors. The infrastructure improvements and extension of Briargate Parkway proposed by the development will provide the required capacity to support the planned level of development.

The subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The subdivision provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

The Retreat at PrairieRidge Filing No. 1 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, prepared by RESPEC in December of 2024 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The Retreat at Prairie Ridge Filing No. 1 Final Plat includes 46 lots, 17 of which fall into high-density development ratios for small lots, and roughly 2.53 annual acre-feet of water set aside for irrigated landscaping. All 46 lots of Filing 1 will be served by central water and sewer services

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane urban principal arterial by 2045. Vollmer Road is depicted as a 4-lane urban major collector from the City of Colorado Springs boundary to the intersection of Burgess and a 2-lane rural major collector to the north of Burgess Rd. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway and Vollmer Road.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 2.65-acre neighborhood park is proposed in the south portion of the subdivision, adjacent to the detention basin. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Final Plat Approval Criteria – Chapter 7.2.3(f)

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

The relevant County Plans for Retreat at Prairie Ridge Filing No. 1 are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filing No. 1 Final Plat is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The Retreat at Prairie Ridge filing 1 Final Plat is wholly consistent with the Retreat at Prairie Ridging filings 1-3 Preliminary Plan. The proposed lot layout, supporting facilities, and right-of-way configuration conforms to the approved Preliminary Plan.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

- 4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The finding of water sufficiency for this subdivision was approved by BoCC with the Preliminary Plan for the Retreat at Prairie Ridge filings 1 - 3 which allows this plat to be reviewed and 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;**

A public sewage disposal system has been established for the proposed 46 lots into the FAWWA public sewer system with The Retreat Metro District No. 1 owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. However, development at the site can be achieved if these conditions are mitigated.

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

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

- 8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

Access to the subdivision will be via public rights-of-way that will be constructed to meet County standards.

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

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. The subdivision will include a 2.65-acre neighborhood park and sidewalks and trails. Access to the site will be provided via public rights-of-way constructed to County standard.

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

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

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

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

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

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PL3 10376, 2006" FOUND FLUSH WITH GROUND AND AT THE EAST END, WHICH IS A 3" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" FOUND FLUSH WITH GROUND; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1326.68 FEET.

THENCE SOUTH 83°37'56" WEST, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

1. THENCE SOUTH 09°36'29" WEST, A DISTANCE OF 114.58 FEET;
2. THENCE SOUTH 11°41'07" WEST A DISTANCE OF 1,052.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 603.83 FEET, WHOSE CENTER BEARS NORTH 78°41'41" WEST;
3. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°06'29", AN ARC DISTANCE OF 285.69 FEET;
4. THENCE SOUTH 38°19'09" WEST, A DISTANCE OF 1,168.71 FEET TO THE POINT OF BEGINNING;
5. THENCE CONTINUE SOUTH 38°19'09" WEST, A DISTANCE OF 206.82 FEET;
6. THENCE SOUTH 39°06'28" WEST, A DISTANCE OF 376.53 FEET;
7. THENCE SOUTH 40°36'08" WEST, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,936,603 SQUARE FEET (44.45829 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT AND PROVIDED FOR THE INSTALLATION OF SANITARY AND SEWERAGE STREETS, EASEMENTS AND UTILITY LINES SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SUNBELT RANCH EAST FILING NO. 5," ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. THE COUNTY OF EL PASO, TEXAS, BY AND THROUGH THE COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE UTILITIES RESPONSIBLE FOR PROVIDING THE SERVICE FOR WHICH THE EASEMENTS ARE HEREBY GRANTED ARE THE ELECTRICAL, GAS, TELEPHONE, CABLE, SEWER AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDING, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-477) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

WITNESS MY HAND AND OFFICIAL SEAL.

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

GENERAL NOTES (CONT.):

- THE DATE OF PREPARATION IS JUNE 27, 2024.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
- THIS PROPERTY IS SUBJECT TO PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT PRAIRIERIDGE FILING NO. 1 RECORDED _____, UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- 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 IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, AND NATURAL FEATURES REPORT IN FILE SP-239.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES PURSUING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PLUMBING COMMON DEVELOPMENT IMPROVEMENTS OR THE REQUIRED ELECTRICAL COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

13. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

14. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____ THE PARCELS WITHIN THE PLATTED BOUNDARY OF RETREAT AT PRAIRIERIDGE FILING NO. 1 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
15. THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.
16. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE DISTRICT.
17. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
18. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
19. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
20. THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR RETREAT AT PRAIRIERIDGE FILINGS 1, 2 AND 3 - PRELIMINARY PLAN, POCO ROAD AND VOLLMER ROAD" BY ENTECH ENGINEERING, INC. DATED APRIL 2, 2024 IN FILE SP-239 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, UPDATED

IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT

21. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS 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.
22. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
23. FLOODPLAIN STATEMENT:
THIS SITE, RETREAT AT PRAIRIERIDGE FILING NO. 1, IS NOT PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X)
24. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
25. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 211759 ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 16, 2022 AT 8:00 A.M.

WITNESS MY HAND AND OFFICIAL SEAL.

THIS PLAT FOR STERLING RANCH EAST FILING NO. 5 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATIONS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE PUBLIC (SHEETS AND EASEMENTS) ARE ACCEPTED, AND THE PUBLIC IMPROVEMENTS THEREON WILL BECOME THE MAINTENANCE RESPONSIBILITY OF THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUALLY PREPARED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

DATE _____

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT NO MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEY OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS
SURVEYORS, LLC.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCK __.M. THIS _____ DAY OF _____, 20__, A.D., AND IS DULY
RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF
PASO COUNTY, COLORADO.

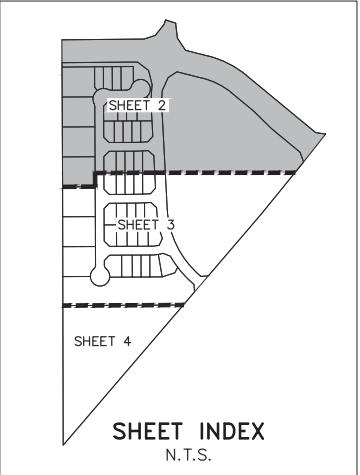
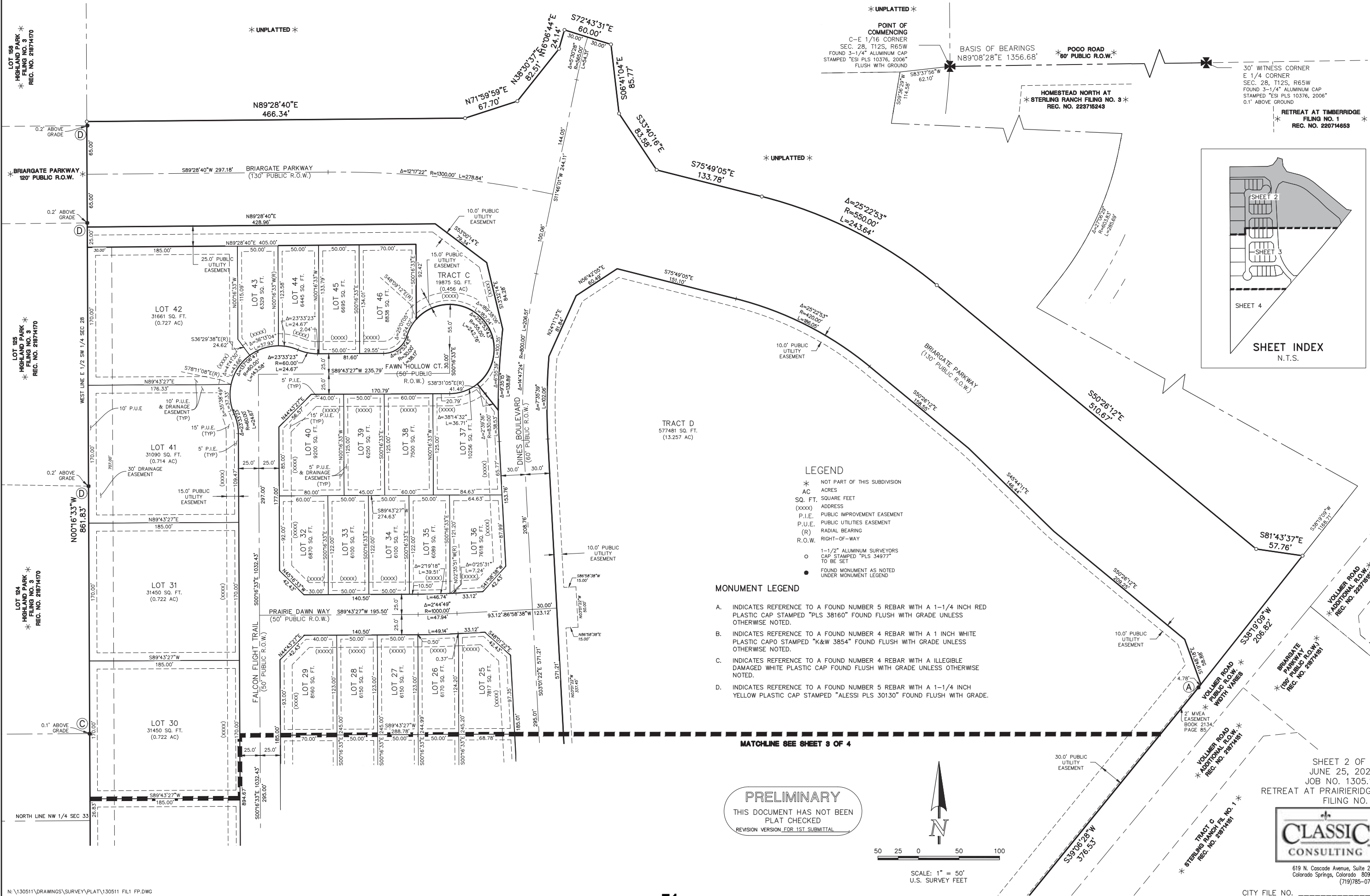
BY: _____
DEPUTY

SCHOOL FEE: _____

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO. 1

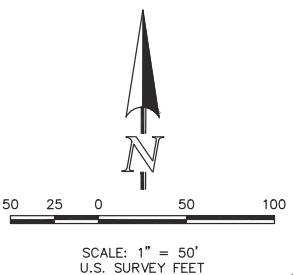


- LEGEND**
- * NOT PART OF THIS SUBDIVISION
 - AC ACRES
 - SQ. FT. SQUARE FEET
 - (XXXX) ADDRESS
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - (R) RADIAL BEARING
 - R.O.W. RIGHT-OF-WAY
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
 - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND

- MONUMENT LEGEND**
- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH RED PLASTIC CAP STAMPED "PLS 38160" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
 - B. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH WHITE PLASTIC CAP STAMPED "K&W 3854" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
 - C. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A ILLEGIBLE DAMAGED WHITE PLASTIC CAP FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
 - D. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" FOUND FLUSH WITH GRADE.

MATCHLINE SEE SHEET 3 OF 4

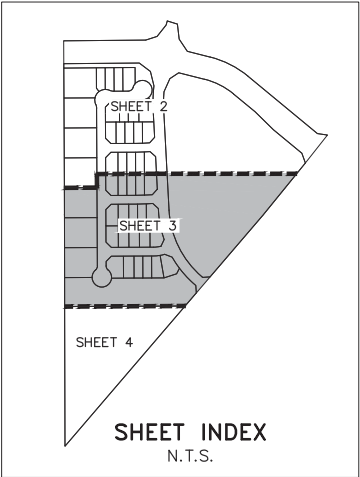
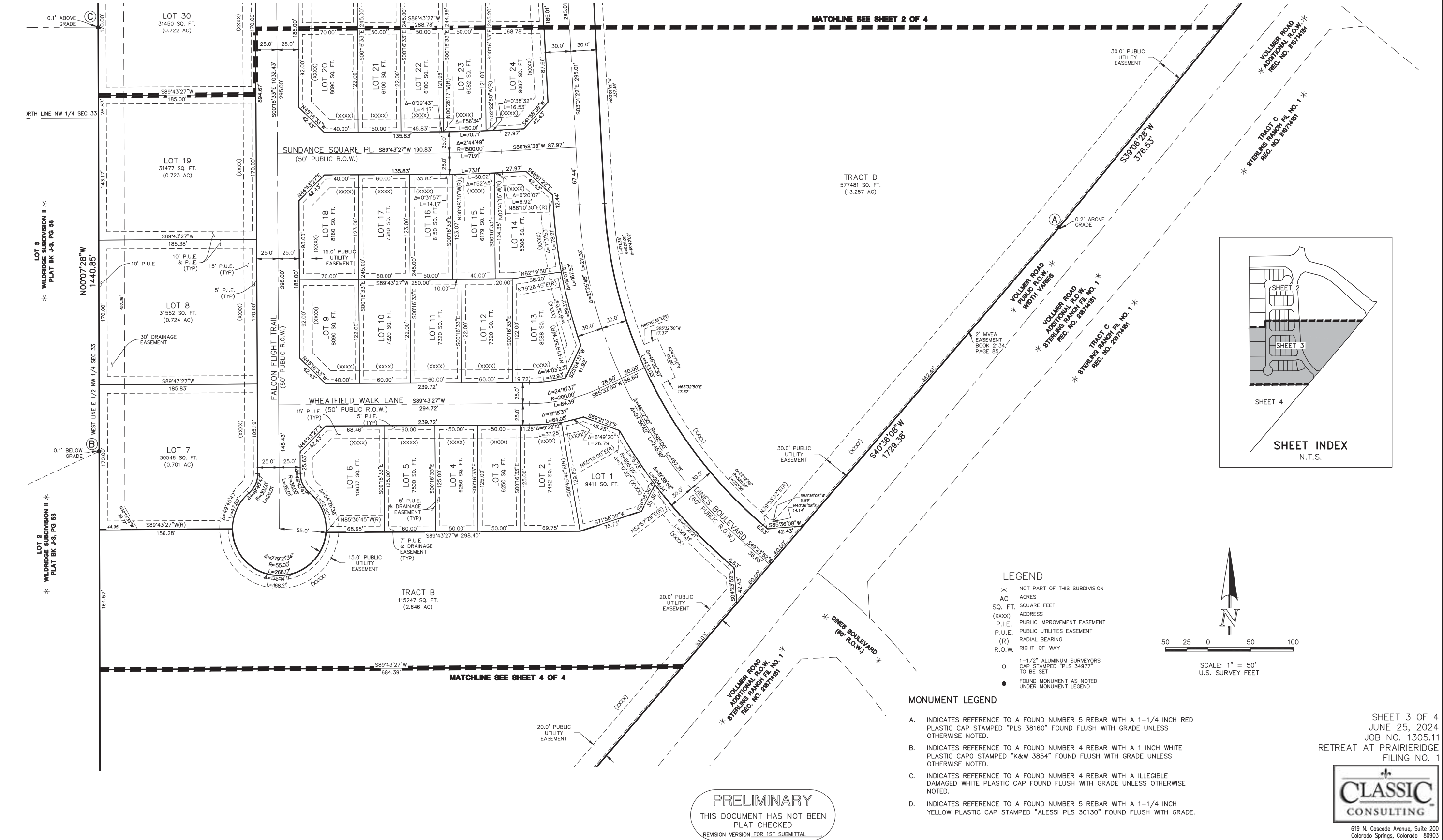
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL



SHEET 2 OF 4
JUNE 25, 2024
JOB NO. 1305.11
RETREAT AT PRAIRIERIDGE
FILING NO. 1

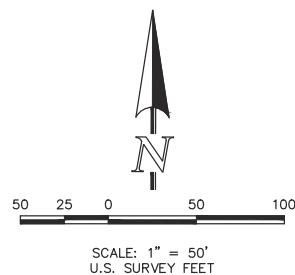
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

RETREAT AT PRAIRIERIDGE FILING NO. 1



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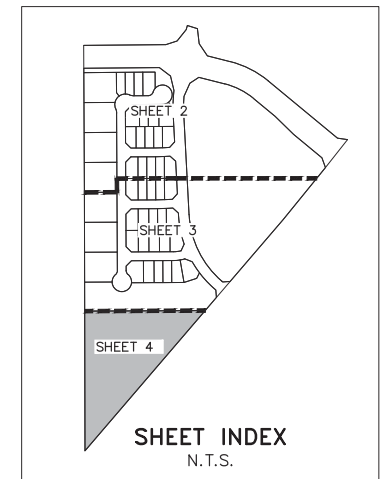
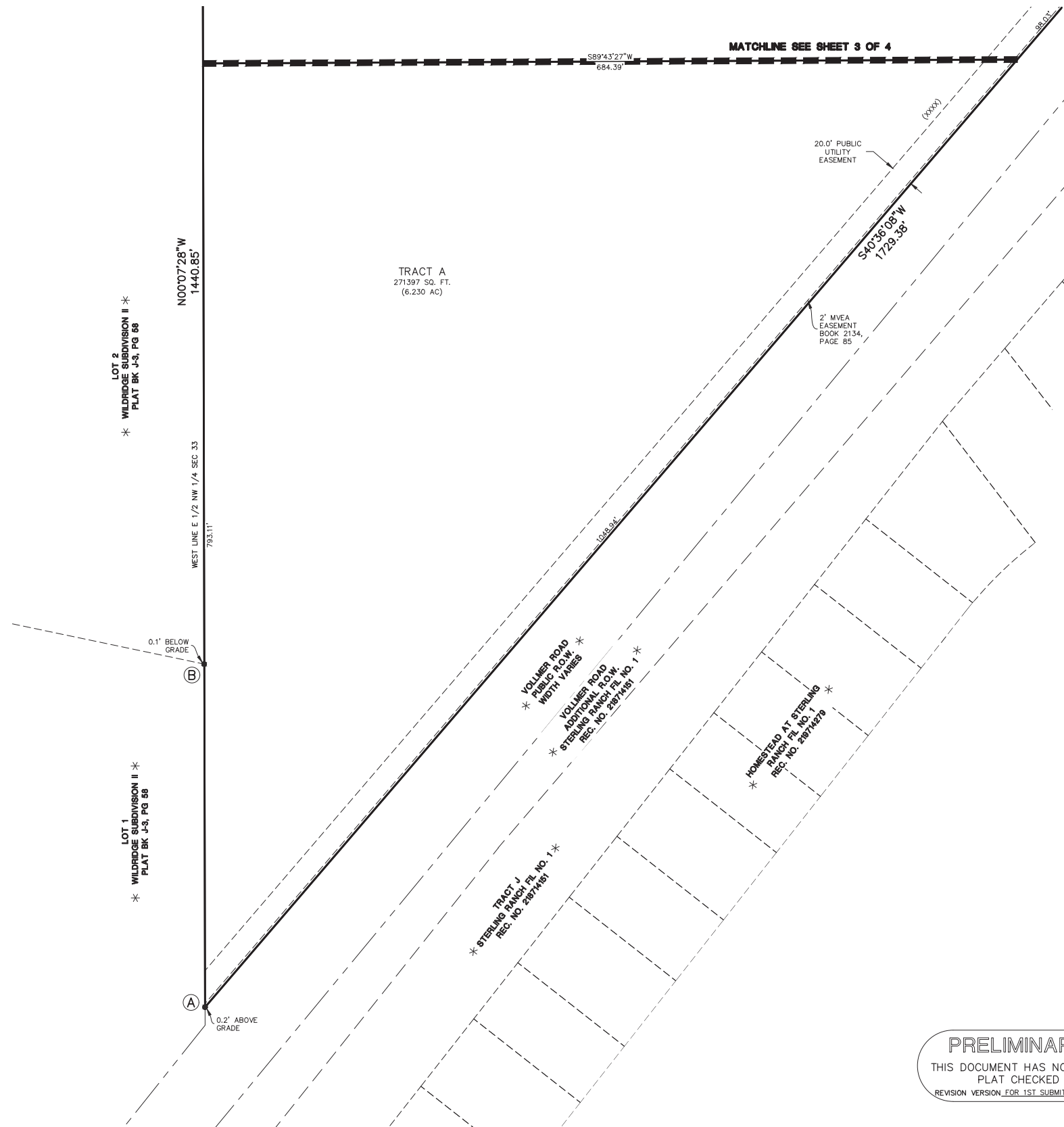
SHEET 3 OF 4
JUNE 25, 2024
JOB NO. 1305.11
RETREAT AT PRAIRIERIDGE
FILING NO. 1

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CITY FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO. 1



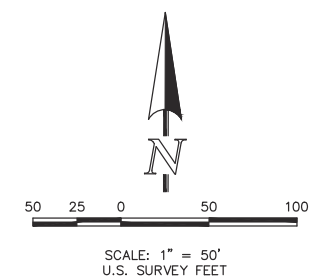
LEGEND

- | | |
|---------|-------------------------------------------------------------------|
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SHEET 4 OF 4
JUNE 25, 2024
JOB NO. 1305.11
RETREAT AT PRAIRIERIDGE
FILING NO. 1



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____

RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small trees changed sizes.
2/24/2025	County comment revisions

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3

VOLLMER ROAD AND BRIARGATE PARKWAY

COLORADO SPRINGS, CO

CALLOUT KEY

PLANT ABBREVIATION

SITE CATEGORY ABBREVIATION

TREE CALLOUT

SHRUB & ORN. GRASS CALLOUT

PERENNIAL CALLOUT

PLANT QUANTITY

PLANT SYMBOL KEY

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE 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 PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO 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 JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-422-1987 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 LINES. KEEP TREES IF MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN 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 STANDARD DRAWING 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 REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
VOLLMER ROAD	Minor Arterial	20'/20'	1,304'	1/25	52.2 / 52
BRIARGATE PARKWAY (North side)	Major Arterial	25'/25'	429'	1/20	21.5 / 22
BRIARGATE PARKWAY (South side)	Major Arterial	25'/25'	466'	1/20	23.3 / 23
DINES BOULEVARD	Non Arterial	10'/10'	1,796'	1/30	59.9 / 60
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	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.

JOB NUMBER
2720-1123

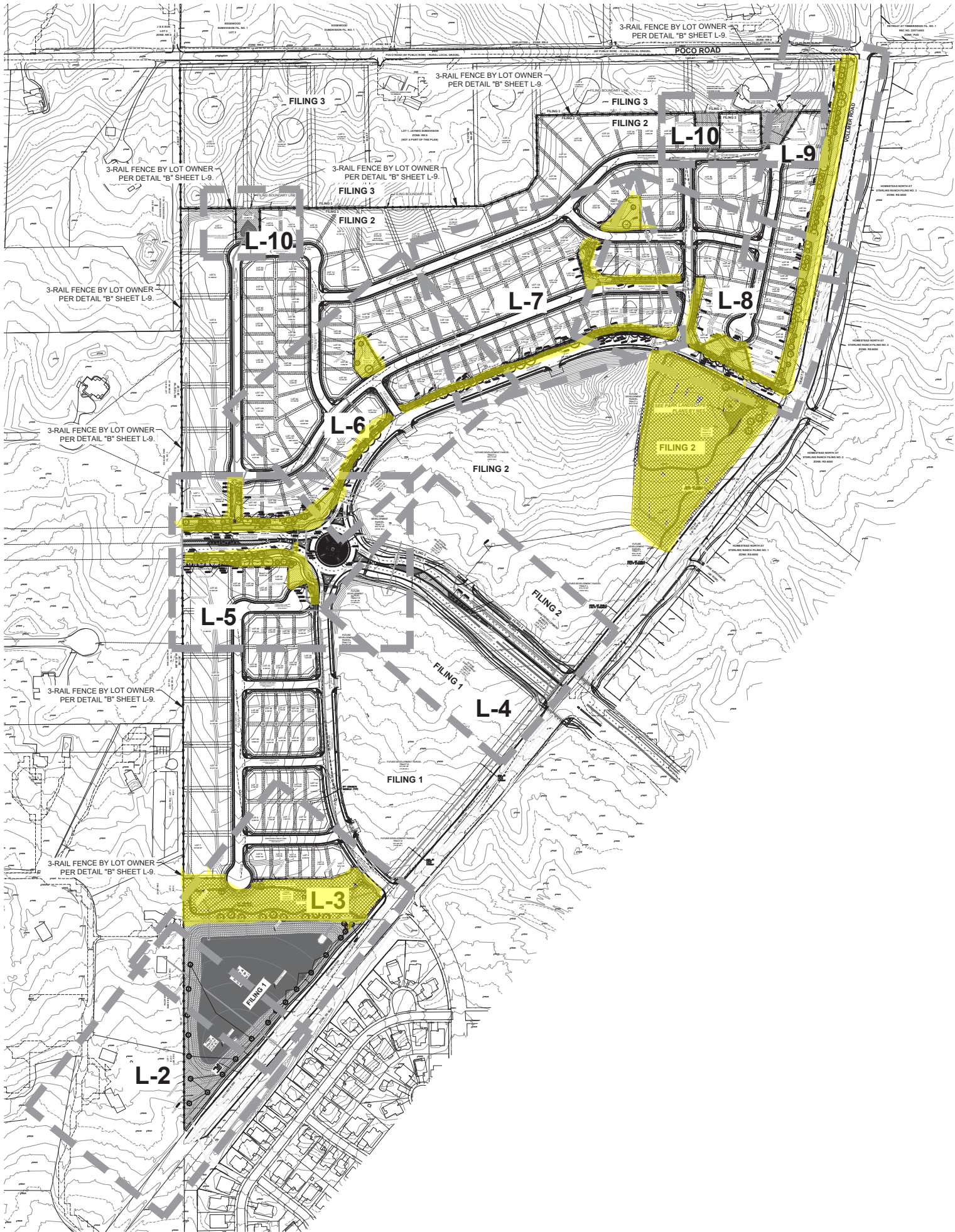
DATE
1/5/2023

DRAWN BY
MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



DATE	REVISION DESCRIPTION
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5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small tracts changed names
2/24/2025	County comment revisions

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123
DATE
1/5/2023
DRAWN BY
MB
DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN
OVERALL
SHEET #
L-1
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PLANTING LEGEND				
Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
ARS	40	Acer rubrum 'Franksred'	Maple, Red Sunset	1-1/2" Z=4, 6.5K,S,SIG
CCH	13	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" R,DE,F,Z=4,8.5K,A,D,SIG
COH	25	Celtis occidentalis	Hackberry	1-1/2" R,DE,Z=3,7K,A,D,SIG
MSS	44	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2" F,Z=4, 8.5K,S,SIG
EVERGREEN TREES				
PIP	11	Picea pungens	Spruce, Colorado Blue	6' R,DE,Z=3, 10K,S,SIG
PON	32	Pinus ponderosa	Pine, Ponderosa	6' R,DE,Z=3, 9.5K,D,SIG
PON	22	Pinus ponderosa	Pine, Ponderosa	Spade trees 6'-12'+ R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS				
ARK	15	Arctostaphylos 'Uva-Ursi'	Manzanita, Kinnikinnick	5 Gal X,DE,R,F,Z=3, 10K,A,D,SIG
BRG	23	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,DE,Z=4, 7K,A,SIG
GLL	27	Cercocarpus intricatus	Mahogany, Little leaf mountain	5 Gal DE, Z=2, 9K,D,SIG
PBS	6	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal F,Z=3, 9.5K,A,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,DE,F,Z=2, 10K,S,SIG
EVERGREEN SHRUBS				
JBJ	64	Juniperus Sabina	Juniper, Buffalo	5 Gal R,DE,Z=3,8.5K,A,SIG
JCS	15	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal R,DE,Z=5, 7.5K,A,D,SIG
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES				
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal R,DE,Z=5, 7K,D,SIG

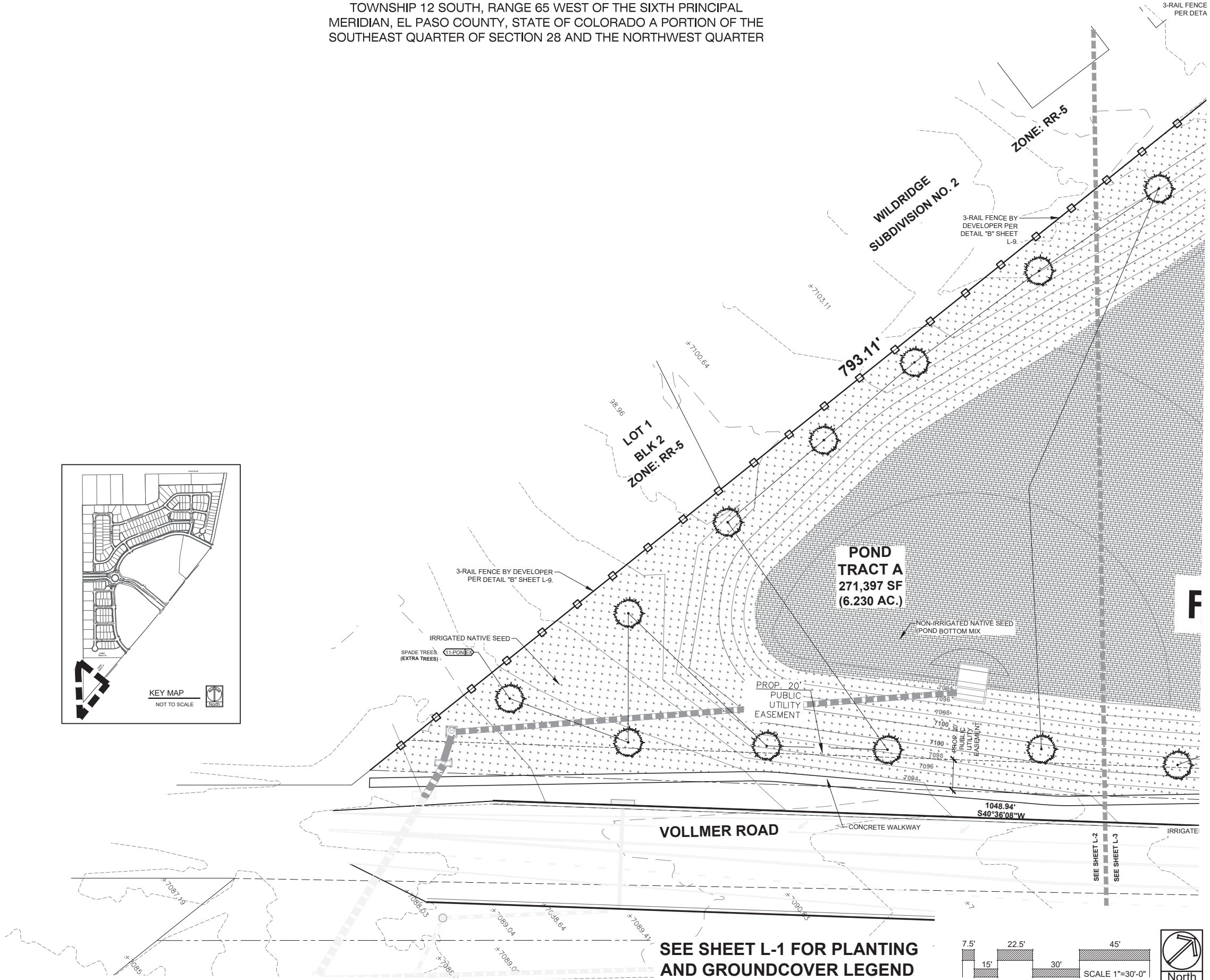
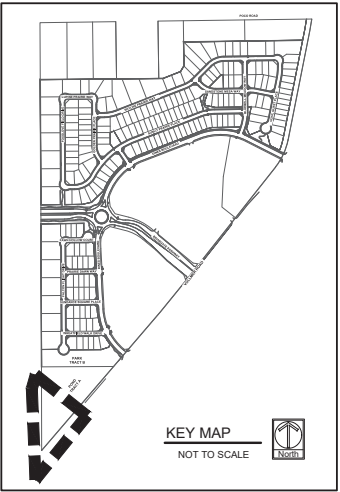
GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,770 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	40,348 SF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	10,240 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	31,721 SF
	DECORATIVE BOULDER	43 TOTAL
	FESCUE SOD	6,790 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES). NOTE: TRACTS H,I & J COULD BE NON-IRRIGATED PENDING IF IRRIGATION IS AVAILABLE SEE SHEET L-10.	299,151 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (AT POND BOTTOM).	148,288 SF

NOT TO SCALE

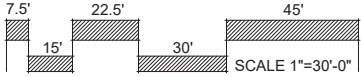


RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND





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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5373

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small tracks changed signs
2/24/2025	County comment revisions

- ☐ FOR CONSTRUCTION
- ☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

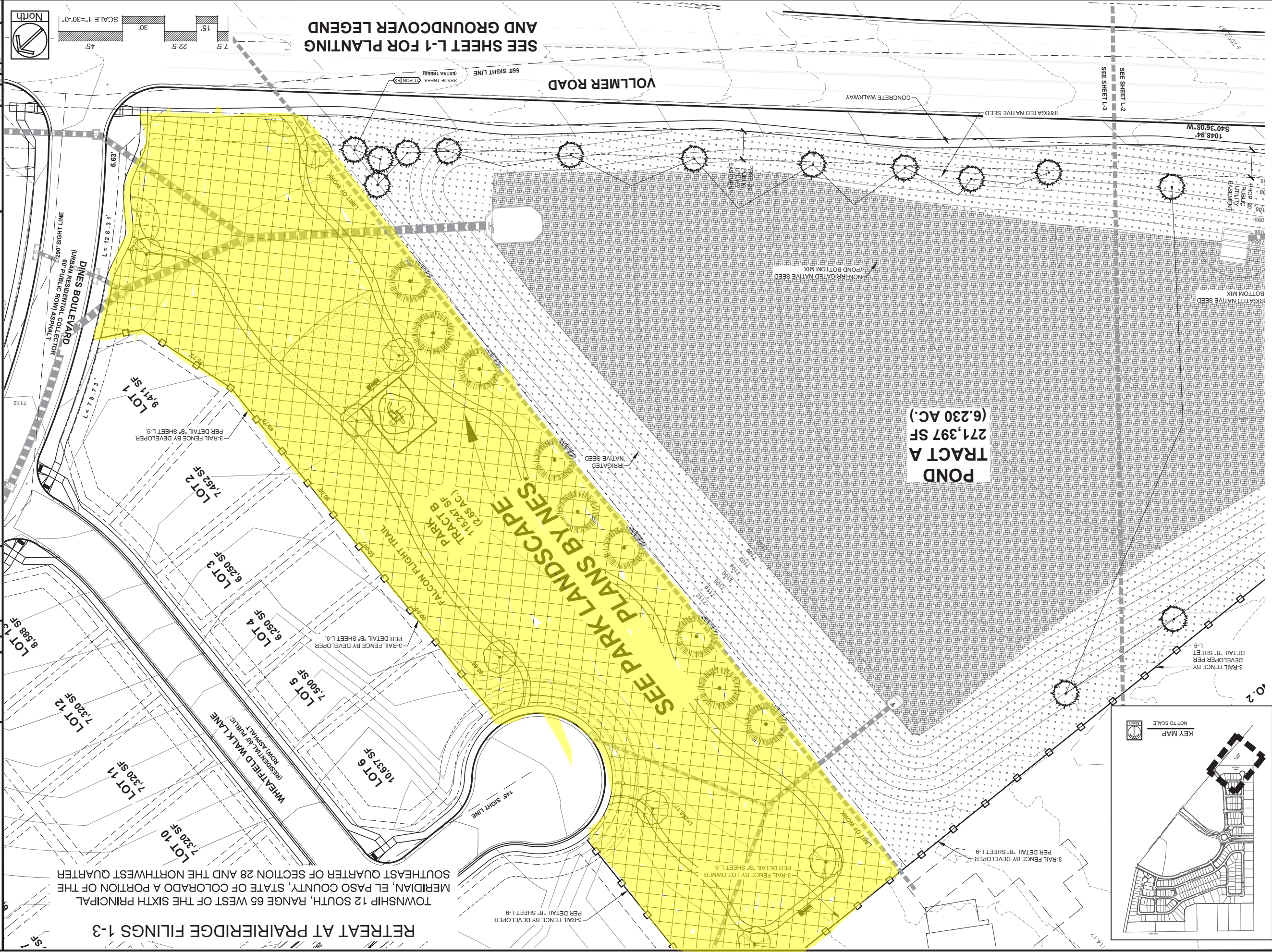
DATE
1/5/2023

DRAWN BY
MB

DRAWING DESCRIPTION
FINAL
LANDSCAPE PLAN

SHEET #
L-2


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RETREAT AT PRAIRIERIDGE FILINGS 1-3

CLASSIC COMMUNITIES

DATE	REVISION DESCRIPTION	FOR CONSTRUCTION	NOT FOR CONSTRUCTION
16/05/2024	2nd Submittal revision / updates		
16/05/2024	3rd Submittal revision		
16/05/2024	Revised lot count and size changes, & a few small tracks changed sizes		
02/04/2025	County comment revisions		



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1025 ASPEN LAKE DRIVE
COLORADO SPRINGS, CO 80916
719-537-2013

MEET # _____
L-3
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LANDSCAPE PLAN
FINAL
DRAWING DESCRIPTION
DRAWN BY: MJB
DATE: 11/5/2023
2720-1123
8 NUMBER

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5373

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small trade changes
2/24/2025	County comment revisions

- ☐ FOR CONSTRUCTION
- ☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-4

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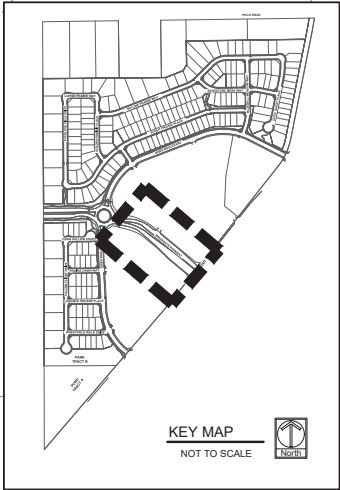
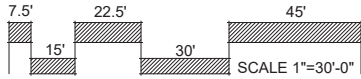
FUTURE DEVELOPMENT
PARCEL
TRACT L
870,112 SF
(19.97 AC.)

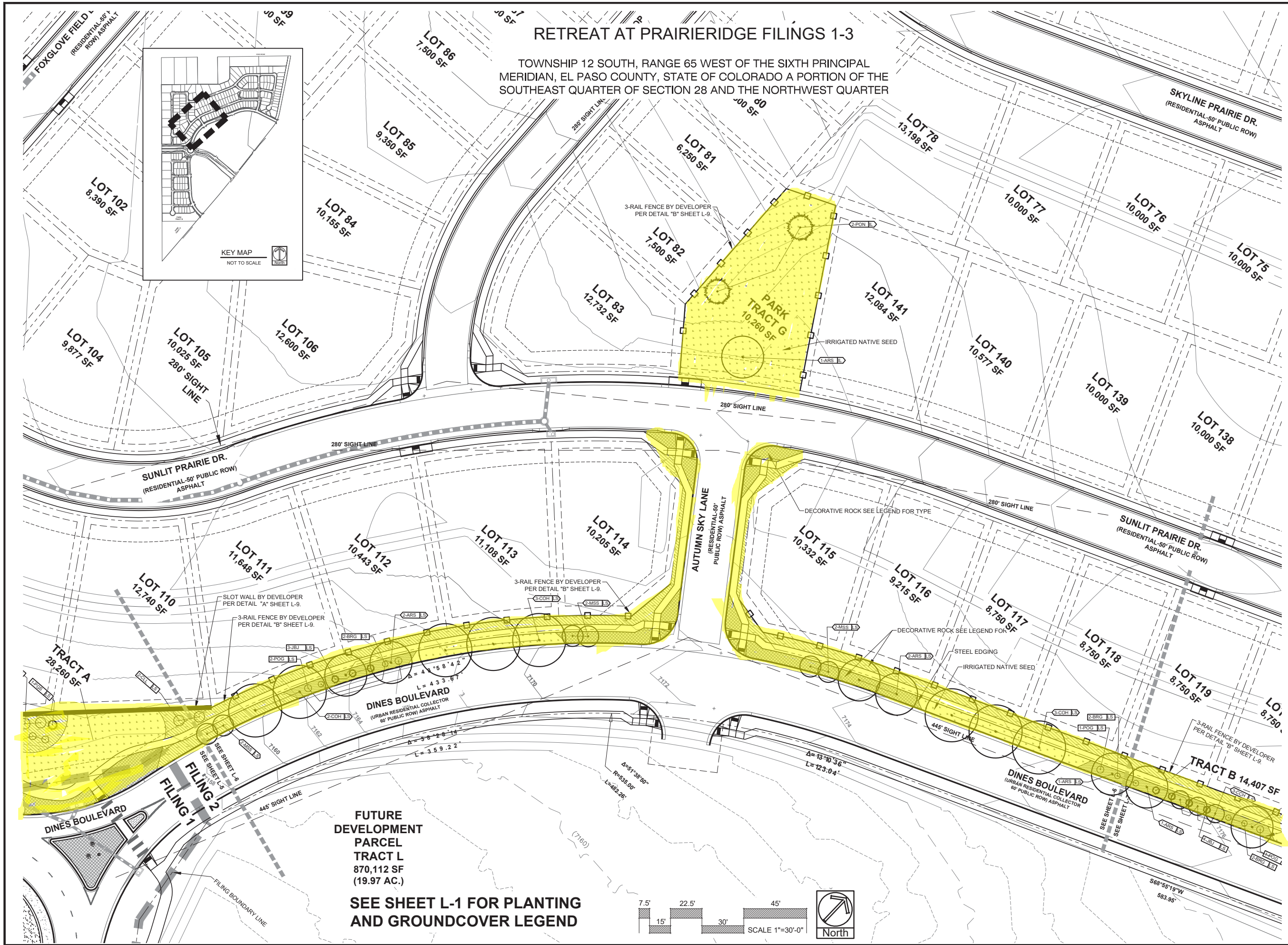
FUTURE
DEVELOPMENT
PARCEL
TRACT L
870,112 SF
(19.97 AC.)

FUTURE
DEVELOPMENT
PARCEL
TRACT D
577,481 SF
(13.26 AC.)

FUTURE
DEVELOPMENT
PARCEL
TRACT D
577,481 SF
(13.26 AC.)

SEE SHEET L-1 FOR PLANTING
AND GROUNDCOVER LEGEND





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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719.531.5375

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small details changed again
2/24/2025	County comment revisions

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3

VOLLMER ROAD AND BRIARGATE PARKWAY

COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

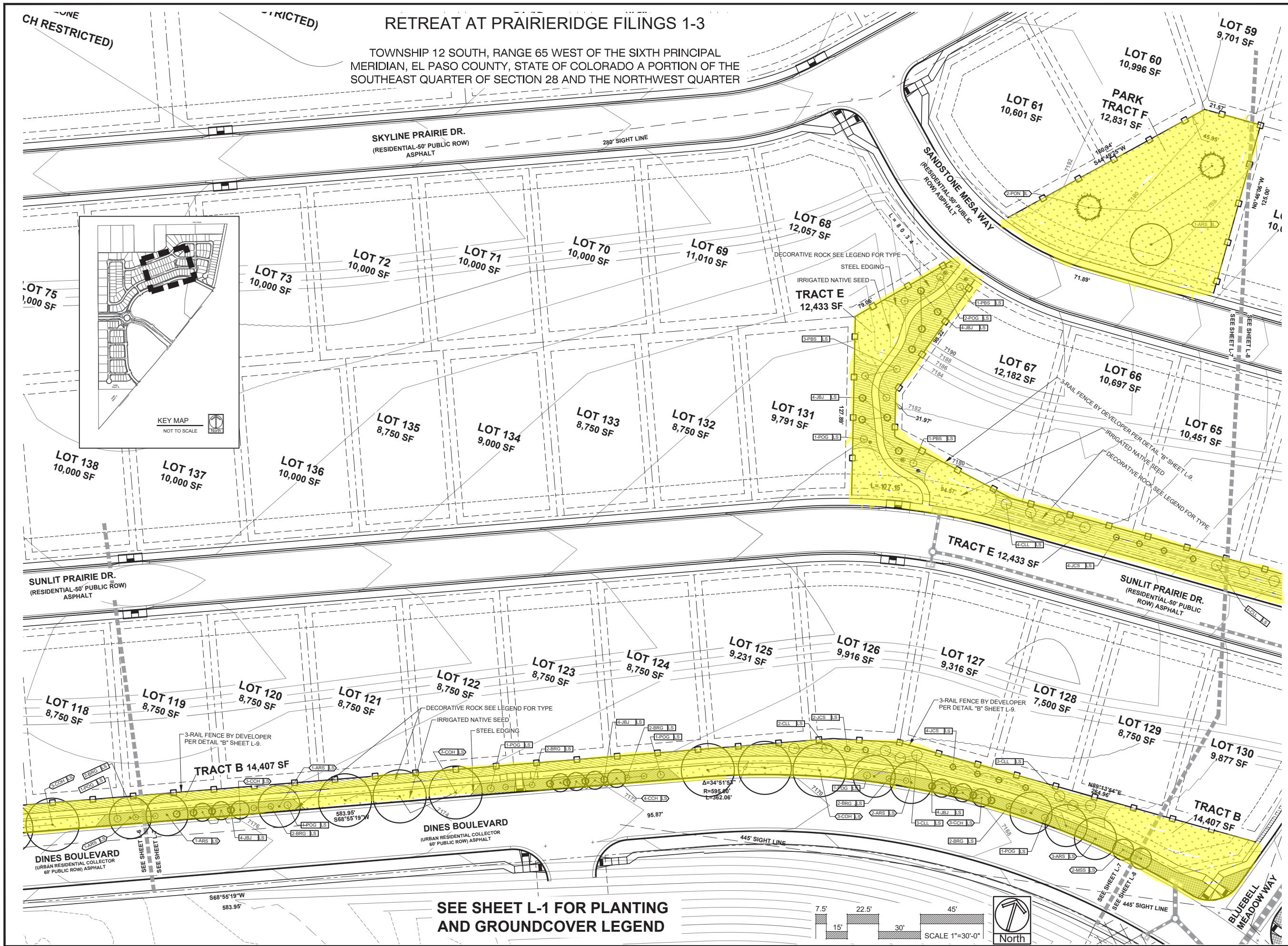
DATE
1/5/2023

DRAWN BY
MB

DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN

SHEET #
L-6

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5373

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
9/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small breaks changed signs
2/24/2025	County comment revisions

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☒ NOT FOR CONSTRUCTION

CLASSIC
COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

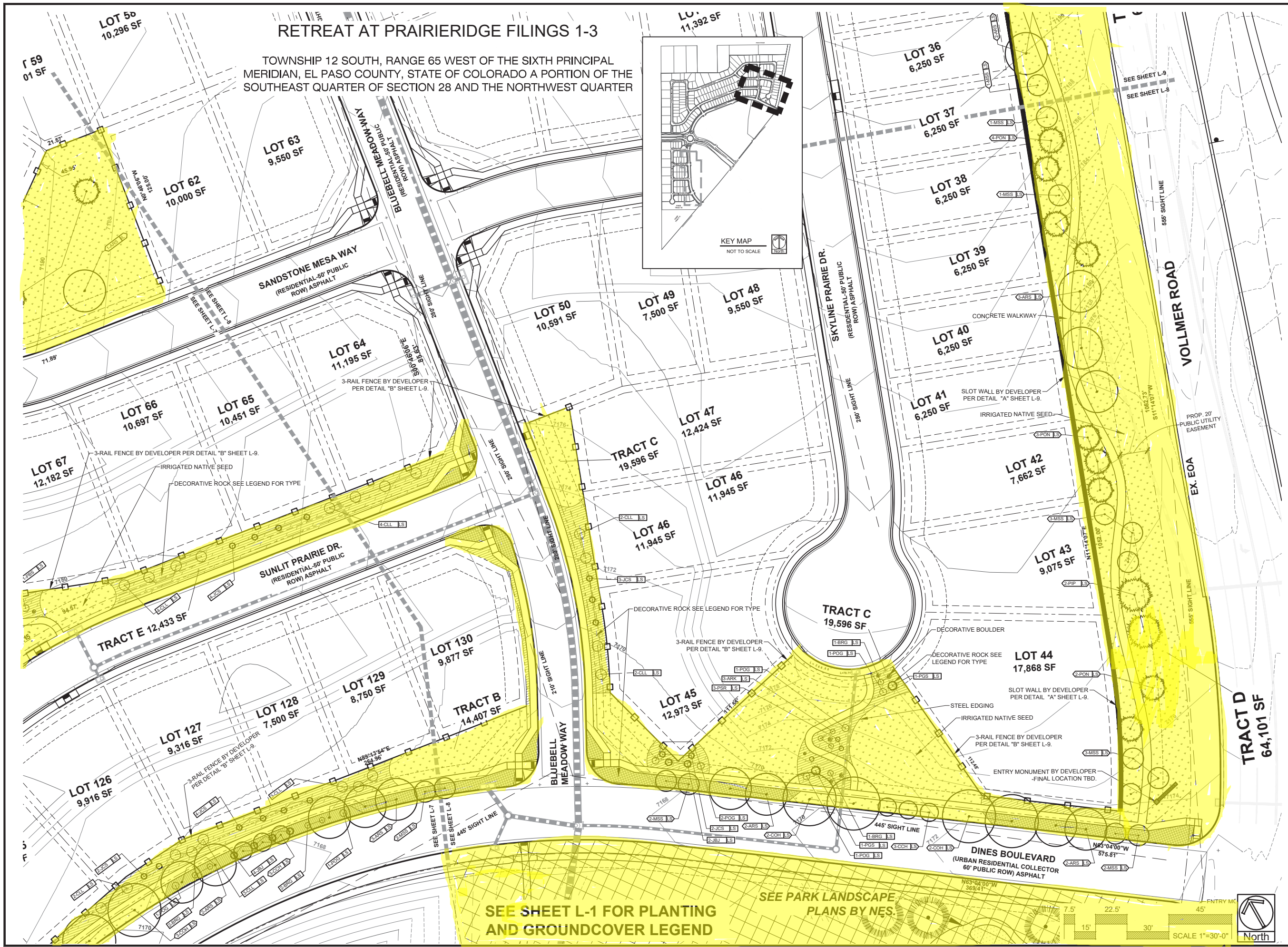
DATE
1/5/2023

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MB

DRAWING DESCRIPTION
FINAL
LANDSCAPE PLAN

SHEET #
L-7

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

KEY MAP
NOT TO SCALE

SEE SHEET L-1 FOR PLANTING
AND GROUNDCOVER LEGEND

SEE PARK LANDSCAPE
PLANS BY NES.



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5373

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small details changed again
12/4/2025	County comment revisions

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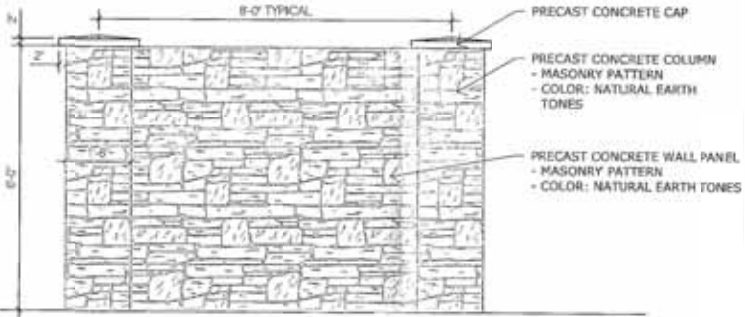
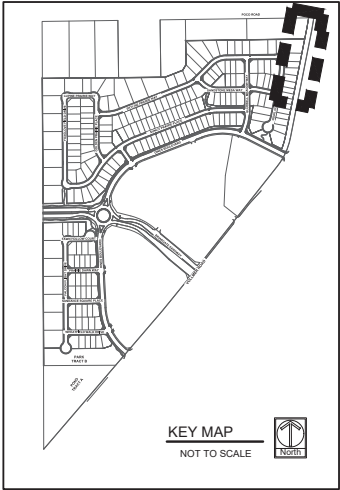


RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

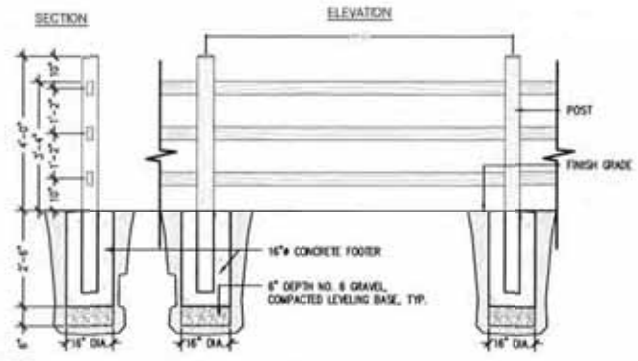
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DATE	1/5/2023
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-8
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



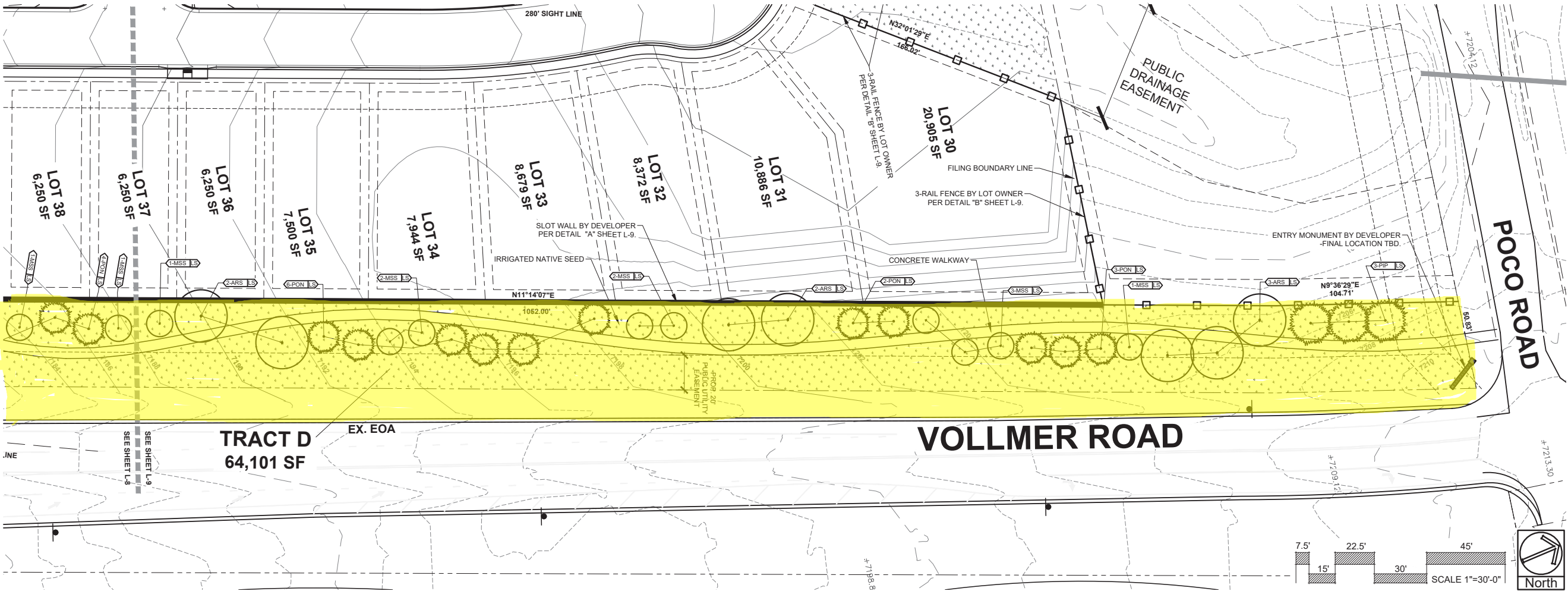
A 6' PRECAST CONC. SLOT WALL
NOT TO SCALE



B CONCRETE 3 RAIL FENCE
NOT TO SCALE

* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.

SEE SHEET L-1 FOR PLANTING
AND GROUNDCOVER LEGEND



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small tracks changed names
2/24/2025	County comment revisions

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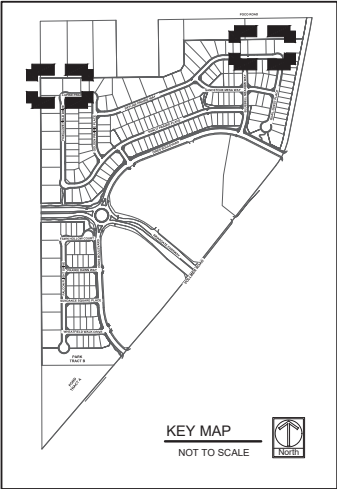
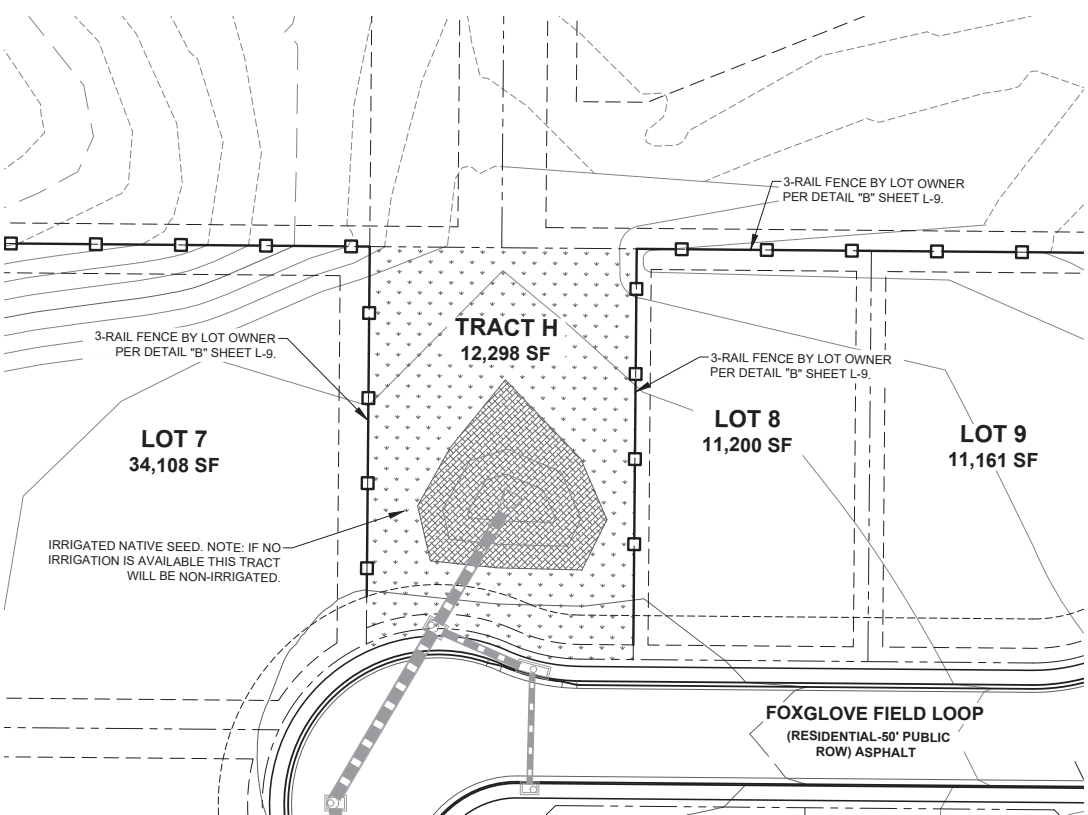
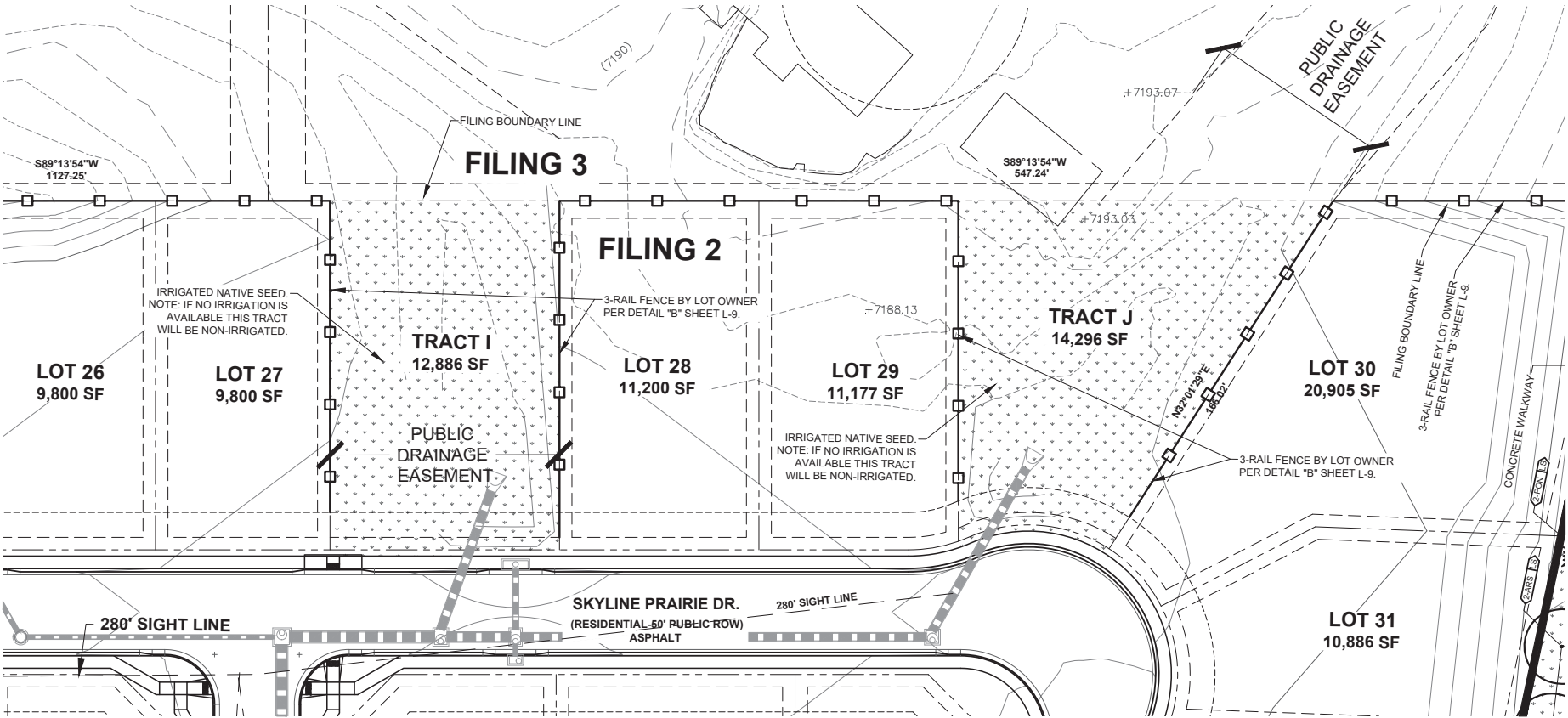


RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

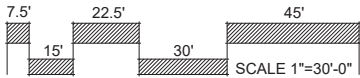
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DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-9
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



SEE SHEET L-1 FOR PLANTING
AND GROUNDCOVER LEGEND



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5575

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small tracks changed signs
2/24/2025	County comment revisions

- ☐ FOR CONSTRUCTION
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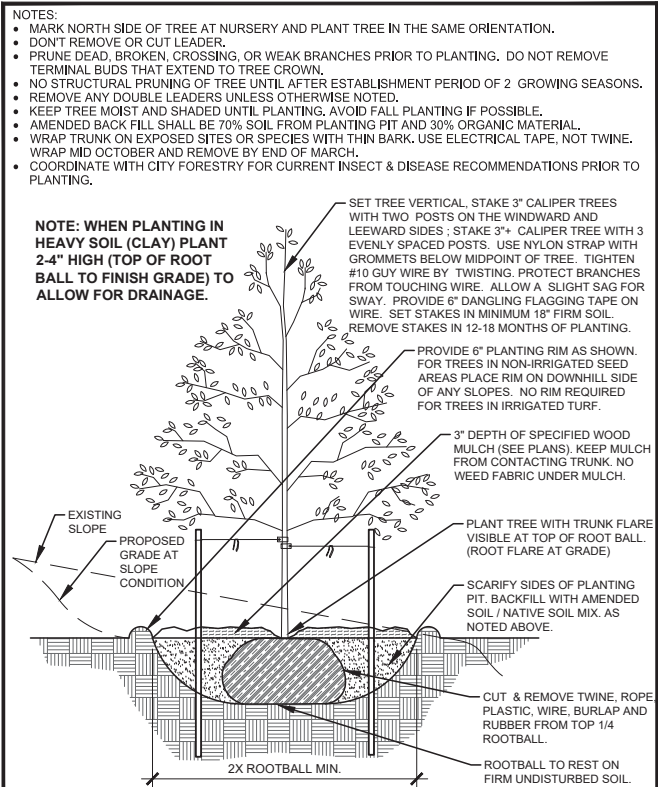
RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-10

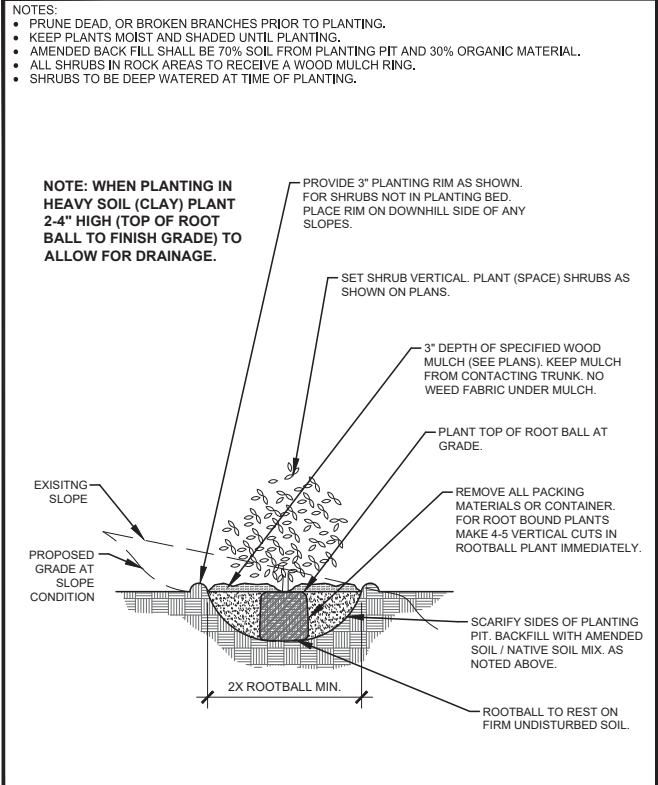
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

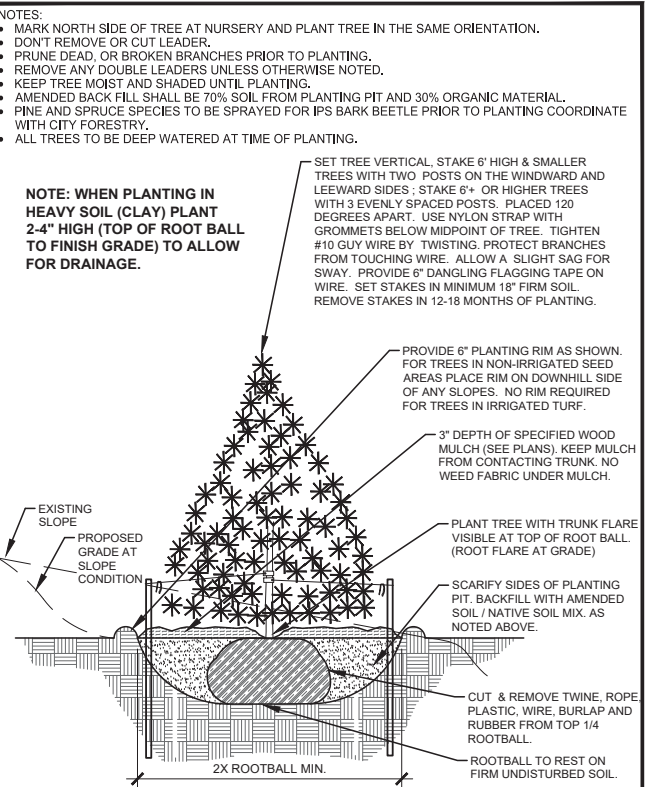
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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 NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- 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 CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD 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" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'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 FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING. SHRUBS = 18" DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOLLERS (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 ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - 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.
 - IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
 - TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.
- EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL 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 NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
 - ASTROBRAND PERMITHRIN
 - APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- 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)

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | |
|----------------------|-----|
| -BUFFALOGRASS | 25% |
| -GRAMA BLUE | 20% |
| -GRAMA, SIDEOTS | 29% |
| -GREEN NEEDLEGRASS | 5% |
| -WHEATGRASS, WESTERN | 20% |
| -DROPSIDE, SAND | 1% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE. AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS (AT POND BOTTOM).
- | | | | |
|---------------------|-----|---------------------|-----|
| -BIG BLUESTEM | 20% | -SWITCHGRASS | 10% |
| -GRAMA BLUE | 10% | -PRAIRIE SANDREED | 10% |
| -GREEN NEEDLEGRASS | 10% | -YELLOW INDIANGRASS | 10% |
| -WHEATGRASS WESTERN | 20% | -GRAMA SIDEOTS | 10% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE. AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small details changed notes.
2/24/2025	County comment revisions

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

DATE
1/5/2023

DRAWN BY
MJB

DRAWING DESCRIPTION

PLANTING DETAILS
& NOTES

SHEET #
L-10

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at Prairie Ridge Filing No. 2 Final Plat

Agenda Date: April 9, 2025

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic SRJ Land, LLC., for the Retreat at Prairie Ridge Filing No. 2 Final Plat. Consisting of 141 single-family residential lots over 80.64 acres, the project site is zoned RR-0.5 and RS-6000 for residential purposes and is located immediately southwest of the intersection of Poco Road and Vollmer Road in northeastern El Paso County. The overall Prairie Ridge development totals approximately 142 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

Retreat at Prairie Ridge Filing No.2 is part of the Jaynes Property Sketch Plan area and the Prairie Ridge Filing Nos. 1-3 Preliminary Plan, which were endorsed by the Park Advisory Board in October 2022 and February 2024 and subsequently approved by the Board of County Commissioners in April 2023 and October 2024, respectively. The Jaynes Property Sketch Plan included 450 total dwelling units on 142 acres. The Sketch Plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, and 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks and two smaller pocket parks, three of which are included in the Retreat at Prairie Ridge Filing No. 2.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway, located within the public right-of-way. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk, which will provide a pedestrian and multi-modal connection to the Sand Creek Regional Trail located east of Prairie Ridge within the Sterling Ranch development. A signalized pedestrian crossing at the intersection of Vollmer Road and Briargate Parkway will allow for a safe pedestrian corridor between the two developments and regional trail corridor.

The Prairie Ridge Filing No. 1-3 Preliminary Plan includes approximately 12.3 acres, or 8.5%, of open space dedicated to parks, open space, and landscaping. This acreage does not include stormwater detention facilities, such as Tracts H, I, and J in the northern section of the Retreat at Prairie Ridge Filing No. 2. Due to its aforementioned zoning classifications, the development is not subject to the El Paso County Land Development Code's 10% open space requirement.

Included in the Preliminary Plan are four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile of the park sites to allow for easy pedestrian access. The largest 5.52-acre neighborhood park site is located within the Retreat at

Prairie Ridge Filing No. 2 along the eastern edge of the development, adjacent to Vollmer Road at the intersection of Dines Boulevard. Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of Filing No. 2, identified in the Final Plat as Tracts F and G. Other small landscape tracts provide passive open space and neighborhood trail connections.

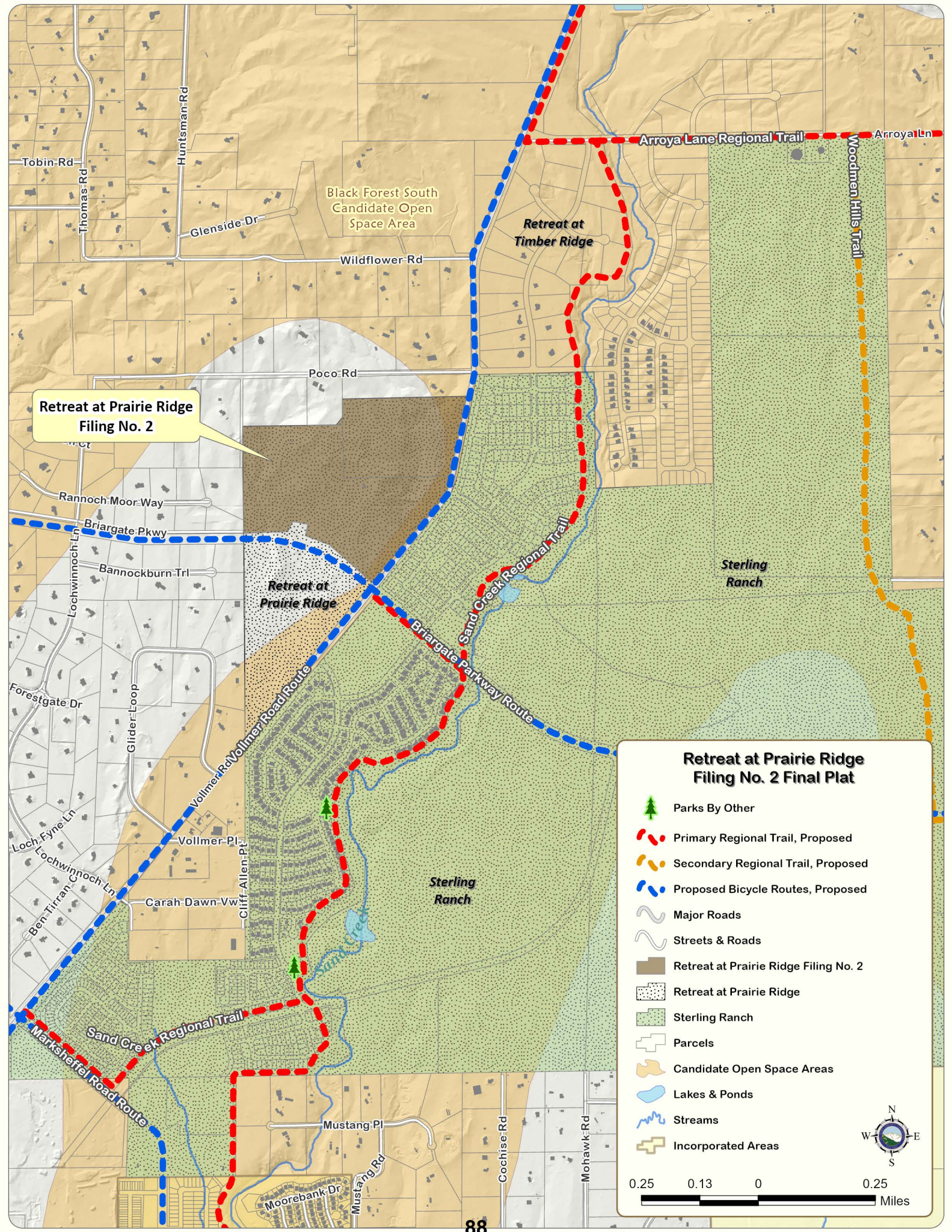
The applicant included the following in their Letter of Intent regarding parks, trails, and open space:

- *“A sidewalk is proposed along Briargate Pkwy and will connect to the signalized intersection of Briargate and Vollmer. This sidewalk will provide pedestrian connectivity to the Sterling Ranch Community Park and Sand Creek Regional Trail to the east.”*
- *“Tract D will accommodate a 50’ wide buffer between the future residences and Vollmer Road and will include a sidewalk to provide pedestrian connectivity in the area. Tract K is proposed as a 5.52-acre park and is conveniently located for residents within all the Retreat at Prairie Ridge filings.”*
- *“El Paso County Parks Master Plan. The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is proposed with the Retreat at Prairie Ridge filing 2 subdivision southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A meandering sidewalk is proposed along Briargate Parkway within a 25’ landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the subdivision area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.”*

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication due at the time of the recording of this Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$71,205 and urban park purposes in the amount of \$42,723 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Retreat at Prairie Ridge
Filing No. 2

Retreat at Prairie Ridge Filing No. 2 Final Plat

- Parks By Other
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Retreat at Prairie Ridge Filing No. 2
- Retreat at Prairie Ridge
- Sterling Ranch
- Parcels
- Candidate Open Space Areas
- Lakes & Ponds
- Streams
- Incorporated Areas

0.25 0.13 0 0.25 Miles

Development Application Review Form



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

April 9, 2025

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:	Retreat at Prairie Ridge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-009	Total Acreage:	80.64
		Total # of Dwelling Units:	141
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.37
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-0.5, RS-6000
	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-0.5, RS-6000

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

Regional Park Area: 2

0.0194 Acres x 141 Dwelling Units = 2.735
Total Regional Park Acres: 2.735

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 141 Dwelling Units = 0.53
Community: 0.00625 Acres x 141 Dwelling Units = 0.88
Total Urban Park Acres: 1.41

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 141 Dwelling Units = \$71,205
Total Regional Park Fees: \$71,205

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 141 Dwelling Units = \$16,779
Community: \$184 / Dwelling Unit x 141 Dwelling Units = \$25,944
Total Urban Park Fees: \$42,723

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 Retreat at Prairie Ridge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$71,205 and urban park purposes in the amount of \$42,723 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

RETREAT AT PRAIRIE RIDGE FILING NO. 2 FINAL PLAT

LETTER OF INTENT

MARCH 2025

OWNER:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC COMMUNITIES
6385 CORPORATE DR. SUITE 200
COLORADO SPRINGS, CO 80919

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: 5228000024 & 5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE: 80.64-ACRES

CURRENT ZONING: RR-0.5 & RS-6000

CURRENT USE: VACANT

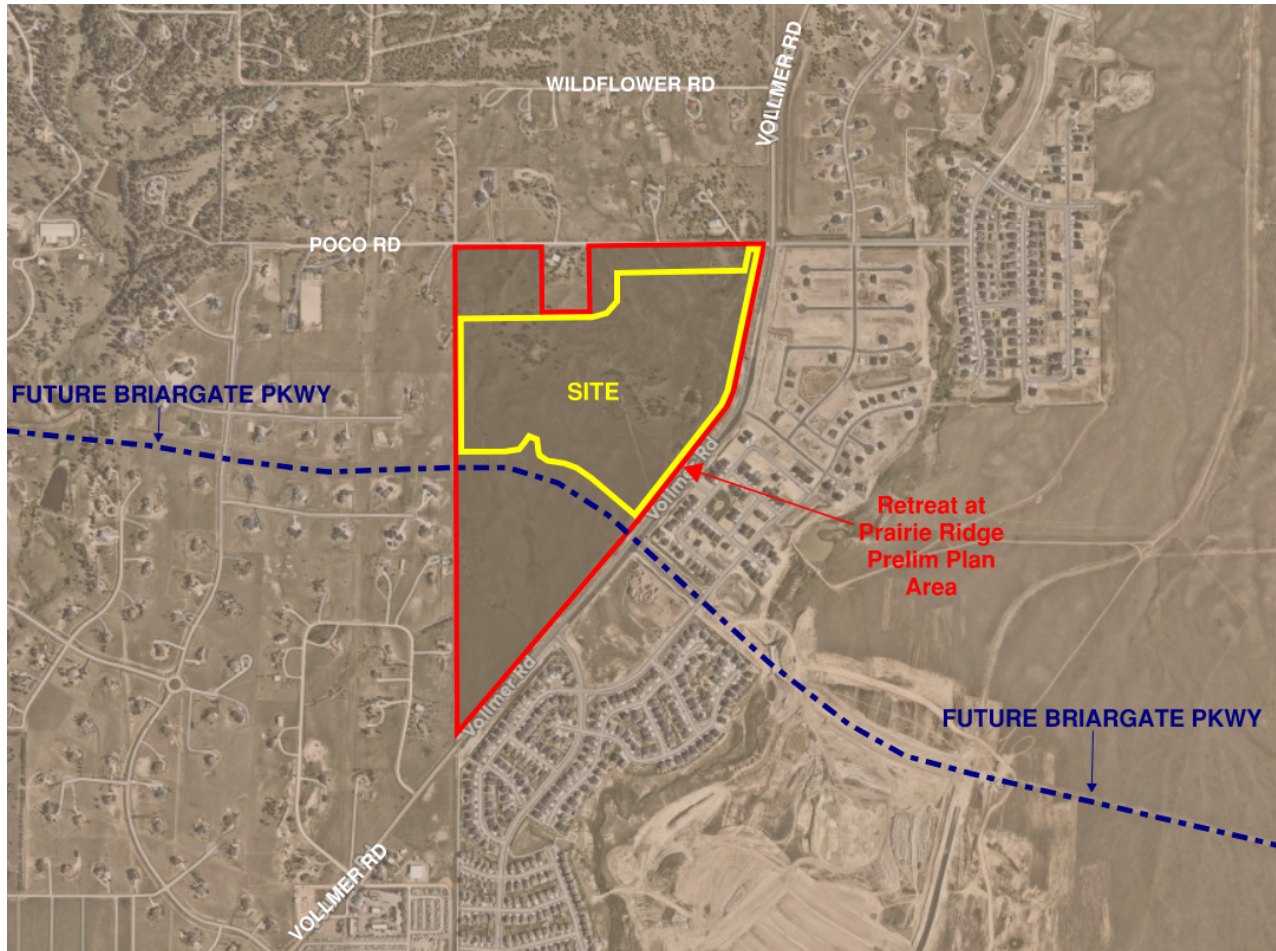
FILE #: TBD

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests administrative approval of a Final Plat for Retreat at Prairie Ridge filing 2.

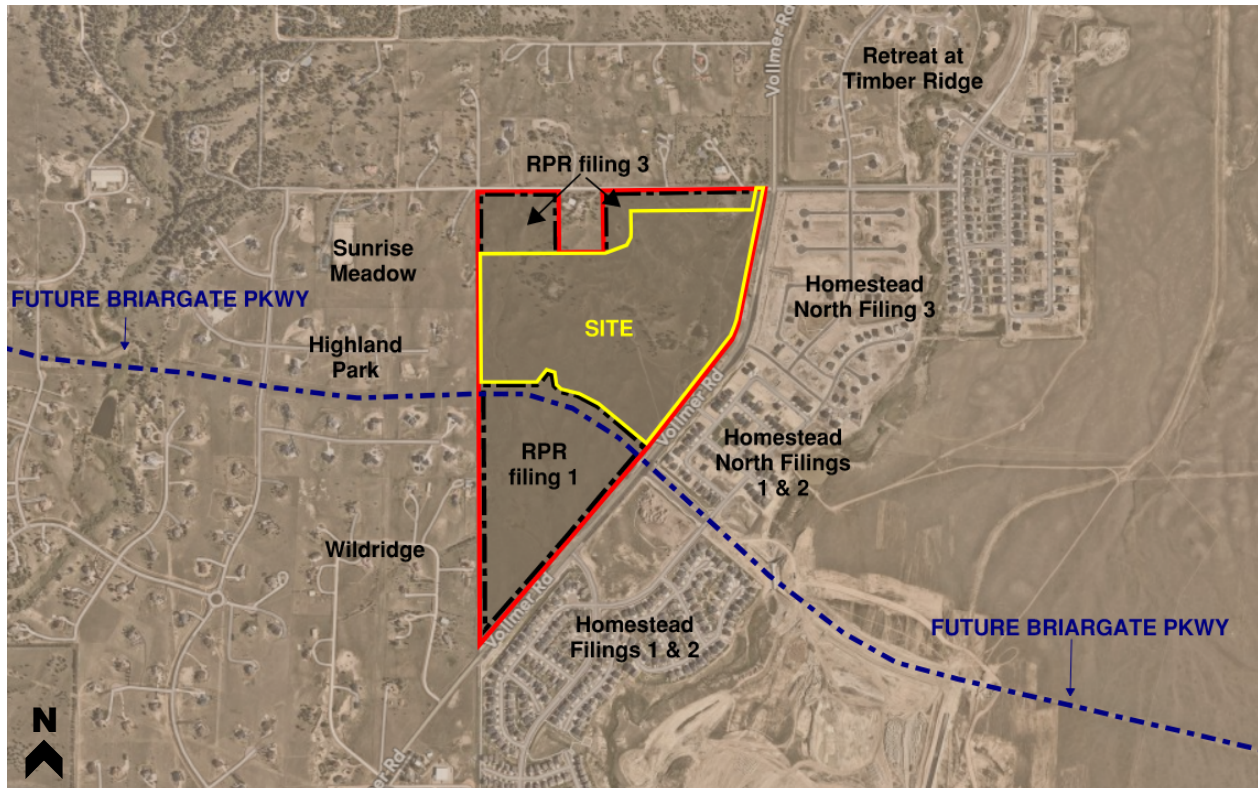
SITE LOCATION

The Retreat at Prairie Ridge Filing No. 2 Final Plat consists of 80.64-acres and lies northwest of the future intersection of Vollmer Road and Briargate Pkwy. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.



SURROUNDING LAND USE

Across Vollmer Road, to the east of Retreat at Prairie Ridge Filing No. 2, is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the Homestead and Homestead North Filings of Sterling Ranch to the east of Vollmer Road are single-family residential lots that transition gradually from a minimum of 5,000 sf lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sf. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate.



To the north of the Retreat at Prairie Ridge filing 2 is the proposed Retreat at Prairie Ridge filing 3 which consists of 6, large residential lots approximately 2.5-acres or greater in size. There is also an existing large-lot single-family residence outside of the Retreat at Prairie Ridge Plan boundary directly north of filing 2 that will remain. To the west is the 2.5-acre rural residential subdivision, Highland Park and the 5-acre rural residential subdivision, Wildridge. Directly to the south is Retreat at Prairie Ridge Filing No. 1 which consists of 46 residential lots ranging in size from 6,000sf to 0.70-acres with a density of 1.97 du/acre.

PROJECT DESCRIPTION

The Retreat at PrairieRidge Filing No. 2 Final Plat consists of 141 urban character single-family residential lots, 12 tracts and rights-of-way on 80.65-acres including Tract L or 60.67-acres excluding Tract L which is intended for future development. The proposed gross density for this subdivision is 2.36 du/acre and the proposed net density is 3.68 du/ac.

The western edge of Retreat at Prairie Ridge filing 2 is comprised of 7, RR-0.5 lots that are approximately 0.70-acres in size. The remaining 134 lots are in the RS-6000 zone in the center of the filing and lot sizes range from 6,250sf to 13,000sf. There are 12 tracts proposed with this subdivision with various functions to support the development, the Tracts are intended to be used as follows:

Tracts A, B, C, & E	Open space, landscaping, utilities
Tract D	Open space, buffer, landscape, utilities
Tracts F & G	Park, landscape, utilities
Tracts H, I, & J	Drainage, landscape, utilities
Tract K	Park, Buffer, Landscape, utilities
Tract L	Future Development

The seven 0.70-acre lots on the western boundary will also accommodate an 85' building setback which will provide a transition between the rural residential lots to the west and the proposed higher density residential and commercial development proposed with the Retreat at Prairie Ridge and Sterling Ranch to the east. The northern edge of the filing is a shared property line between the northernmost lots in filing 2 and the RR-2.5 lots proposed in Retreat at Prairie Ridge filing 3. There are three proposed lots adjacent to the existing Jaynes Subdivision that are proposed to be 0.70-acres in size to accommodate a buffer between the existing and proposed development. A 50' wide tract is proposed along the eastern boundary of the subdivision adjacent to Vollmer Road to provide a buffer between Vollmer Road and the proposed residences. The southern boundary of the site is adjacent to the future Briargate Pkwy which will be platted and constructed with Retreat at Prairie Ridge filing 1.

ACCESS AND CIRCULATION: Access to the site is proposed via a new urban residential collector, which is an extension of Dines Boulevard, through the property looping north to south, with connections to Briargate Parkway and Vollmer Road. A roundabout is proposed at the intersection of Dines Boulevard and Briargate Parkway to maximize internal circulation. All proposed access points will be full movement intersections. Two residential roads will provide access to the filing from Dines Boulevard. Access to individual lots is not permitted from Briargate Pkwy or Dines Blvd and will be provided by a network of internal residential public roads. A sidewalk is proposed along Briargate Pkwy and will connect to the signalized intersection of Briargate and Vollmer. This sidewalk will provide pedestrian connectivity to the Sterling Ranch Community Park and Sand Creek Regional Trail to the east.

COMPATIBILITY/TRANSITIONS: The seven lots adjacent to the western boundary of Filing 1 are a minimum of 0.7-acres with an 85' setback. The 3 lots adjacent to the existing Jaynes Subdivision are proposed to be 0.70-acres in size to accommodate a buffer between the existing and proposed development. This will provide a transition from the lower density Rural Residential north and west of the site to the suburban residential densities within the remainder of the subdivision. Tract L is intended for future

development of higher density residential and commercial uses which will provide services to the area and a buffer between the detached single-family uses, the future intersection of Briargate and Vollmer and the higher-intensity uses proposed at the future intersection. **Tract D will accommodate a 50' wide buffer between the future residences and Vollmer Road and will include a sidewalk to provide pedestrian connectivity in the area. Tract K is proposed as a 5.52-acre park and is conveniently located for residents within all the Retreat at Prairie Ridge filings.**

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the west to the proposed higher density residential and commercial land uses within the remaining Sketch Plan area and the urbanizing Sterling Ranch community on the east side of Vollmer Road.

TRAFFIC AND ACCESS: A Traffic Impact Study prepared by SM Rocha is included with the Retreat at Prairie Ridge filing 2 Final Plat application. The Study provides an analysis of anticipated project impacts and includes an update to the Master TIS prepared for the Sketch Plan. Proposed access to the development is generally along the Dines Blvd extension west of Vollmer Road. The analysis for Filing 2 states that the conclusions and recommendations presented in the study prepared for the Retreat at Prairie Ridge Preliminary Plan remain valid. The previously approved Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- Retreat at PrairieRidge Filings No. 1-3 will generate 2,169 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 161 trips will be during the morning peak hour, and 216 of the trips will be in the afternoon peak hour. An additional 3,218 daily vehicle trips are expected to be generated by the Future Development Tract areas.
- Compared to the trip generation estimates from the TIS for the Jaynes Property Sketch Plan, trip generation estimates associated with Retreat at PrairieRidge Filings No. 1-3 represent an approximate 23% decrease in site trips. The overall Preliminary Plan area (including the Future Development Tracts) represents a 27% decrease in site trips.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.
 - Projected 2040 traffic operations
 - Briargate Parkway and Vollmer Road is projected to operate at or better than LOS C during the a.m. peak hour, and LOS D or better during the p.m. peak hour.
 - All stop-controlled intersections within the study are projected to have turn movement operations at or better than LOS C during a.m. the peak traffic hour, and LOS D during the p.m. peak traffic hour. Exceptions would include the westbound turning movements at the intersection of Dines Boulevard and Vollmer Road which operate at LOS F during

the PM peak traffic hour. The LOS F operation is attributed to the through traffic volume along Vollmer Road and the stop-controlled nature of the intersection.

- Assumed roadway and intersection control improvements are identified in Table 9 of the Study and include the following:
 - Briargate Parkway-construction of a partial roadway section (two through lanes with shared center two-way left-turn lane) with the initial phase of site development.
 - Briargate Parkway intersection with Dines Boulevard-signalization of the intersection.
 - Potential upstream signal control changes along Briargate Parkway and Vollmer Road may create additional gaps in the traffic stream for turning movements onto Briargate Parkway or Vollmer Road which could provide mitigation to the LOS F operations projected during peak traffic hours.
 - Roadway widening improvements and auxiliary lane improvements along Vollmer Road.
 - Construction of Sam Bass Drive west of Vollmer Road.
 - Construction of Dines Boulevard West of Vollmer Road
 - Construction of Briargate Parkway west of Vollmer Road

WATER SERVICE: The Retreat at Prairie Ridge Filing No. 2 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved by BoCC with the Preliminary Plan, allowing administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in March of 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The Retreat at Prairie Ridge Filing No. 2 Final Plat includes 141 lots, 8 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 6.34 annual acre-feet of water has additionally been set aside for 2.54 acres of irrigated landscaping.

The resulting water demand on the central water system is 54.98 acre-feet on an annual basis. This demand includes the 6.34 annual acre-feet being set aside for landscape irrigation. An additional 0.8 annual acre-feet will be provided for post-pumping depletions for the single-family wells and will be reserved by FAWWA. The total 300-year water supply for FAWWA totals 1930.03 annual acre-feet.

Appendix F of the report is an accounting of FAWWA's active water commitments, which total 1105.33 acre-feet including all subdivisions committed through July 12, 2024. This leaves a net excess of currently available water of 824.07 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 61.32 annual acre-feet needs of Prairie Ridge Filing 2.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at Prairie Ridge Filings No. 1 Final Plat in March 2025.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Prairie Ridge Filing 2 is 24,252 gallons per day on an average daily-maximum monthly basis, which represents roughly 2.411% of the contractual capacity available to FAWWA. Including all commitments to date (July 12, 2024), and including Prairie Ridge Filing 2, the current committed capacity is for 2886 SFE, which is 49.3542 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

OTHER UTILITIES: This subdivision is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: A drainage report has been prepared for the subdivision and is submitted with this application. A stormwater detention pond will be constructed at the south end of the Retreat at Prairie Ridge Filing 1 subdivision. The pond in filing 1 is designed to accommodate runoff from all filings of the Retreat at Prairie Ridge.

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

VEGETATION & WILDLIFE: Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the Sketch Plan submittal, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

A site visit by Core consulting in October of 2022 found raptor nests in three locations and concluded the following:

- Northern Ridge: The ridge hosts two small areas of ponderosa pines which may provide potential roosting and nesting habitat for raptors, although there are no existing raptor nests at this time. A large, fallen nest suggests historic raptor nesting in these trees, though this nest could not be re-used in its current state on the ground.
- Pines Along Vollmer: A planted row of pines along the eastern boundary of the Project Area, adjacent to Vollmer Road, currently hosts two raptor nests. The row is approximately 820 feet long, and both raptor nests are in the southern half. A raptor nest survey for this Project has not been conducted during the raptor breeding season; however, based on the good condition of both raptor nests and the presence of a clump of mammalian fur at the base of one of the nests, one or both nests may have been active in 2022. If possible, it would be beneficial to maintain the row of pines along the eastern Project boundary for continued use by raptors.
- Other Existing Nests: Two other nests were identified, and it was determined that these nests were likely built by and best suited for black-billed magpies. Neither nest was in a condition that would suggest it was used this year. One nest along Vollmer was found to be in good condition, based on the structure and position in the pine, the nest was likely built and used by common ravens.

The proposed neighborhood park adjacent to Vollmer Road and the 50' buffer along the length of Vollmer Rd incorporate the existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved. Should the existing nests or new nests become active during the breeding season and when the construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impact the nesting raptors (CPW 2020).

The property includes a very small area of milkweed plants that provide potential egg-laying habitat for the Monarch Butterfly, which is a candidate species for federal listing. There are no Endangered Species Act Section 7 requirements for candidate species. The surveyed area of milkweeds is only 20 sf and the potential impacts to this species are therefore limited. In addition, the location of the area of milkweeds is adjacent to the proposed alignment of future Briargate Parkway, so would ultimately be impacted by the road construction, irrespective of the proposed development of Retreat at Prairie Ridge Filing No. 1.

WILDFIRE: Retreat at Prairie Ridge Filing No. 1 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Landforms, Vegetation, and Riparian Analysis prepared by Bristlecone Ecology analyzes the wildfire risk and

burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as “Moderate Risk” for wildfires, with a small portion along the eastern edge documented as “Low Risk”. The burn probability for about 90% of the site is rated “High”, with the remaining 10% rated “Moderately High”

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. In a letter dated June 30, 2022 the US Army Core of Engineers determined that the site does not contain Waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination was included with the Approved Preliminary Plan.

The non-jurisdictional wetland area adjacent to Vollmer Road includes two ponded areas, which are both man-made stock tanks and whose water rights were decreed in 1973. The original intent of the project was to retain these ponded areas as a feature of the 5.5 acre neighborhood park. As the project has progressed, it has been determined that this will not be feasible. There are no perennial water sources on the site, and the ponded areas rarely hold water in their current condition. Once the surrounding site is constructed, wastewater and runoff will be piped, eliminated any water sources that may feed the ponded areas. As such, these areas will be improved with fill and irrigated native vegetation as part of the Tract K park in Filing 2.



DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

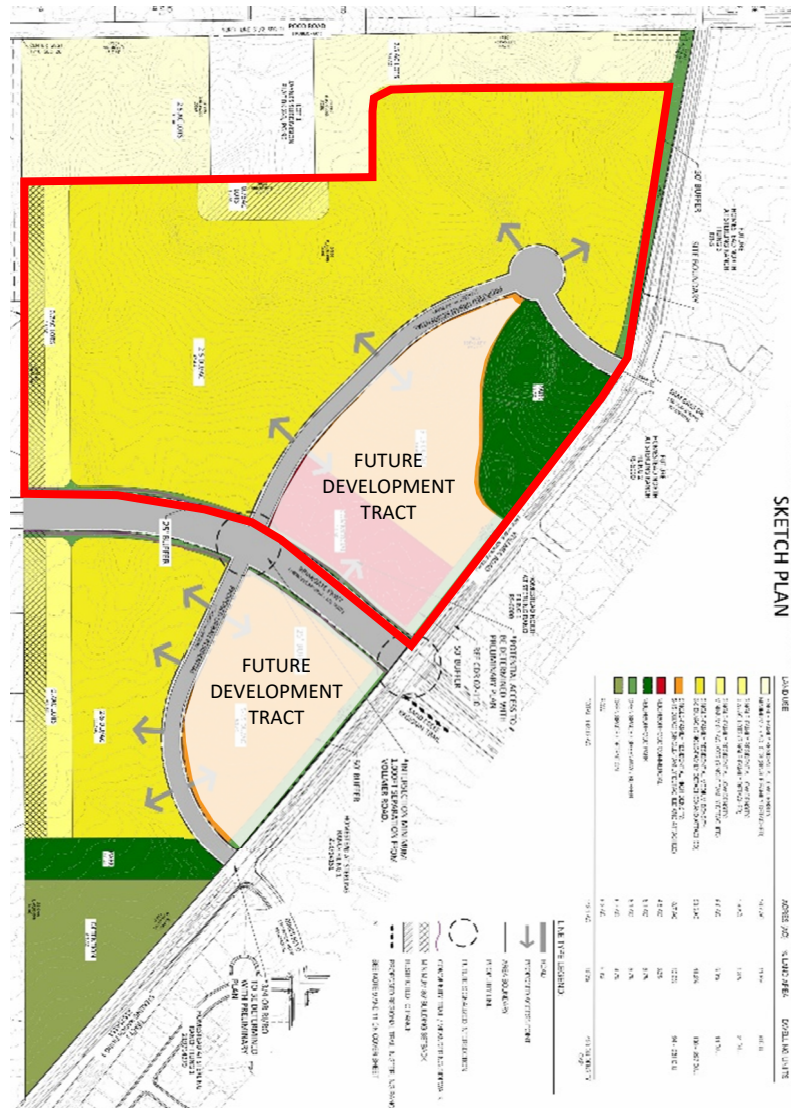
- The Retreat Metro District No. 1
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Prairie Ridge HOA

COMPLIANCE WITH PRIOR APPROVALS

SKETCH PLAN COMPLIANCE

The sketch plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at Prairie Ridge.

The Jaynes Property Sketch Plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was approved by both Planning Commission and Board of County Commissioners was determined to be compatible with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west of the property and the rapidly urbanizing parts of the County to the west of Vollmer Road.



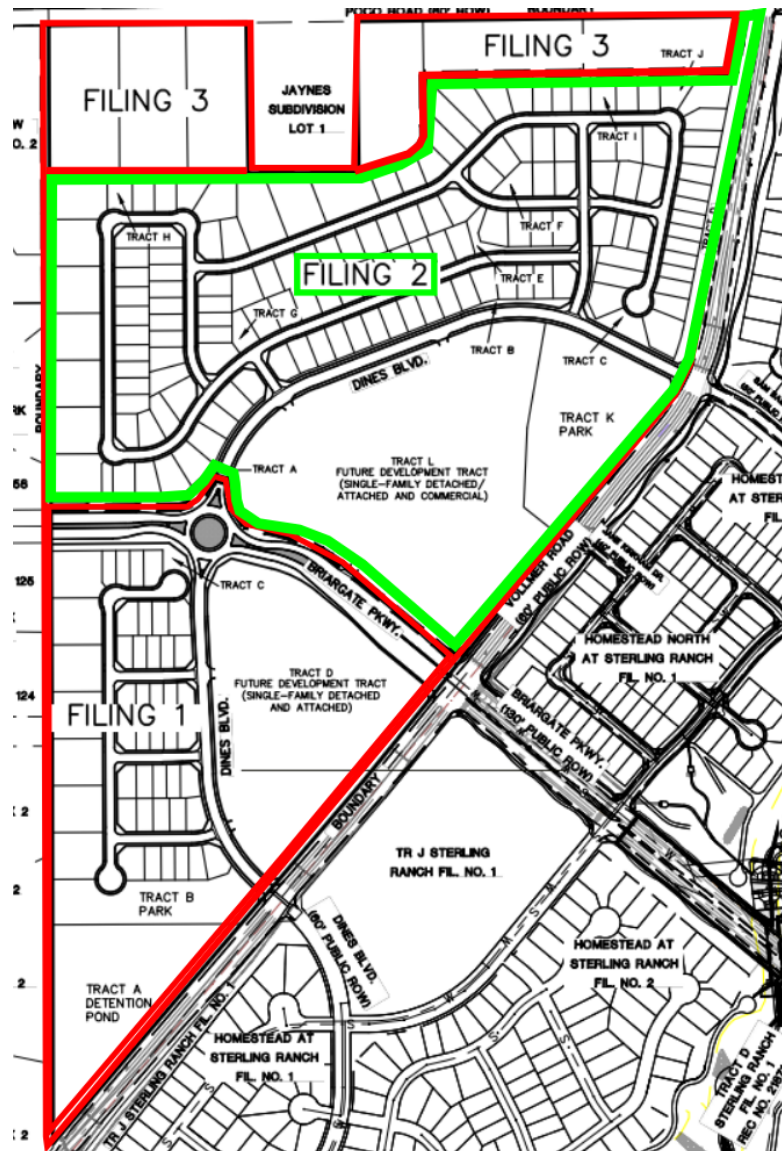
The proposed Final Plat is consistent with the approved Sketch Plan. Retreat Prairie Ridge filing 2 provides for parks, open space, buffers, a mix of residential lot types and densities as depicted on the Sketch Plan. Lot types within the Subdivision include a minimum of 0.70-AC lots with an 85' setback along the western boundary and a portion of the northern boundary of the development and a minimum of 6,000 square foot lots in the remainder of the development. This range of lot sizes and the inclusion of the 85' building setback along the west boundary is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process. The location and acreage of the parks and access points are consistent with the approved Sketch Plan.

ZONING AREA	APPROVED SKETCH PLAN			PROPOSED PRELIMINARY PLAN		
	Acres	Maximum Lots	Maximum Density	Acres	Lots	Density
RR-2.5	16.7	6	Minimum 2.5 AC Lots	17.25	6	1 DU/2.9 AC
RR-0.5	11.4	16	0.7 – 0.75 AC Lots	14.43	17	1 DU/0.85 AC
RS-6000	58.6	138-297	2-5 DU/AC	71.9	170	2.36 DU/AC

PRELIMINARY PLAN AND ZONING

The Preliminary Plan for the Retreat at Prairie Ridge filings 1 – 3 was approved by BoCC in October of 2024. The items heard also include 3 rezone applications to establish the RR-2.5, RR-0.5, and RS-6000 zone. The approved Preliminary Plan anticipated 141 lots with varied lot sizes in filing 2.

The westernmost seven lots, and three of the northern lots adjacent to Jaynes Subdivision in Filing 2 are within in the RR-0.5 zone. These lots are approximately 0.7-acres in size and will provide a transition between the existing large-lot residential to the west and the higher density residential that is proposed on the east side of the plan. The remaining 131 lots and tracts are in the RS-6000 zone district and are intended for single-family detached residential, future development and supporting facilities including parks, utilities, and open space. Tract L is intended for future development and will be included in a future Preliminary Plan submittal.



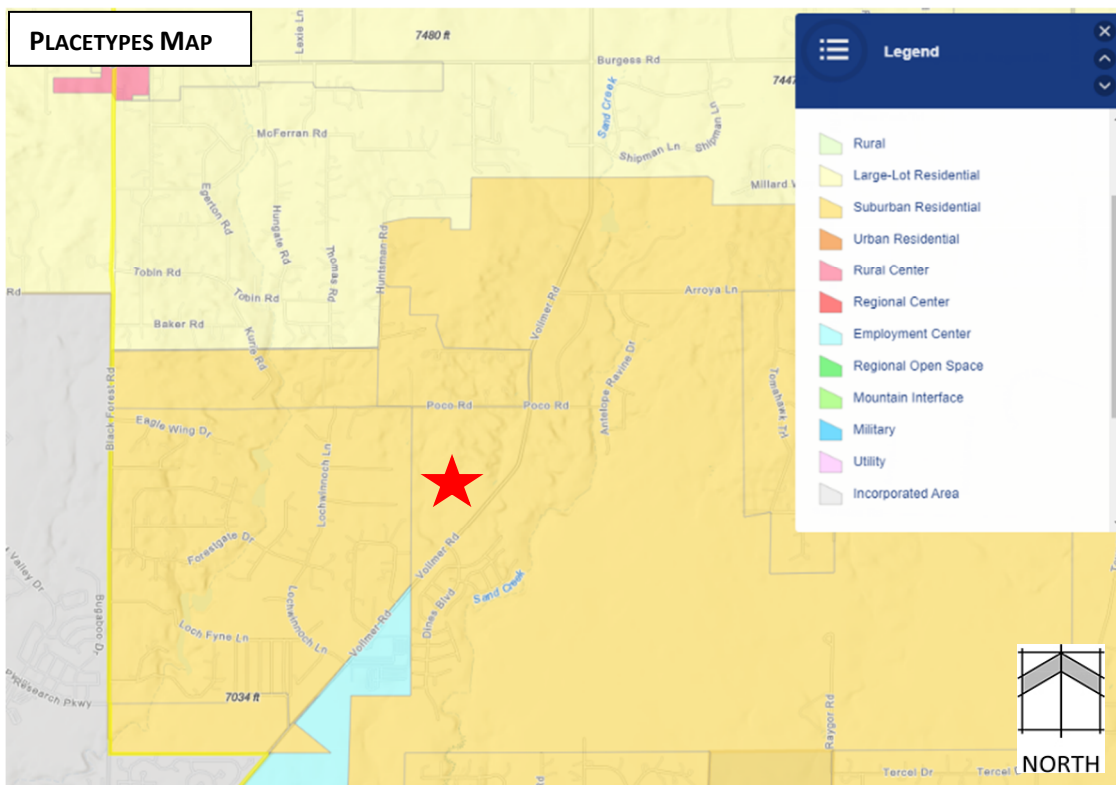
COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

The Retreat at Prairie Ridge Filing No. 2 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed subdivision meets the intent of the Suburban Residential placetype as it includes a mix of lots ranging from 0.70-acres to 6,000 sq.ft lots, all proposed for single-family residential use with a proposed overall gross density of 2.36 du/ac which is well below the allowance of 5 du/ac for the Suburban Residential Placetype. The subdivision also includes Tracts for parks and open-space and buffers, which are supporting uses that are consistent with the Suburban Residential Placetype.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex the subdivision into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at Prairie Ridge Filing No. 2 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities, parks, trails, and open space proposed in this development is 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.” This development is supported by Goal 1.1 to “ensure compatibility with established character and infrastructure capacity,” and Goal 1.3 which seeks to “encourage a range of development types to support a variety of land uses.” The Preliminary Plan buffers the adjacent rural residential areas with transitional density, buffering, additional building setback requirements, open space, and trail corridors. The infrastructure improvements and extension of Briargate Parkway proposed by the development will provide the required capacity to support the planned level of development.

The subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

The Retreat at Prairie Ridge Filing No. 2 Subdivision is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, prepared by RESPEC in March 2025, is included with this submittal. The total 300-year water supply for FAWWA totals 1966.14 annual acre-feet, of which 1105.33 acre-feet has been committed through July 12, 2024. This leaves a net excess of currently available water of 824.07 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 61.32 annual acre-feet needs of Prairie Ridge Filing 2 Final Plat on the 300-year basis.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane urban principal arterial by 2045. Vollmer Road is depicted as a 4-lane urban major collector from the City of Colorado Springs boundary to the intersection of Burgess and a 2-lane rural major collector to the north of Burgess Rd. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway and Vollmer Road.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is proposed with the Retreat at Prairie Ridge filing 2 subdivision southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the subdivision area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Final Plat Approval Criteria – Chapter 7.2.3(f)

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

The relevant County Plans for Retreat at Prairie Ridge Filing No. 2 are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filing No. 2 Final Plat is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The Retreat at Prairie Ridge filing 2 Final Plat is wholly consistent with the Retreat at Prairie Ridging filings 1-3 Preliminary Plan. The proposed lot layout, supporting facilities, and right-of-way configuration conforms to the approved Preliminary Plan.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

The finding of water sufficiency for this subdivision was approved by BoCC with the Retreat at Prairie Ridge filings 1 – 3 Preliminary Plan which allows this plat to be reviewed and 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;

A public sewage disposal system has been established for the proposed 141 lots into the FAWWA public sewer system with The Retreat Metro District No. 1 owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater

and potentially seasonally shallow groundwater areas, and radon. However, development at the site can be achieved if these conditions are mitigated.

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

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Access to the subdivision will be via public rights-of-way that will be constructed to meet County standards.

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

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, Black Hills Energy for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. Access to the site will be provided via public rights-of-way constructed to County standard. A 5.5-acre neighborhood park is being platted with this subdivision.

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

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

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

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

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

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED MAY 4, 2011 IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH **BEARINGS REFERENCED** TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY 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, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006"; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE SOUTH 83°37'56" WEST, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 09°36'29" WEST A DISTANCE OF 114.58 FEET;
2. THENCE SOUTH 11°14'07" WEST A DISTANCE OF 1,052.73 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 603.83 FEET, WHOSE CENTER BEARS NORTH 78°41'41" WEST;
3. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°06'29", AN ARC DISTANCE OF 285.69 FEET;
4. THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 38°19'09" WEST, A DISTANCE OF 1,168.71 FEET TO THE NORTHERLY BOUNDARY OF RETREAT AT PRAIRIERIDGE FILING NO. 1 RECORDED _____ 20____ UNDER RECEPTION NUMBER _____ OF SAID EL PASO COUNTY RECORDS

THENCE ON SAID NORTHERLY BOUNDARY OF RETREAT AT PRAIRIERIDGE FILING NO 1. THE FOLLOWING ELEVEN COURSES:

1. THENCE NORTH 81°43'37" WEST A DISTANCE OF 57.76 FEET;
2. THENCE NORTH 50°26'12" WEST A DISTANCE OF 510.67 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 550.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;
3. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°22'53", AN ARC DISTANCE OF 243.64 FEET;
4. THENCE NORTH 75°49'05" WEST A DISTANCE OF 133.78 FEET;
5. THENCE NORTH 33°40'16" WEST A DISTANCE OF 83.58 FEET;
6. THENCE NORTH 06°41'04" WEST A DISTANCE OF 85.77 FEET;
7. THENCE NORTH 72°43'31" WEST A DISTANCE OF 60.00 FEET;
8. THENCE SOUTH 16°06'44" WEST A DISTANCE OF 24.14 FEET;
9. THENCE SOUTH 38°30'37" WEST A DISTANCE OF 82.51 FEET;
10. THENCE SOUTH 71°59'59" WEST A DISTANCE OF 67.70 FEET;
11. THENCE SOUTH 89°28'40" WEST A DISTANCE OF 466.34 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°16'33" WEST, ON SAID WEST LINE A DISTANCE OF 1,211.29 FEET TO THE SOUTHERLY CORNER OF RETREAT AT PRAIRIERIDGE FILING NO. 3 RECORDED _____ 20____ UNDER RECEPTION NUMBER _____ OF SAID EL PASO COUNTY RECORDS;

THENCE NORTH 89°43'27" EAST, ON SAID SOUTHERLY LINE, A DISTANCE OF 722.15 FEET TO THE SOUTHWEST CORNER OF JAYNES SUBDIVISION RECORDED DECEMBER 20, 1984 IN PLAT BOOK X-3 AT PAGE 96 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTH 89°13'29" EAST, ON SAID SOUTHERLY LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 436.45 FEET TO A POINT ON THE EXTERIOR OF RETREAT AT PRAIRIERIDGE FILING NO. 3 RECORDED _____ 20____ UNDER RECEPTION NUMBER _____ OF SAID EL PASO COUNTY RECORDS;

THENCE ON THE EXTERIOR OF SAID OF RETREAT AT PRAIRIERIDGE FILING NO. 3 THE FOLLOWING SIX COURSES:

1. THENCE NORTH 68°55'19" EAST A DISTANCE OF 180.00 FEET;
2. THENCE NORTH 32°23'37" EAST A DISTANCE OF 63.56 FEET;
3. THENCE NORTH 00°46'54" WEST A DISTANCE OF 228.70 FEET;
4. THENCE NORTH 89°13'54" EAST A DISTANCE OF 1,127.25 FEET;
5. THENCE NORTH 11°14'07" EAST A DISTANCE OF 99.17 FEET;
6. THENCE NORTH 09°36'29" EAST A DISTANCE OF 104.71 FEET TO THE NORTH LINE ON THE SOUTH HALF OF SECTION 28;

THENCE NORTH 89°13'54" EAST, ON SAID NORTH LINE, A DISTANCE OF 50.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 3,512,935 SQUARE FEET (80.64589 ACRES) AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF: RETREAT AT PRAIRIERIDGE FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

NOTICE:

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

RETREAT AT PRAIRIERIDGE FILING NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____ DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY. 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 EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

STATE OF COLORADO)

COUNTY OF EL PASO)_{SS}

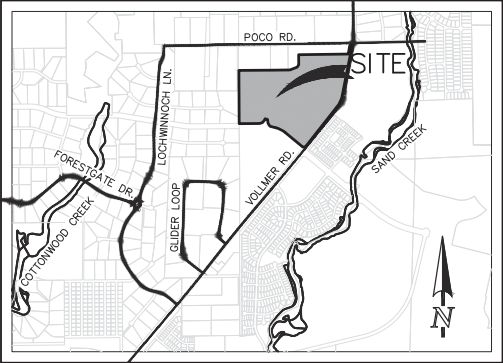
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 15, 2025.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
3. LOT AND DENSITY DATA:
GROSS ACREAGE: 59.76 ACRES
TOTAL NUMBER OF LOTS IN SUBDIVISION: 141
GROSS DENSITY: 2.36 LOTS PER ACRE
NET DENSITY: 3.68 LOTS PER ACRE
(DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)
4. THIS PROPERTY IS SUBJECT TO PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED.
5. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT PRAIRIERIDGE FILING NO. 2 RECORDED _____, UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
5. 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 IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, AND NATURAL FEATURES REPORT IN FILE SP-239.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
9. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY. COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 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 EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



VICINITY MAP

1" = 2000'

GENERAL NOTES (CONT.):

14. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARY OF RETREAT AT PRAIRIERIDGE FILING NO. 2 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
15. THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.
16. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
17. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
18. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
19. THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR RETREAT AT PRAIRIERIDGE FILINGS 1, 2 AND 3 – PRELIMINARY PLAN, POCO ROAD AND VOLLMER ROAD" BY ENTECH ENGINEERING, INC. DATED APRIL 2, 2024 IN FILE SP-239 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

POTENTIAL SEASONALLY SHALLOW GROUNDWATER (PSW)

SEASONALLY WET AREA (SW)

AREAS OF PONDED/FLOWING WATER (W)

IN AREAS OF HIGH GROUNDWATER:

DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AND UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT.

20. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON RENEWABLEAQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
21. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
22. FLOODPLAIN STATEMENT:
THIS SITE, RETREAT AT PRAIRIERIDGE FILING NO. 1, IS NOT PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X)
23. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
24. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 211759 ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 16, 2022 AT 8:00 A.M.
25. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 08, 1983 IN BOOK 3718 AT PAGE 812 AFFECTS THE ENTIRE SURVEYED PROPERTY.
26. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT AND DECREE CASE NO. 07CW56 WATER DIVISION 2 RECORDED FEBRUARY 27, 2008 AT RECEPTION NO. 208022531 AFFECTS THE ENTIRE SURVEYED PROPERTY.

OWNER:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C AND E (OPEN SPACE, LANDSCAPE AND UTILITE).	74,897	2.13%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT D (OPEN SPACE, BUFFER LANDSCAPE AND UTILITIES)	64,101	1.82%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT F AND G (PARK, LANDSCAPE AND UTILITIES)	23,090	0.66%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT H, I AND J (DRAINAGE, LANDSCAPE AND UTILITIES)	39,480	1.12%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT K (PARK, BUFFER LANDSCAPE AND UTILITIES)	240,599	6.85%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT L (FUTURE DEVELOPMENT TRACT)	870,112	24.77%	CLASSIC SRJ LAND, LLC	CLASSIC SRJ LAND, LLC
LOTS (141 TOTAL)	1,670,706	47.56%	INDIVIDUAL LOT OWNERS	
R.O.W.	529,970	15.09%	COUNTY	COUNTY
TOTAL	3,512,955	100.00%		

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K AND L WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____

OF PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO)

COUNTY OF EL PASO)_{SS}

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.

BY _____, AS _____, OF

PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S STATEMENT:

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

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

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN

PLAT CHECKED

REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR RETREAT AT PRAIRIERIDGE FILING NO. 2 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION . THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEPARTMENT DATE DEVELOPMENT

CLERK AND RECORDER:

STATE OF COLORADO)

COUNTY OF EL PASO)_{SS}

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK .M. THIS ____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____

DEPUTY

FEES:

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

SHEET 1 OF 6

JANUARY 15, 2025

JOB NO. 1305.20

RETREAT AT PRAIRIERIDGE

FILING NO. 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

PCD FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO. 2

MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED "PLS 32439".
B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "CCES LLC PLS 34977".
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E. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1 INCH WHITE PLASTIC CAP STAMPED "K&W 3845".

LEGEND

- * NOT PART OF THIS SUBDIVISION
AC ACRES
SQ. FT. SQUARE FEET
(XXXX) ADDRESS
P.I.E. PUBLIC IMPROVEMENT EASEMENT
P.U.E. PUBLIC UTILITIES EASEMENT
(R) RADIAL BEARING
R.O.W. RIGHT-OF-WAY
1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "PLS 34977"
TO BE SET
● FOUND MONUMENT AS NOTED
UNDER MONUMENT LEGEND
○ MONUMENT LEGEND IDENTIFICATION WITH INDICATION
OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING
GRADE IF NOT FOUND FLUSH WITH GRADE
+0.1

* PARCEL 1 RETREAT AT
PRAIRIERIDGE FILING NO. 3
REC. NO. _____ *

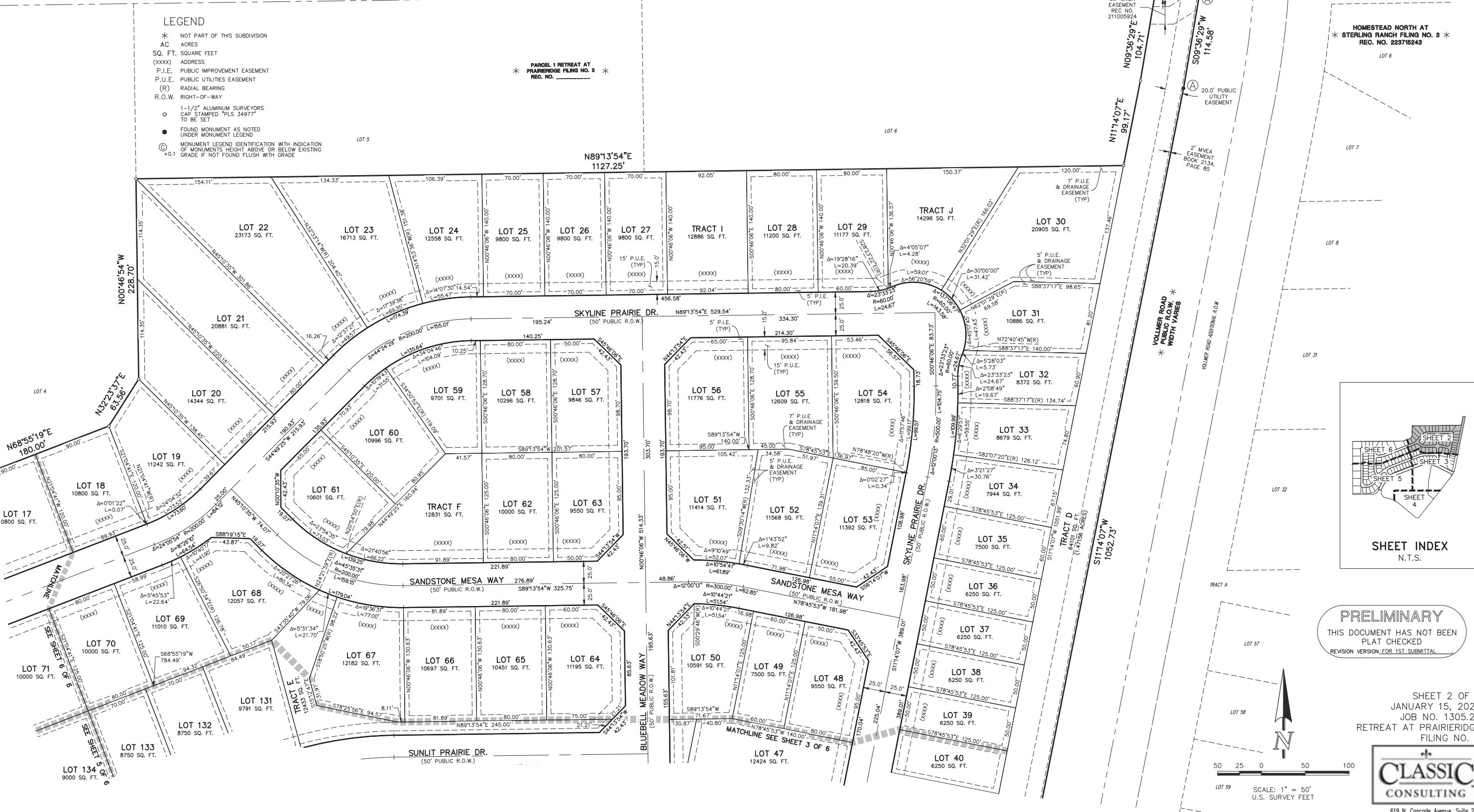
* UNPLATTED *

* POCO ROAD
60' PUBLIC R.O.W. *

POINT OF
COMMENCING
C-E 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
FLUSH WITH GROUND

BASIS OF BEARINGS
N89°08'28"E 1356.68'

* HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3 *
REC. NO. 223715243



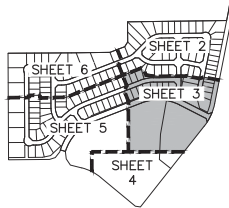
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SHEET INDEX
N.T.S.

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50 25 0 50 100

SCALE: 1" = 50'
U.S. SURVEY FEET



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

SHEET 3 OF 6
JANUARY 15, 2025
JOB NO. 1305.20
RETREAT AT PRAIRIERIDGE
FILING NO. 2

PCD FILE NO. _____

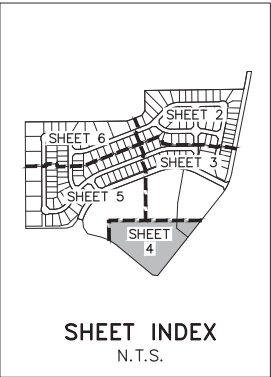
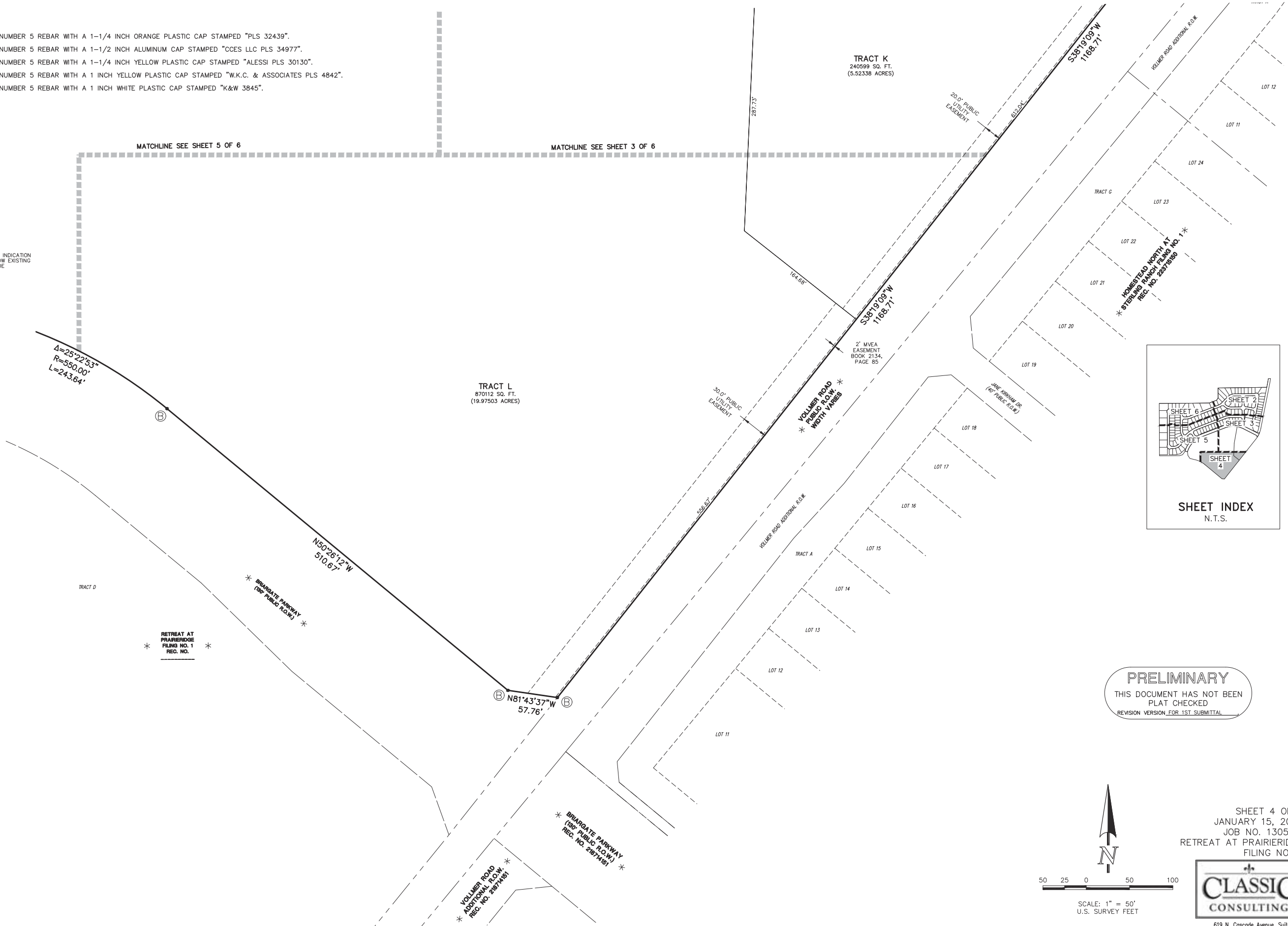
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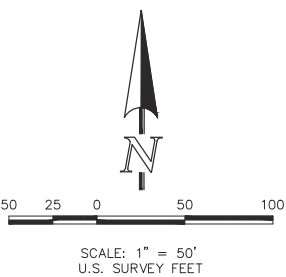
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SHEET 4 OF 6
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CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

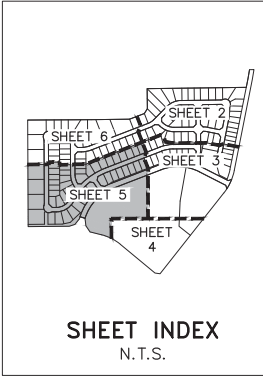
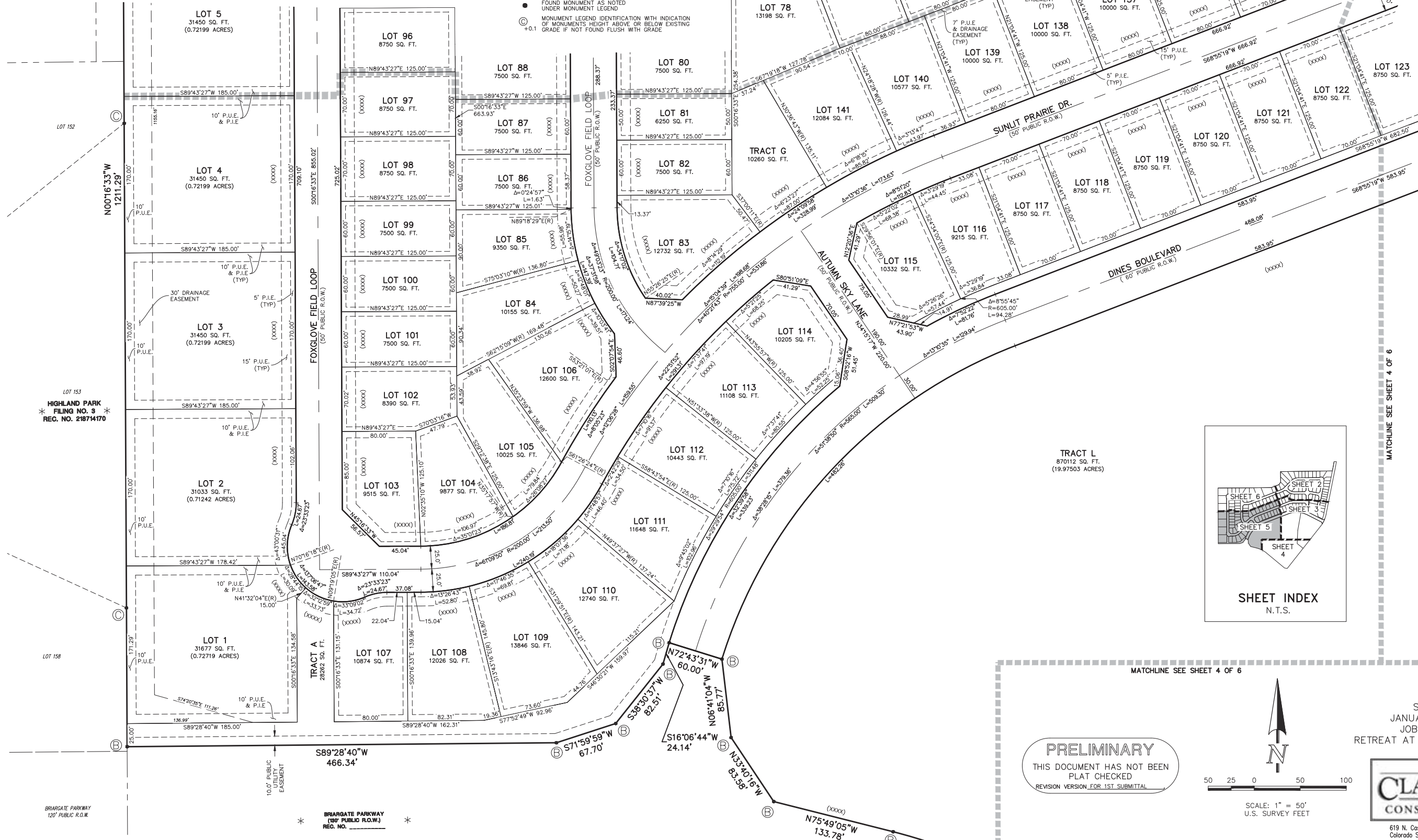
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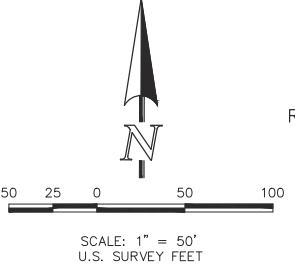
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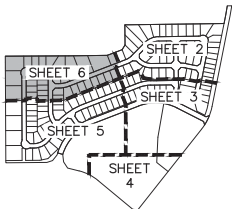
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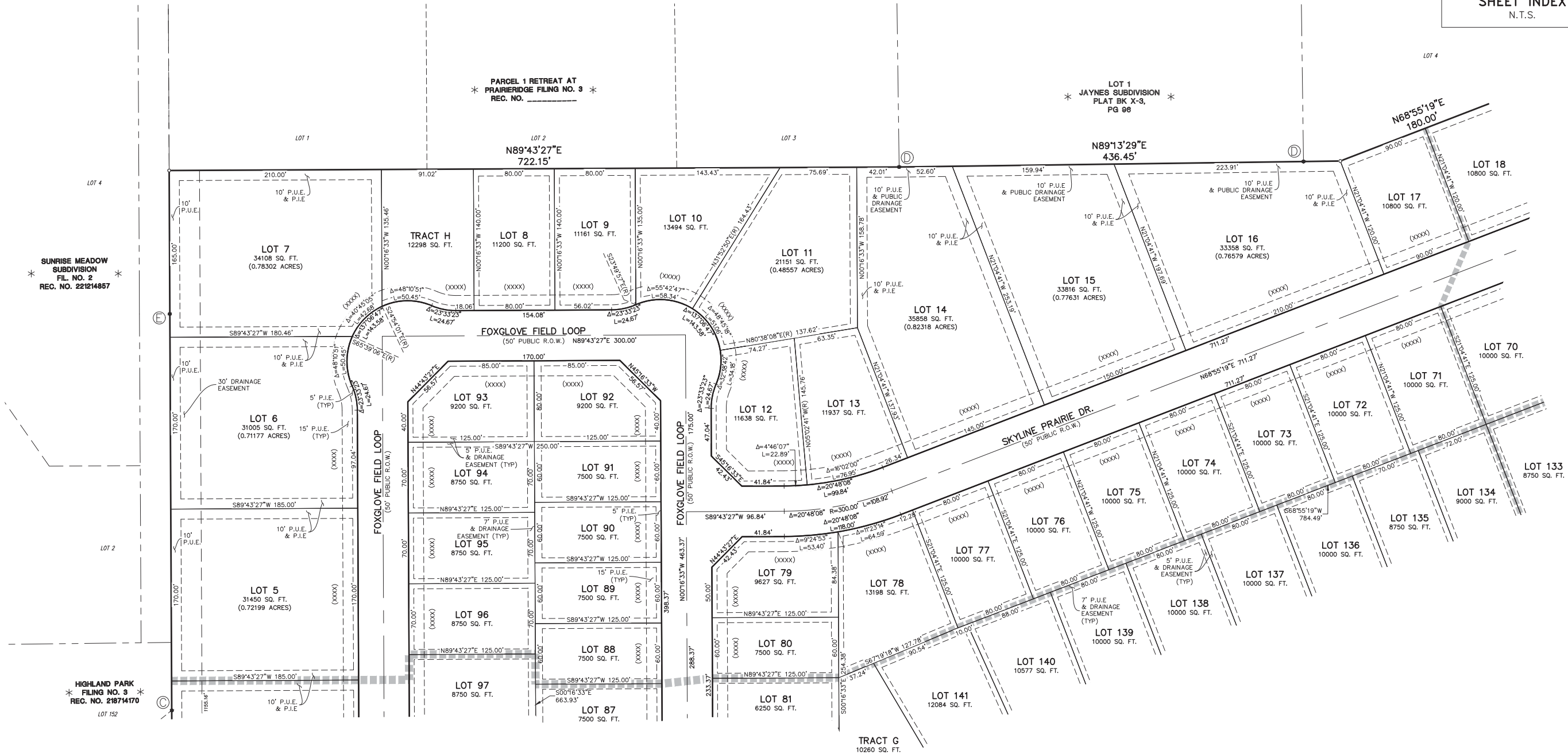
SHEET 5 OF 6
JANUARY 15, 2025
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CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

RETREAT AT PRAIRIERIDGE FILING NO. 2



SHEET INDEX
N.T.S.



MONUMENT LEGEND

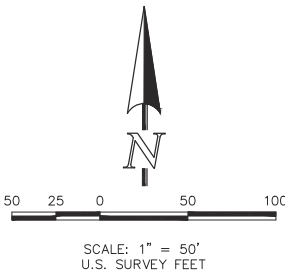
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SHEET 6 OF 6
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619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

PCD FILE NO. _____

RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3

VOLLMER ROAD AND BRIARGATE PARKWAY

COLORADO SPRINGS, CO

CALLOUT KEY

PLANT ABBREVIATION

SITE CATEGORY ABBREVIATION

TREE CALLOUT

SHRUB & ORN. GRASS CALLOUT

PERENNIAL CALLOUT

PLANT QUANTITY

PLANT SYMBOL KEY

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
VOLLMER ROAD	Minor Arterial	20/20'	1,304'	1/25	52.2 / 52
BRIARGATE PARKWAY (North side)	Major Arterial	25/25'	429'	1/20	21.5 / 22
BRIARGATE PARKWAY (South side)	Major Arterial	25/25'	466'	1/20	23.3 / 23
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE 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 PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO 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 JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-922-1987 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 LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN 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 STANDARD DRAWING 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.

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.

JOB NUMBER
2720-1123

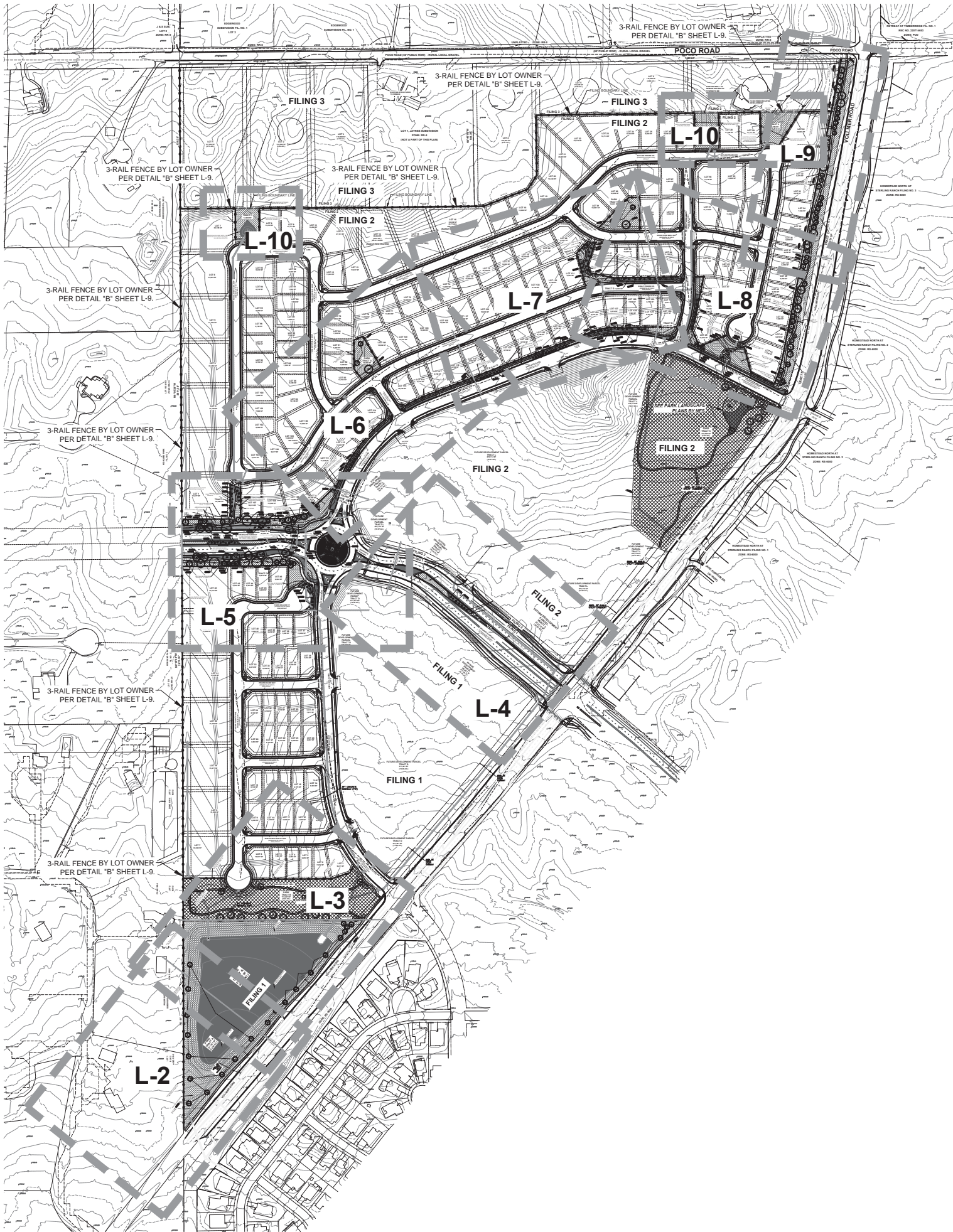
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1/5/2023

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DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.593.4315

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
5/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small track changes

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

DATE
1/5/2023









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DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN
OVERALL

SHEET #
L-1

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PLANTING LEGEND				
Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (38"+) SIG=Signature plant (City of Colorado Springs)				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
ARS	24	Acer rubrum 'Franksred'	Maple, Red Sunset	1-1/2" Z=4, 6.5K,S,SIG
COH	7	Celtis occidentalis	Hackberry	1-1/2" R,DE,Z=3,7K,A,D,SIG
MSS	30	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2" F,Z=4, 8.5K,S,SIG
EVERGREEN TREES				
PIP	11	Picea pungens	Spruce, Colorado Blue	6' R,DE,Z=3, 10K,S,SIG
PON	32	Pinus ponderosa	Pine, Ponderosa	6' R,DE,Z=3, 9.5K,D,SIG
PON	22	Pinus ponderosa	Pine, Ponderosa	Spade trees 6'-12'+ R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS				
ARK	15	Arctostaphylos 'Uva-Ursi'	Manzanita, Kinnikinnick	5 Gal X,DE,R,F,Z=3, 10K,A,D,SIG
BRG	23	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,DE,Z=4, 7K,A,SIG
CLL	27	Cercocarpus intricatus	Mahogany, Little leaf mountain	5 Gal DE, Z=2, 9K,D, SIG
PBS	6	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal F,Z=3, 9.5K,A,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,DE,F,Z=2, 10K,S,SIG
EVERGREEN SHRUBS				
JBK	64	Juniperus Sabina	Juniper, Buffalo	5 Gal R,DE,Z=3,8.5K,A,SIG
JCS	15	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal R,DE,Z=5, 7.5K,A,D,SIG
PGS	7	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES				
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal R,DE,Z=5, 7K,D,SIG

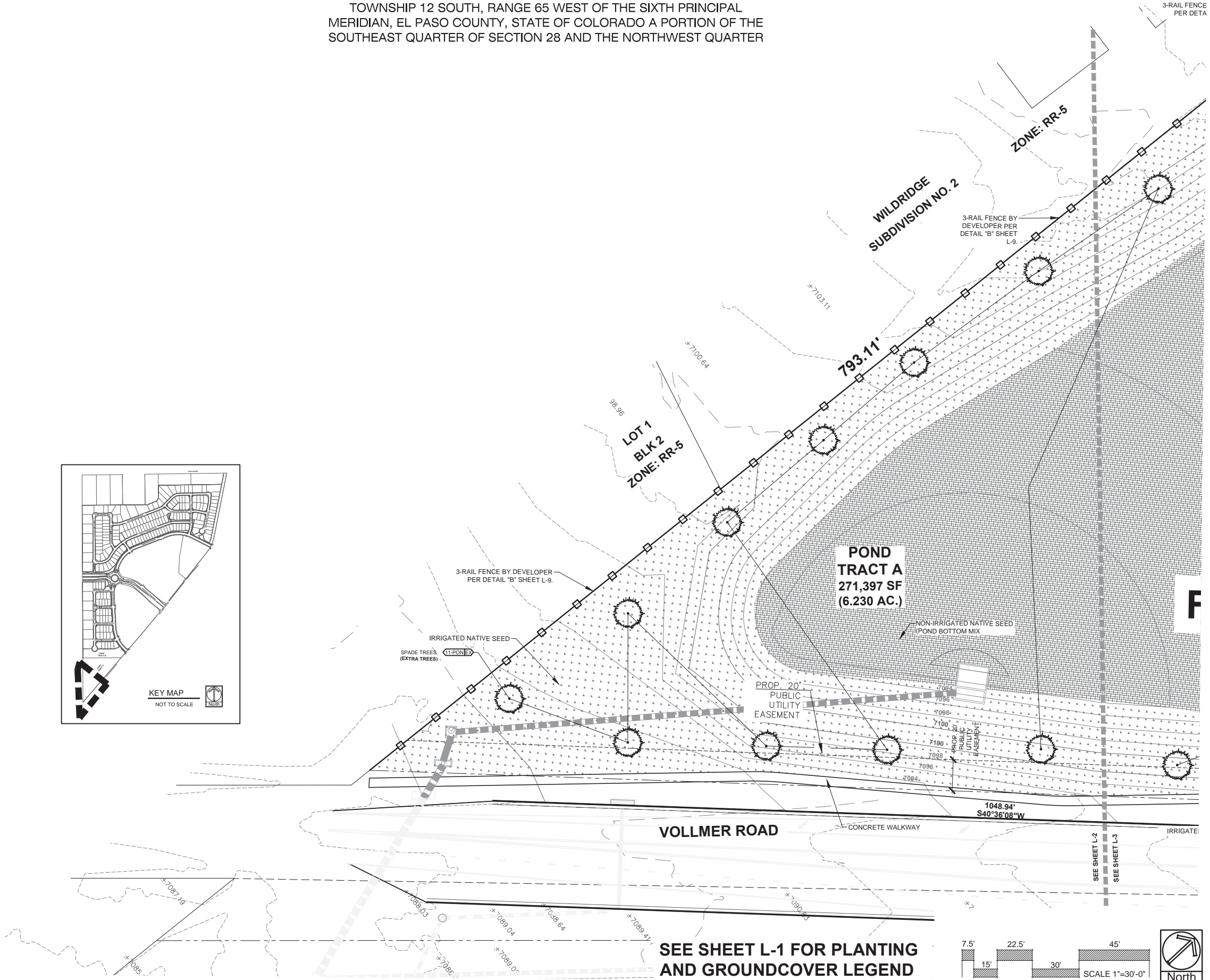
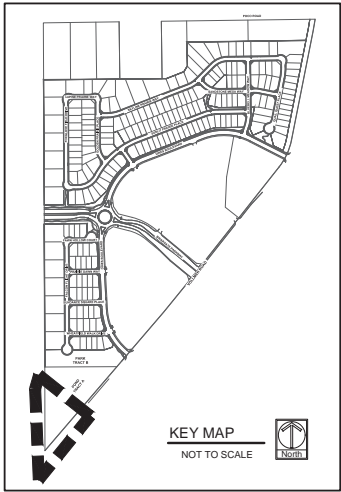
GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,770 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	40,348 SF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	10,240 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	31,721 SF
	DECORATIVE BOULDER	43 TOTAL
	FESCUE SOD	6,790 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES). NOTE: TRACTS H,I & J COULD BE NON-IRRIGATED PENDING IF IRRIGATION IS AVAILABLE SEE SHEET L-10.	299,151 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (AT POND BOTTOM).	148,288 SF

NOT TO SCALE

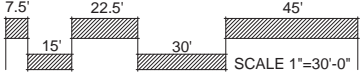


RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND





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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.591.4314

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes.

- ☐ FOR CONSTRUCTION
- ☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

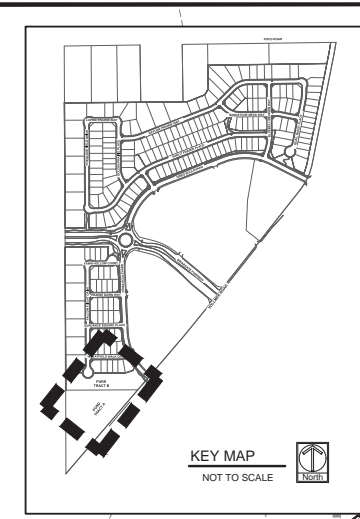
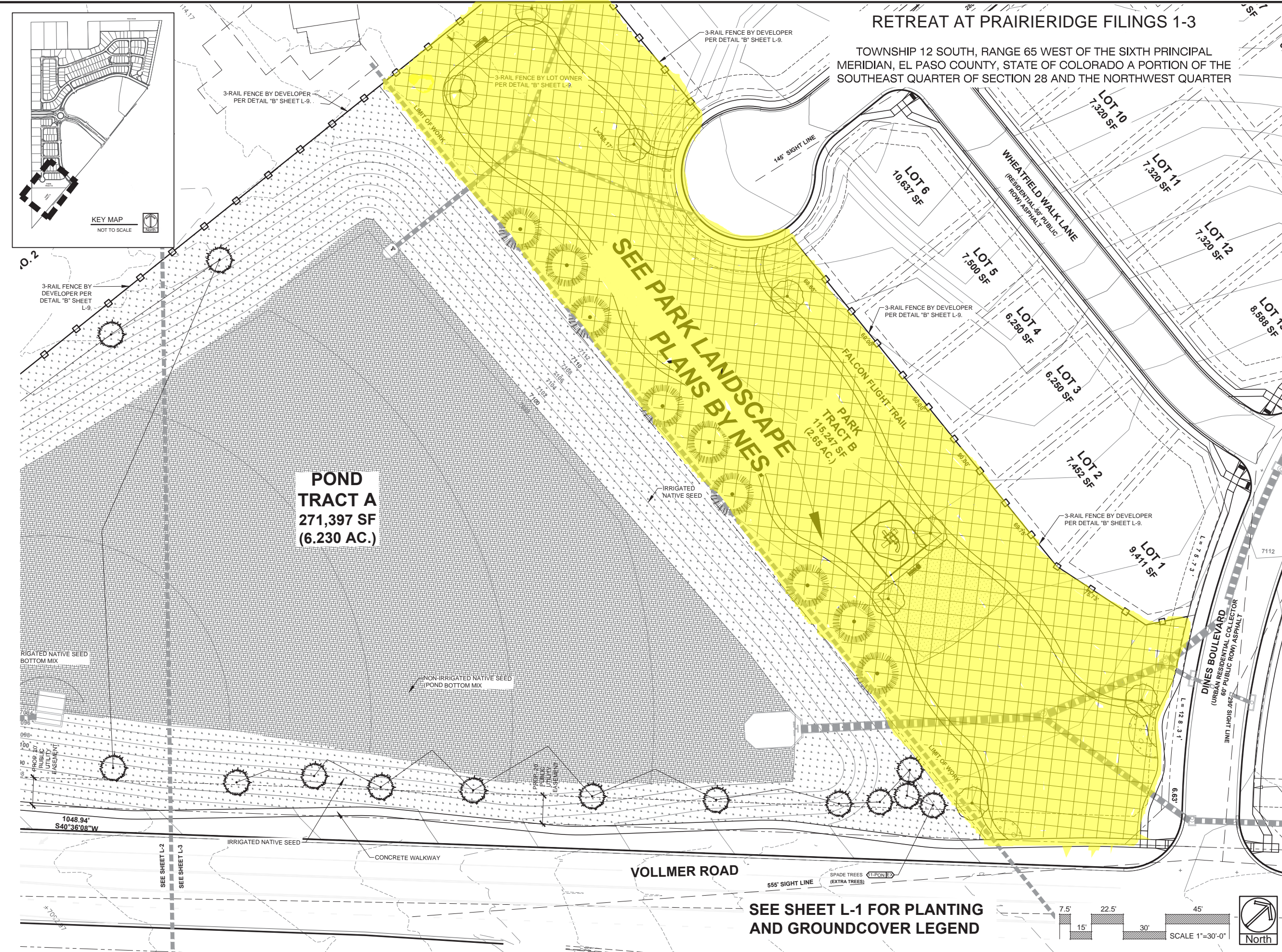
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DRAWING DESCRIPTION
FINAL
LANDSCAPE PLAN

SHEET #
L-2

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5315

DATE	REVISION DESCRIPTION
5/16/2024	2nd Submittal revisions / updates
9/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small trees changed sizes

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CLASSIC
COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

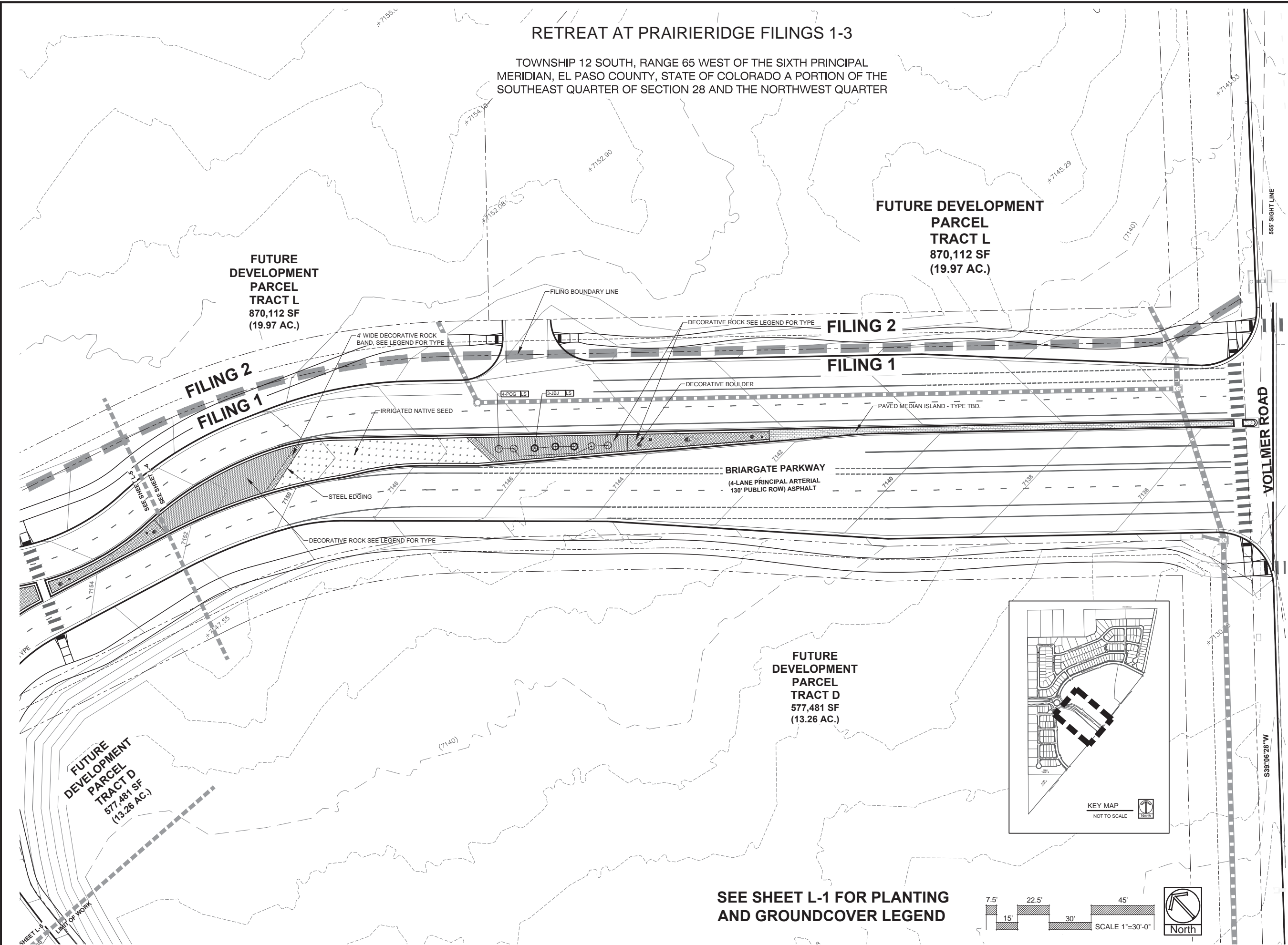
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SHEET #
L-3

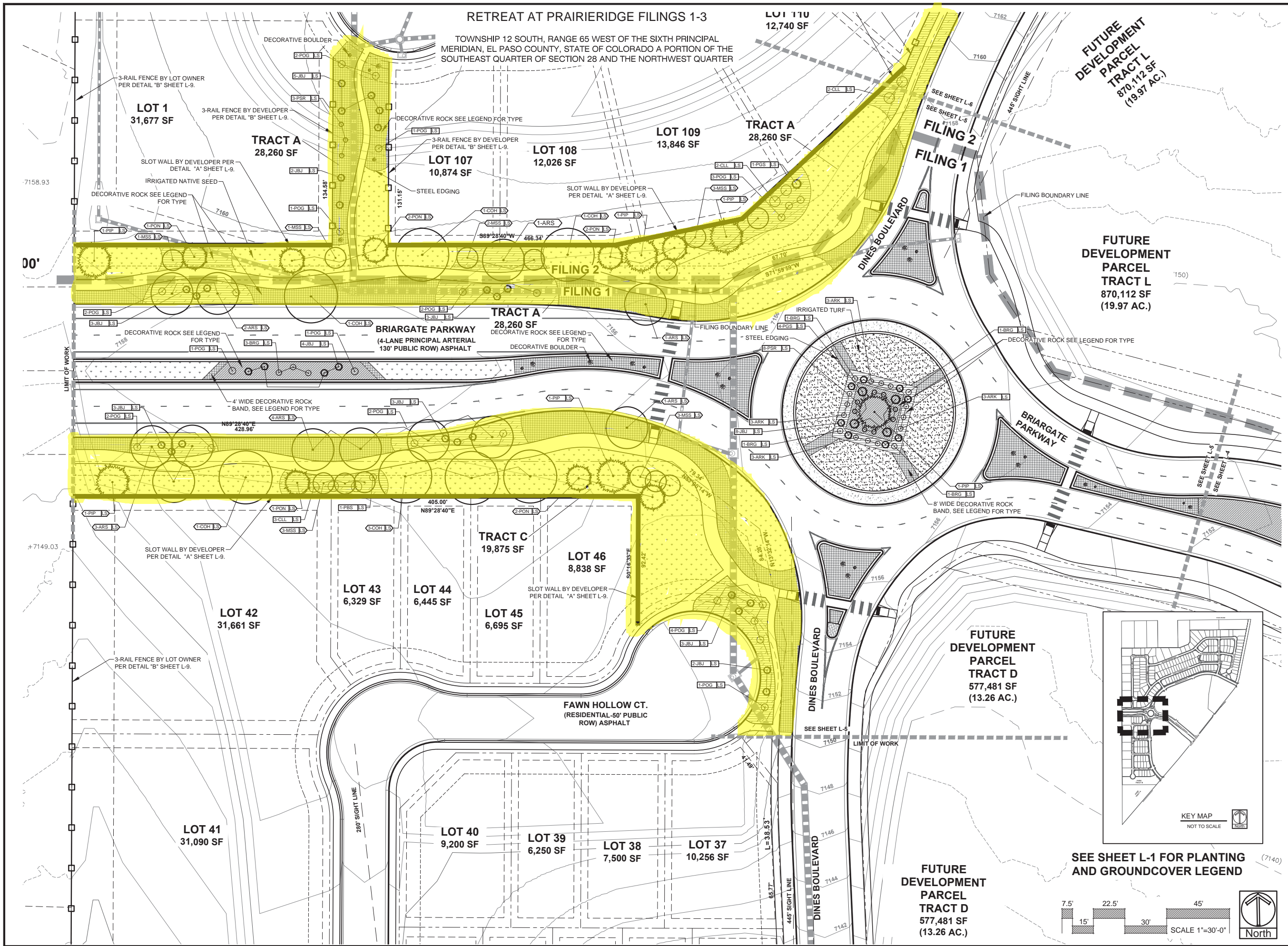
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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5315

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
9/30/2024	3rd Submittal revisions
7/16/2024	Revised for count and size changes, & a few small items changed plans

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CLASSIC
COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

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2720-1123

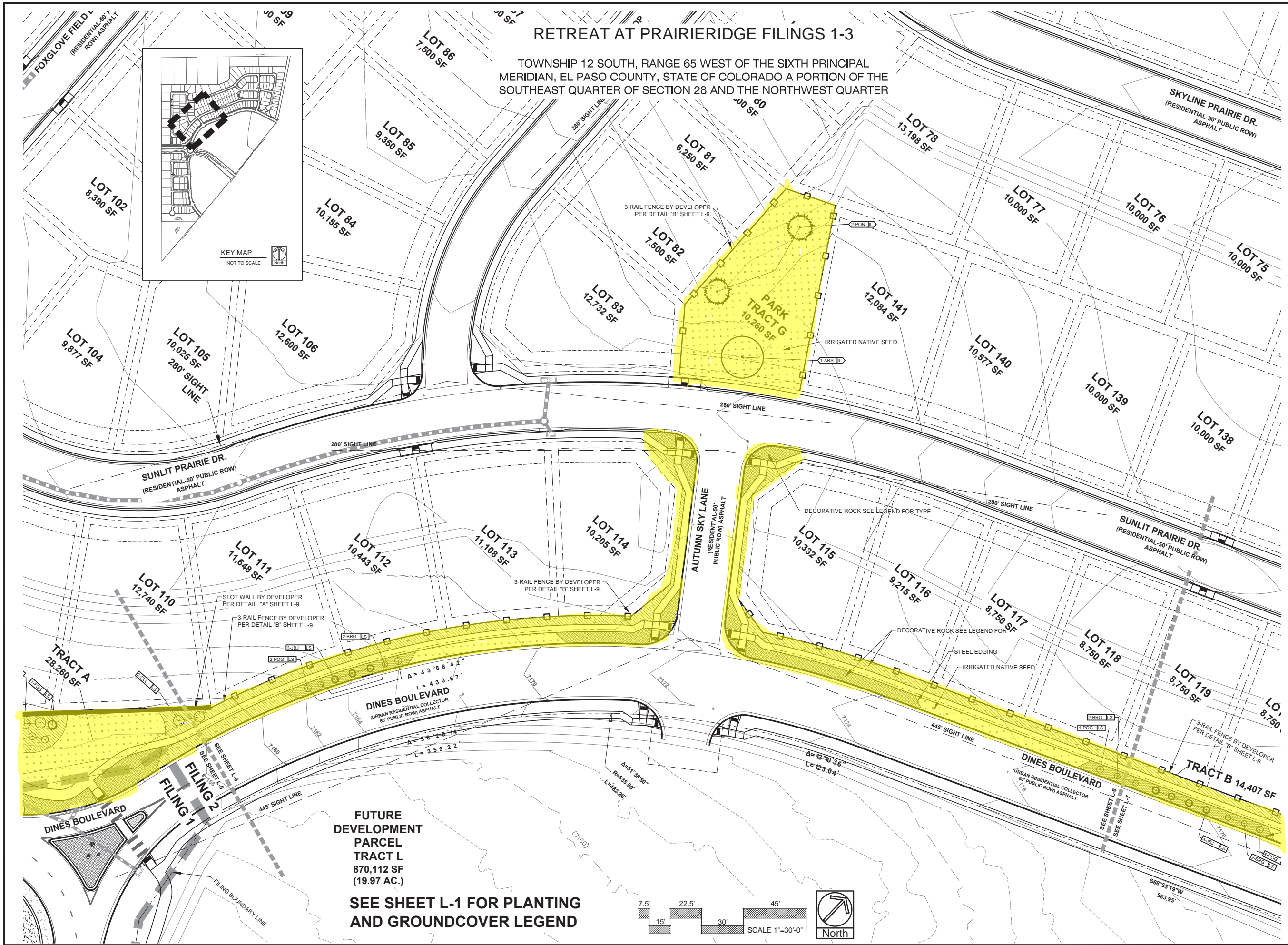
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FINAL LANDSCAPE PLAN

SHEET #
L-5

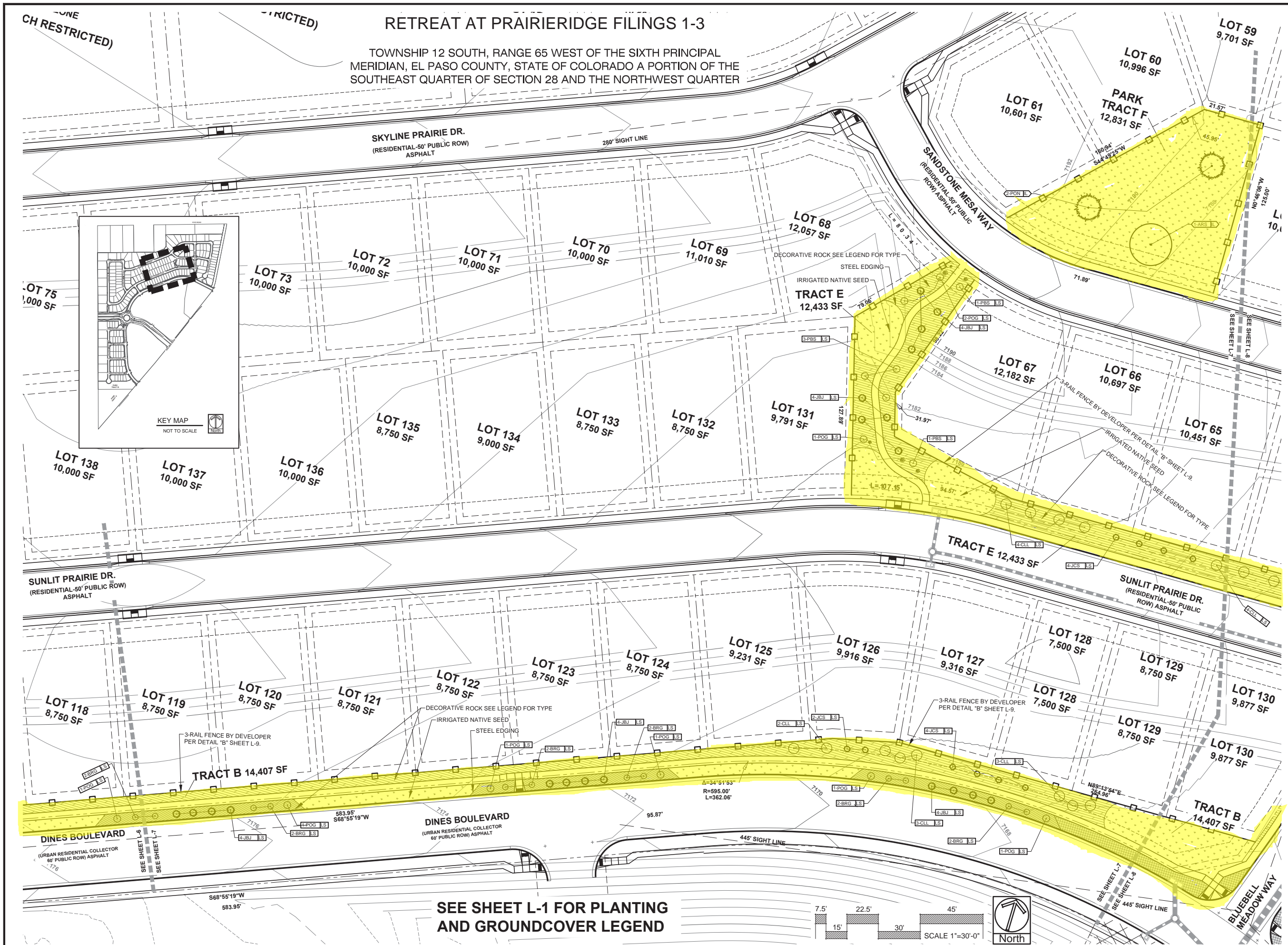
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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719.571.5151

RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAR DRIVE
 COLORADO SPRINGS, CO 80916
 719.593.5315

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates
9/30/2024	3rd Submittal revisions
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes

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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3

VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

JOB NUMBER
 2720-1123

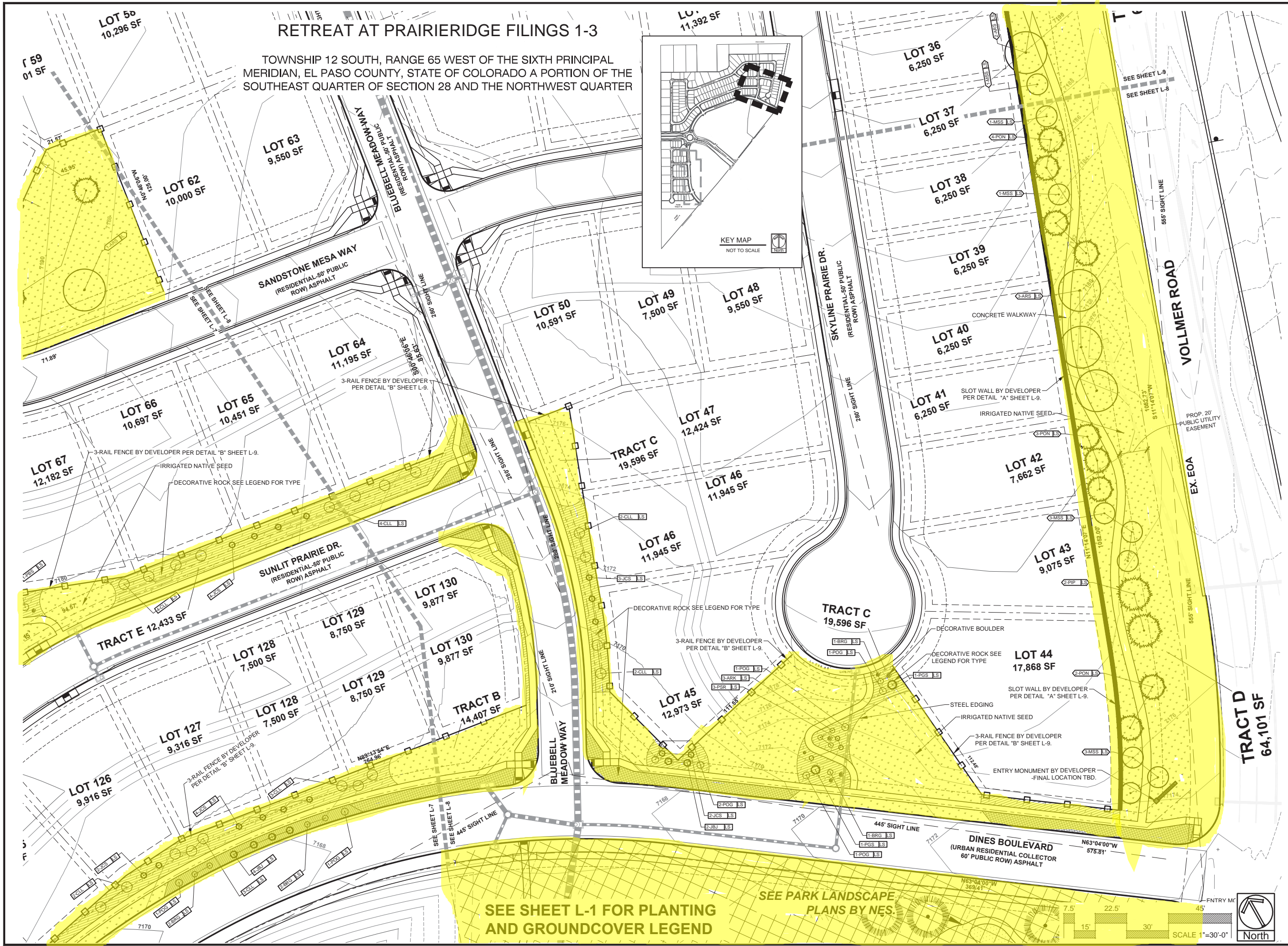
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 FINAL LANDSCAPE PLAN

SHEET #
 L-7

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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAR DRIVE
COLORADO SPRINGS, CO 80916
719.593.4315

DATE	REVISION DESCRIPTION
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9/30/2024	3rd Submittal revisions
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CLASSIC
COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2720-1123

DATE
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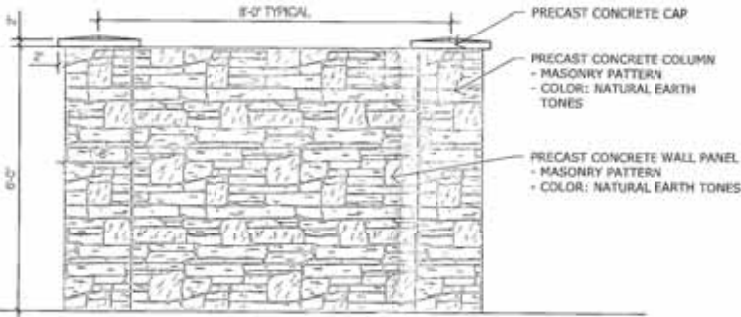
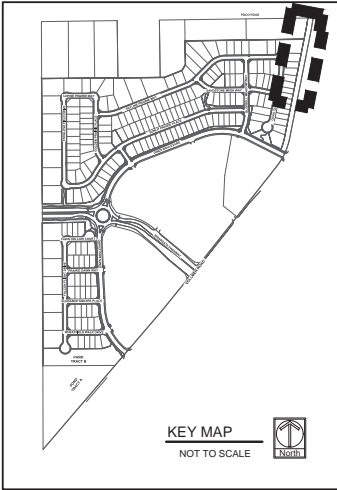
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FINAL LANDSCAPE PLAN

SHEET #
L-8

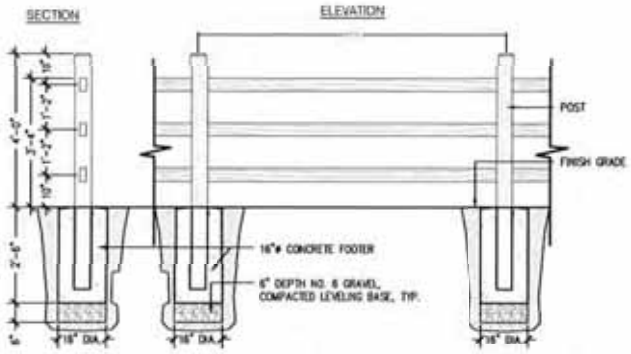
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



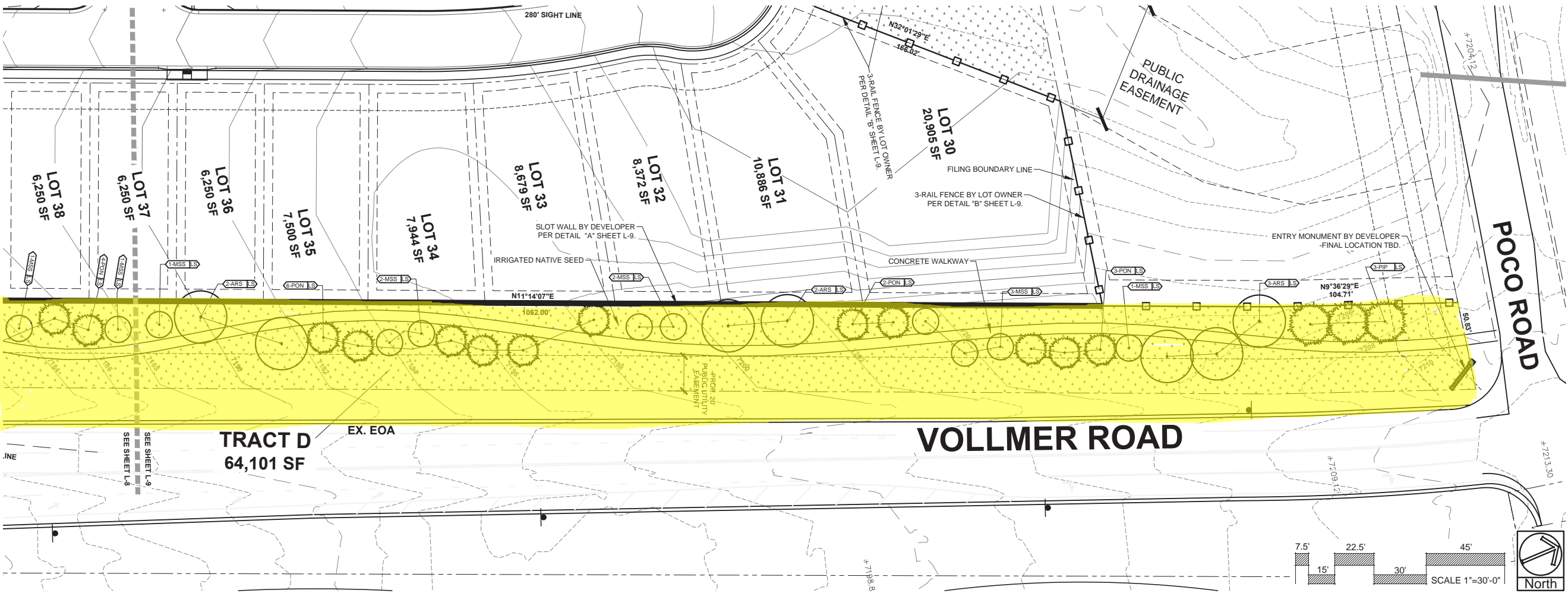
A 6' PRECAST CONC. SLOT WALL
NOT TO SCALE



B CONCRETE 3 RAIL FENCE
NOT TO SCALE

* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.

SEE SHEET L-1 FOR PLANTING
AND GROUNDCOVER LEGEND



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
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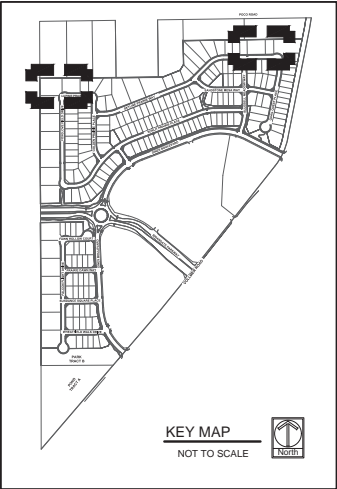
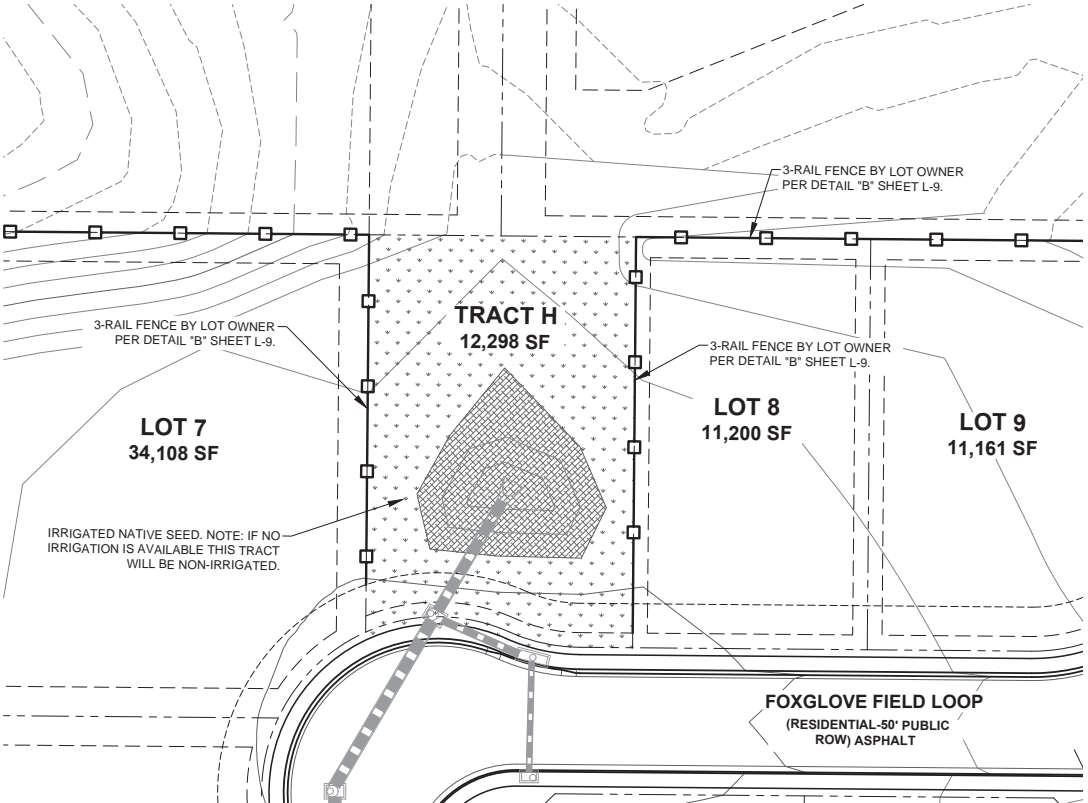
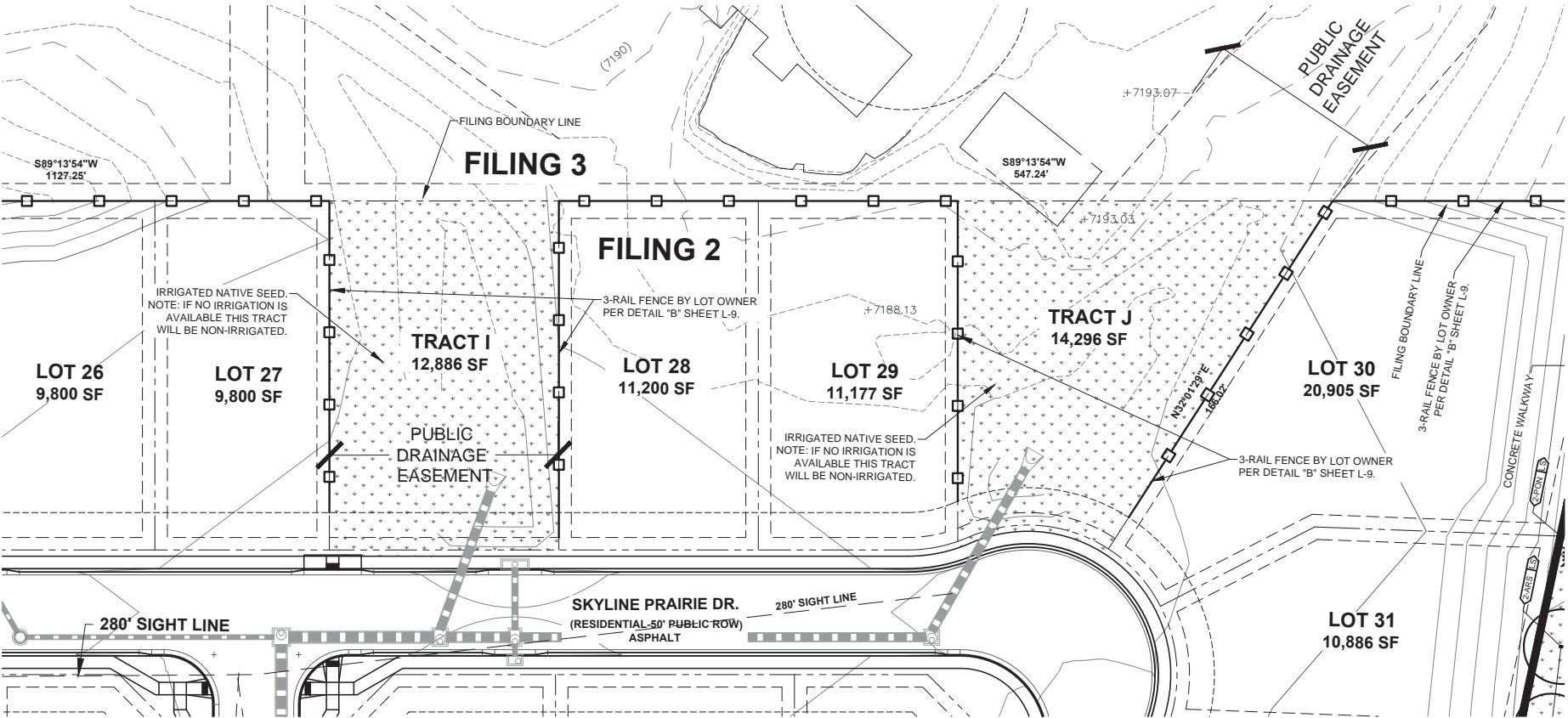


RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

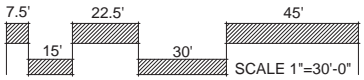
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DATE	1/5/2023
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



SEE SHEET L-1 FOR PLANTING
AND GROUND COVER LEGEND



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.431.4315

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
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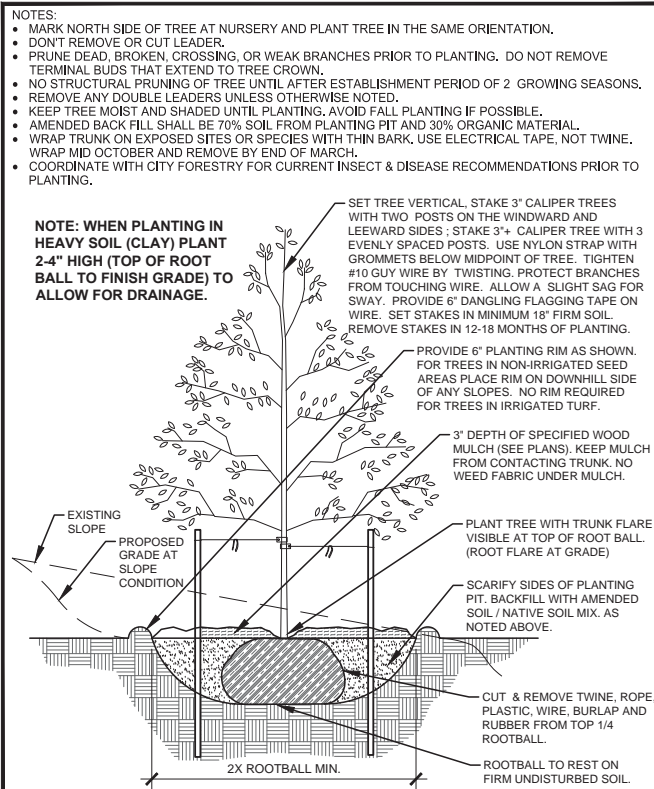
RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
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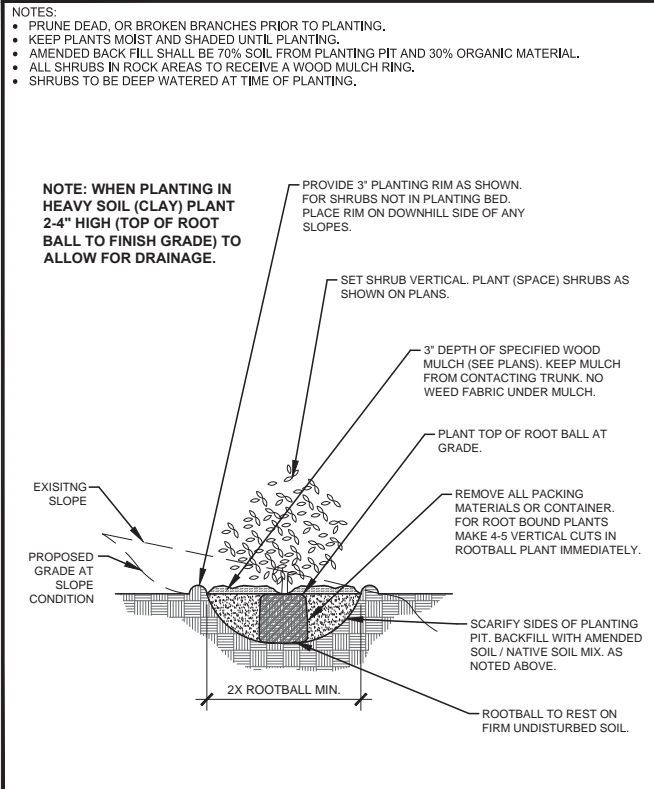
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

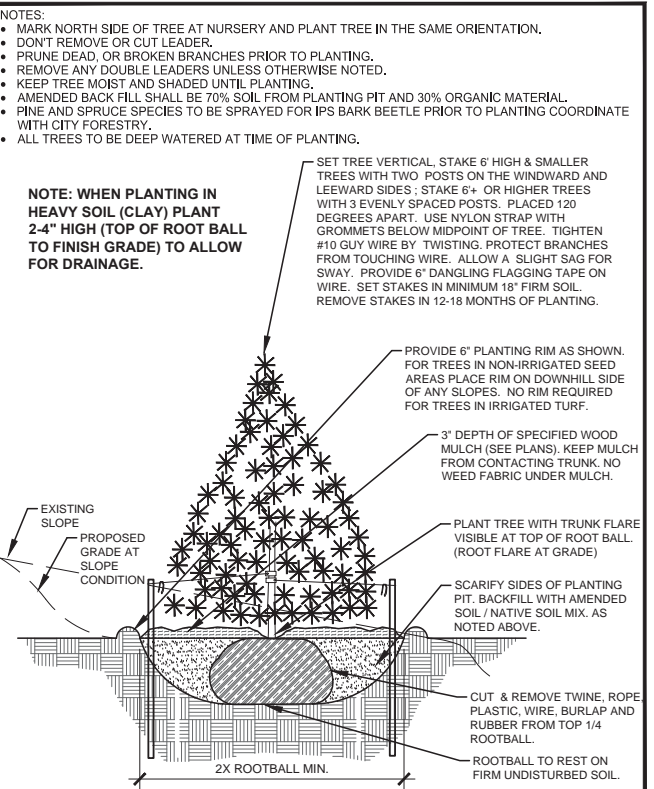
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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 NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- 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 CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD 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" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'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 FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING. SHRUBS = 18" DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER 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 ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 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.
- IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE "B" TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL 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 NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:

- ASTROBRAND PERMITHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.

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)

SEEDING NOTES

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

-BUFFALOGRASS	25%
-GRAMA BLUE	20%
-GRAMA, SIDEOLDS	25%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-DROPSIDE, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE. AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS (AT POND BOTTOM).

-BIG BLUESTEM	20%	-SWITCHGRASS	10%
-GRAMA BLUE	10%	-PRAIRIE SANDREED	10%
-GREEN NEEDLEGRASS	10%	-YELLOW INDIANGRASS	10%
-WHEATGRASS WESTERN	20%	-GRAMA SIDEOLDS	10%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE. AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

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



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small insects changed sizes.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

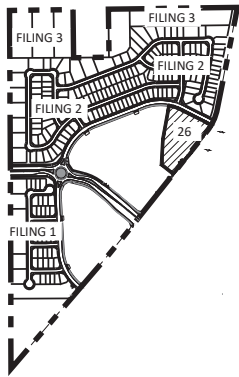


RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PLANTING DETAILS & NOTES
SHEET #	L-10
© 2023 BY SUNFLOWER LANDSCAPES-ALL RIGHTS RESERVED	

RETREAT AT PRAIRIERIDGE FILINGS 1-3
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

KEY MAP

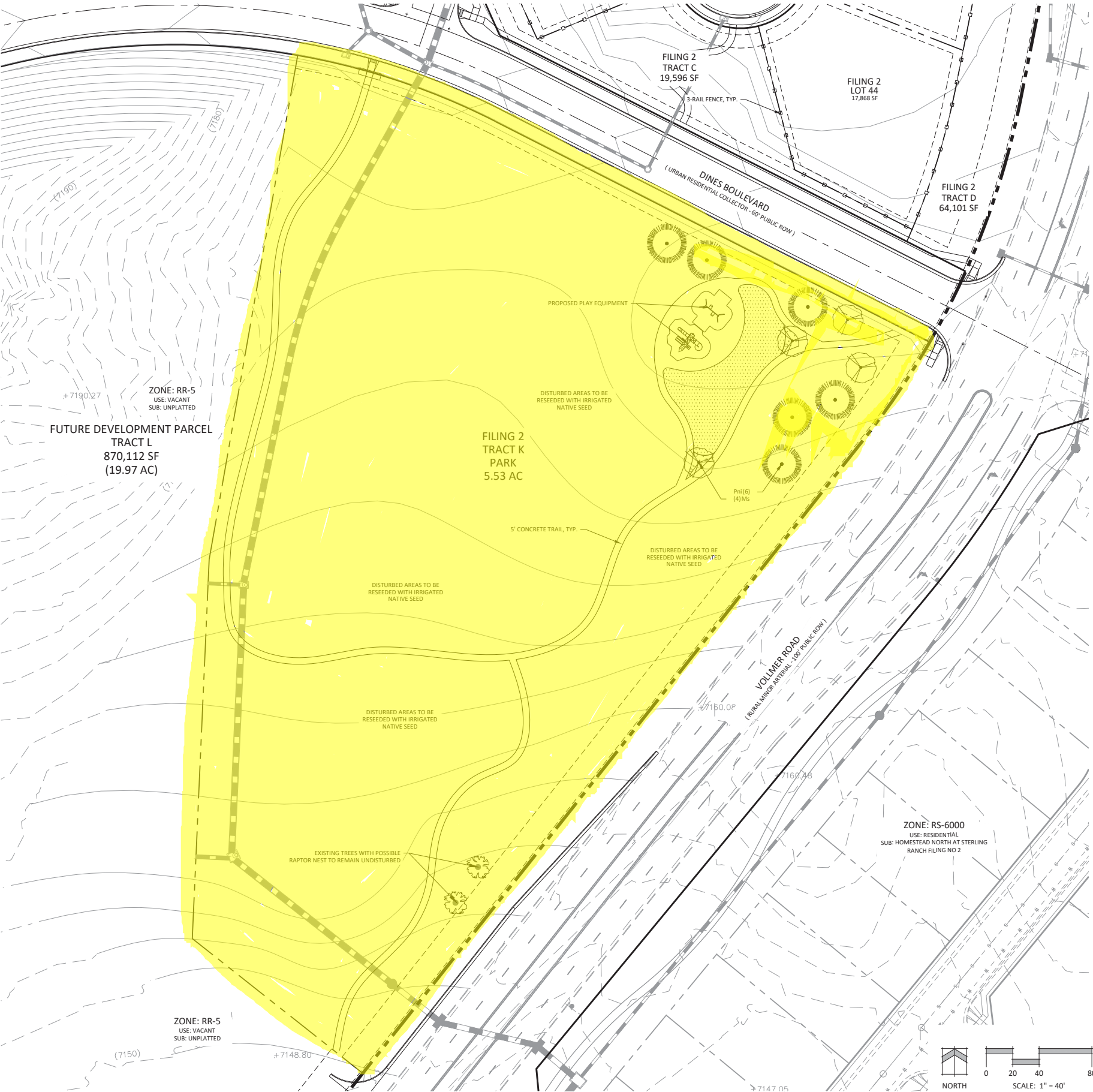


PLANT SCHEDULE FILING 2 TRACT K

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	6	Pinus nigra / Austrian Black Pine	60"	40"	6" HT	B&B
ORNAMENTAL TREES							
	Ms	4	Malus x "Spring Snow" / Spring Snow Crab Apple	25"	25"	1.5" Cal.	B&B

GROUND COVER LEGEND FILING 2 TRACT K

	KENTUCKY BLUEGRASS SOD	4,671 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	302 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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PRAIRIERIDGE
FILING NO. 1

PRELIMINARY PLAN

DATE: 12/30/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 04/08/2024 BY: BP DESCRIPTION: PER COUNTY REVIEW COMMENTS

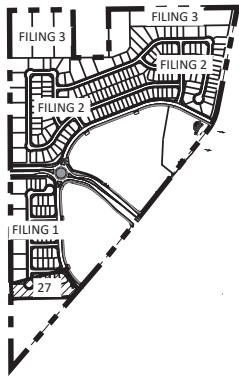
NORTH PARK SITE

26

26 OF 28

RETREAT AT PRAIRIERIDGE FILINGS 1-3
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

KEY MAP

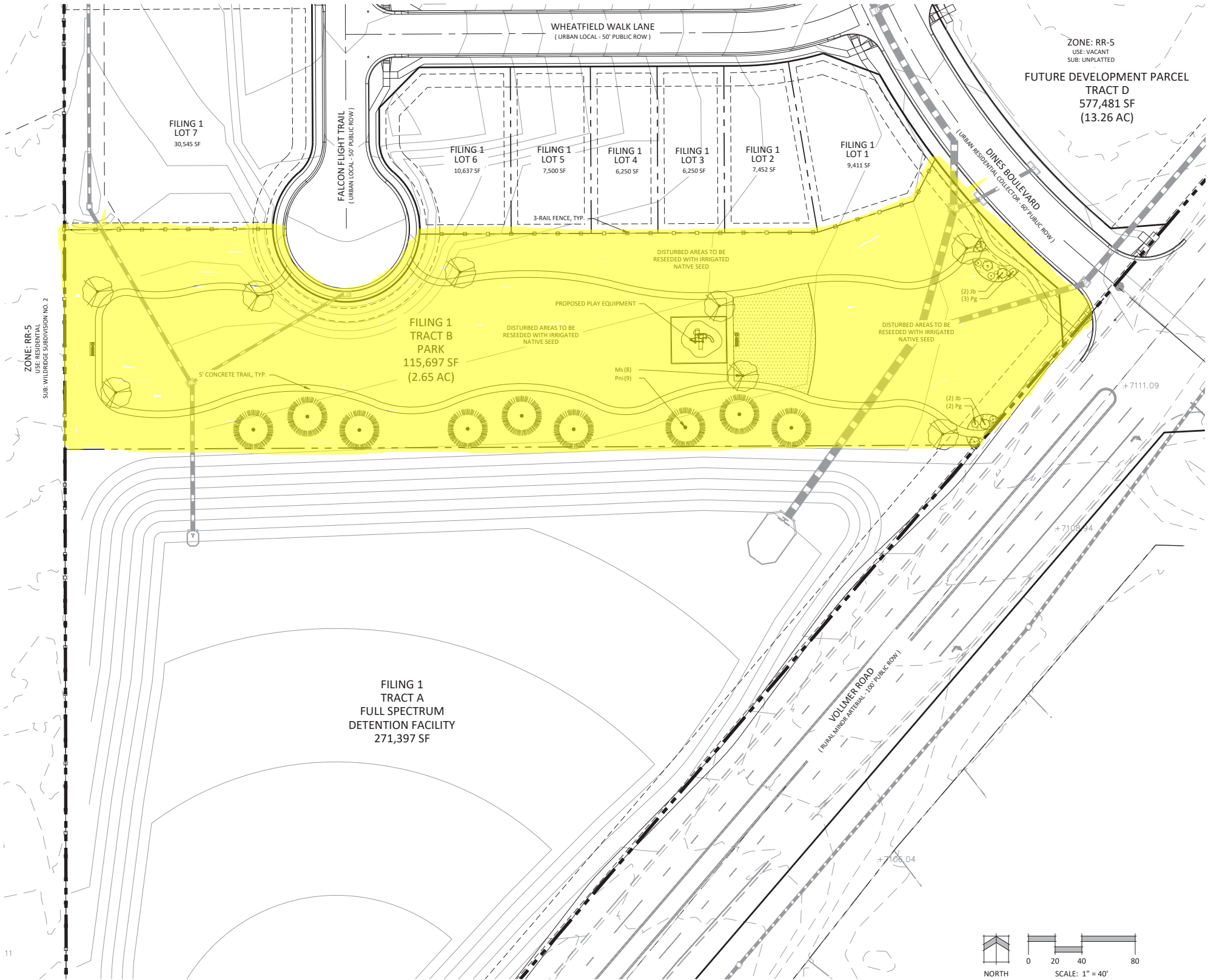


PLANT SCHEDULE FILING 1 TRACT B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	9	Pinus nigra / Austrian Black Pine	60'	40'	6' HT	B&B
ORNAMENTAL TREES							
	Ms	8	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	1.5" Cal.	B&B
SHRUBS							
	Jb	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	2'	10'	5 GAL	CONT
	Pg	5	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5'	5'	5 GAL	CONT

GROUND COVER LEGEND FILING 1 TRACT B

	KENTUCKY BLUEGRASS SOD	4,231 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	716 sf



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PRAIRIERIDGE
FILING NO. 1

PRELIMINARY PLAN

DATE: 12/30/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 04/08/2024 BY: BP DESCRIPTION: PER COUNTY REVIEW COMMENTS

SOUTH PARK SITE

27

27 OF 28

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rocky Mountain Cavalry Chapel Filing No. 1 Final Plat

Agenda Date: April 9, 2025

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by M.V.E., Inc., on behalf of Rocky Mountain Cavalry Chapel, Inc., for a one-lot minor subdivision to establish a legal plat for the purposes of continued use by the church organization, as well as proposed site improvements. Zoned A-5 for agricultural uses and previously approved by the El Paso County Board of Adjustment for lot size variance, the 2.56-acre property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Great Plains Primary Regional Trail corridor, which exists on the eastern property line, running north/south along North Ellicott Highway, as shown on the attached development application review map. The adjacent Cordero Minor Subdivision, which surrounds the subject property on all sides, dedicated a trail easement to El Paso County in August 2021. It should be noted that this impact is contrary to the following comments noted in the applicant's Letter of Intent:

- *"This request is in general conformance with the El Paso County Parks Master Plan which does not appear to call for trails or parks in the site vicinity. As a non-residential property, payment of Park Fees at the time of platting will not be required."*

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. As noted, no regional park fees will be assessed for this commercial application.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rocky Mountain Cavalry Chapel Final Plat: designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Rocky Mountain Cavalry Chapel Filing No. 1 Final Plat

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Rocky Mountain Cavalry Chapel
- Cordero Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Area
- Incorporated Areas

0.25 0.13 0 0.25
Miles



February 19, 2024

PCD File No. MS-

**Letter of Intent
RMCC Ellicott Subdivision Filing No. 1
Minor Plat**

Owner/Applicant:

Rocky Mountain Calvary Chapel, Inc.
4285 N Academy Blvd
Colorado Springs, CO 80918
(719) 597-1133
rhbeech@rmcalvary.org

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman
daveg@mvecivil.com

Site Location Size and Zoning:

The proposed subdivision to be known as "RMCC Ellicott Subdivision Filing No. 1" is located within the southeast quarter of the northeast quarter of Section 1, Township 14 south, Range 63 west of the 6th Principal Meridian, El Paso county, Colorado. The property is currently an unplatted tract of land having El Paso County Tax Schedule No. 3400000207. The address of the site is 2150 North Ellicott Highway, Calhan, Colorado 80808. The tract is currently contains one (1) single-story building housing the Ellicott Campus of Rocky Mountain Calvary Chapel, a gravel parking lot, children's playground and utilities. The remainder of the site contains natural grass and a few sparse trees. The area of the site is 2.639± acres and it is zoned A-5 (Agricultural 5 Acre).

The El Paso County Board of Adjustments granted a Dimensional Lot Size Variance to allow the platting and improvement of this property in the A-5 zone although less than 5.0 acres in area. El paso County Board of Adjustments Resolution No. BOA-22-011 was adopted November 30, 2022 and recorded under Reception No. 222146145 on December 2, 2022.

The site is situated on the west side of existing North Ellicott Highway, approximately a mile and a half North of State Highway 94 in El Paso County. Existing North Ellicott Highway, a paved public roadway, is adjacent to the eastern edge of the site. Lot 1, Cordero Minor Subdivision, zoned A-35 and containing one agricultural residence, borders the site on the north side. Lot 2, Cordero Minor Subdivision, zoned A-5 and containing one agricultural residence borders the site on the west and south sides. An unplatted parcel, zone A-35 is located on the east side of existing North Ellicott Highway opposite the site and contains two (2) mobile homes and one (1) shed. Lot 2, Replat of Lot 1 MUHE Subdivision, zoned A-5 with no existing structures, is also located on the east side of North Ellicott Highway opposite the site. Lot 2, MUHE Subdivision, zoned A-5 and containing one single family residence, is also located on the east side of North Ellicott Highway opposite the site.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Request and Justification:

The request is for approval of the Minor Plat of “RMCC Ellicott Subdivision Filing No. 1” in the A-5 zone (Agricultural – 5 Acre). The proposed subdivision will create one (1) lot intended for the continued use of the church at this location and to allow for the proposed building addition and site improvement project. A Site Development Plan is also submitted for the site as a separate application. The details of the proposed building and site improvements are presented on the separate Site Development Plan.

This Minor Plat plat is consistent with the requirements of the existing A-5 zoning in consideration of the approved Dimensional Variance. The layout, land use, minimum building setbacks, water supply and wastewater disposal are in compliance with the requirements of the A-5 zone. The proposed Minor Plat is compatible with and complimentary to the surrounding land uses. Religious Institution is an allowed use in the A-5 zone. The zone of the site coincides with the zones of the adjacent and surrounding properties on the north, south, east, and west, all being A-5 or A35.

This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2023). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

The request satisfies and is in compliance with all of the **criteria of approval listed in Section 7.2.1(C)(1)(c) in Chapter 7 of El Paso County Land Development Code (2023)**: A Minor Plat shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval, except to the extent that those requirements are modified by this Code or the Procedures Manual.

Section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that “*The preliminary plan applies to all subdivisions except those that can be classified as Minor Plats.*” This subdivision is classified as a Minor Plat and includes only two (2) lots. Conformance to the Final Plat Criteria of approval as outlined in **Section 7.2.1(D)(3)(f) in Chapter 7 of El Paso County Land Development Code** are addressed below:

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

The El Paso County Master Plan (“***Your El Paso Master Plan***” adopted on May 26, 2021) is a comprehensive document communicating a vision for many factors that influence the quality of life in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

According to the Master Plan the project site is not located within any of the applicable **key areas**. The site is located within and Area of Change titled “**Minimal Change: Undeveloped**”. The Masterplan states “These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character”. A Specific Strategy of Land Use Goal LU1 “Ensure compatibility with established character and infrastructure capacity” is “The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character”. The platting and improvement of this site is in consistent with the description associated with the assigned Area of Change in the Master Plan and listed land use goals.

The site is located within the **Rural Placetype**. The Primary Land Uses of this placetype is Agricultural, Parks and Open Space and Farm/Homestead. Estate and Institutional are Supporting Land Uses. The existing and proposed Religious Institution use of the site is consistent with the established master plan placetype and supports the primary land uses already present in the surrounding community. In the Land Use category, Goal 1.1 is “Ensure compatibility with established character and infrastructure capacity”. This site has been used as a church for many years and is well established in the community. The existing community character is preserved with this proposed Minor Plat. The proposed improvements to the site are intended to enhance the use of the existing facility by adding a building for youth ministry and multi-purpose activities. The existing church building and new additional space is not intended to be used simultaneously for church services or other activities and the occupancy of site is not anticipated to change from existing conditions. The proposed use of the site will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. The proposed Minor Plat will not create the need for additional roadways or public facilities.

This request is in general conformance with the **County Water Master Plan**. The property is located in Region 6 on the Master Plan’s *Planning Regions Map*, which encompasses the eastern and southeastern corner of the county including the Ellicott area. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan. The proposed water demand for the site is 0.67 acre-feet per year for a total usage of 201 acre-feet over a 300 year period. The Water Master Plan (WMP) contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 1,360 acre-feet per year, 1,782 acre-feet per year, and 2,167 acre-feet per year, respectively. The 2018/2040/2060 supplies in region 2 are estimated to be 1,360 acre-feet per year, 1,360 acre-feet per year, and 1,360 acre-feet per year, respectively, indicating a deficit of supply for the region going forward from this time. Also, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. According to the Water Master Plan, water providers within Region 6 include Grand View MHP, Arrowhead MHP, Hanover School District and Yoder School District. Most water supply in Region 6 comes from exempt and non-exempt private wells. Significant growth in Region 6 is not anticipated and is not evaluated by the Water Master Plan.

Findings of the Colorado Ground Water Commission dated January 15, 1997 authorized the issuance of Well Permit No. 47814-F to withdraw water from Laramie-Fox Hills Aquifer underlying the property at a maximum rate of 15 gallons per minute and annual appropriation of 0.8 acre-foot. The well is constructed to the authorized depth and aquifer and operated in compliance with the issued well permit. The site has a totalizing water meter in compliance with the well permit. The proposed facilities on the site are not anticipated to increase site occupancy or water usage. The facilities will continue to be used one to three days per week at the current water usage levels. The existing well and water supply is adequate to supply the demand and no new water supply is required.

Water Master Plan **Policy 6.2.1.2** of the WMP – *Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible*. While direct reuse of water is not considered or allowed for this project, the site will utilize onsite wastewater treatment systems providing “Return Flows” to the environment. **Policy 4.1.3** of the WMP – *Support enhanced monitoring of sources of surface and tributary groundwater in the County*. The referenced well permit requires use of metering for the well to ensure compliance with the terms of the permit. **Goal 5.3** of the

WMP – *Reduce overall water consumption per end user in the County.* Current use of the site is one day per week. Future projected use is one to three days per week, which limits water use. No irrigated turf is included in the Landscape Plan for the site. All necessary landscape irrigation will be by automated drip system until established and then discontinued as becomes feasible.

This request is in general conformance with the **2016 Major Transportation Corridors Plan Update**. The site is an existing church that accesses the existing Ellicott Highway connecting to the overall transportation system in the area. The proposed building addition of a new multi-purpose youth ministry building and site improvements will have negligible impact to the existing transportation system. No new transportation system improvements are required.

This request is in general conformance with the **El Paso County Parks Master Plan** which does not appear to call for trails or parks in the site vicinity. As a non-residential property, payment of Park Fees at the time of platting will not be required.

This request is in general conformance with the **Master Plan for Mineral Extraction**. No severed mineral right owners were found. The proposed use of this property does not include any mineral or natural resource extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

As discussed above, section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that “The preliminary plan applies to all subdivisions except those that can be classified as Minor Plats.” This subdivision is classified as a Minor Plat and includes only two (2) lots.

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

The proposed Minor Plat is prepared in accordance with applicable subdivision design standards. No public improvements are required for this subdivision.

4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

Water service is to be provided by the existing individual on site well operated under the aforementioned Well Permit No. 47814-F.

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.*

An Onsite Wastewater Treatment System (OWTS) report is prepared and submitted with this application. Wastewater is intended to be treated via the existing individual on-site septic system and new proposed system. Wastewater use is less than 2,000 gallons per day. Therefore, the system will be designed, constructed and operated under the El Paso County Public Health Department rules and regulations.

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

A soils report has been prepared for the site and the owner will comply with the recommendations in the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of artificial fill, expansive soils and potential radon. All of these can be satisfactorily mitigated through avoidance or proper engineering design and construction practices. There are no specific areas on the site which must be avoided for construction purposes. These conditions and mitigation measures are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The proposed Minor Plat is consistent with the submitted Final Drainage Report. A proposed full spectrum Extended Detention Basin will provide water quality treatment and storm detention for the site.

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

Legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking lot is from the adjacent driveway located along the north side of the site.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. RMCC Ellicott Subdivision Filing No. 1 is located within the Ellicott Fire Protection District which is providing fire protection for the currently developed site. Water and sanitary sewer provisions are discussed above. The property is located within the service areas of Ellicott School District No. 22 and Mountain View Electric Association, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

The site is located within the Ellicott Fire Protection District which provides fire protection for the site and the surrounding area. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

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

All off-site impacts are determined to be negligible with the platting of the existing church site and proposed improvements that are to serve the existing church facilities. The owner will be responsible for any applicable paying Park, School, Drainage and Traffic Impact fees.

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

There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable Traffic Impact fees due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision is in accordance with the Land Development Code with respect to zoning, building setbacks, provision of utilities and storm drainage. Several reports have been prepared and submitted in support of this Minor Plat application including Drainage Report, Soils and Geology Report, OWTS Report, and Water Resources Report. The submitted reports demonstrate compliance with the Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].*

Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.

Existing and Proposed Facilities:

There are no required public subdivision improvements required for this site.

Fire Protection:

RMCC Ellicott Subdivision Filing No. 1 is located within the Ellicott Fire Protection District. The fire district already serves the property. The site is subject to the codes and policies adopted by the said District regarding fire protection. Water mains and fire hydrants are not located near the project site. A 30,000 gallon fire cistern supplying stored water to a new fire sprinkler system will be installed on the site.

Proposed Access Locations:

As described above, legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking lot is from the adjacent driveway located along the north side of the site.

Traffic Impact and Traffic Impact Fees:

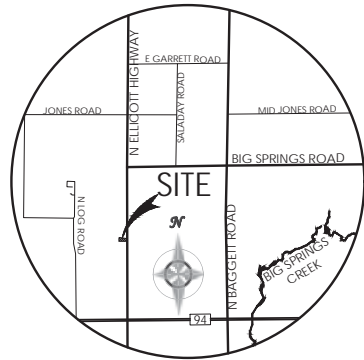
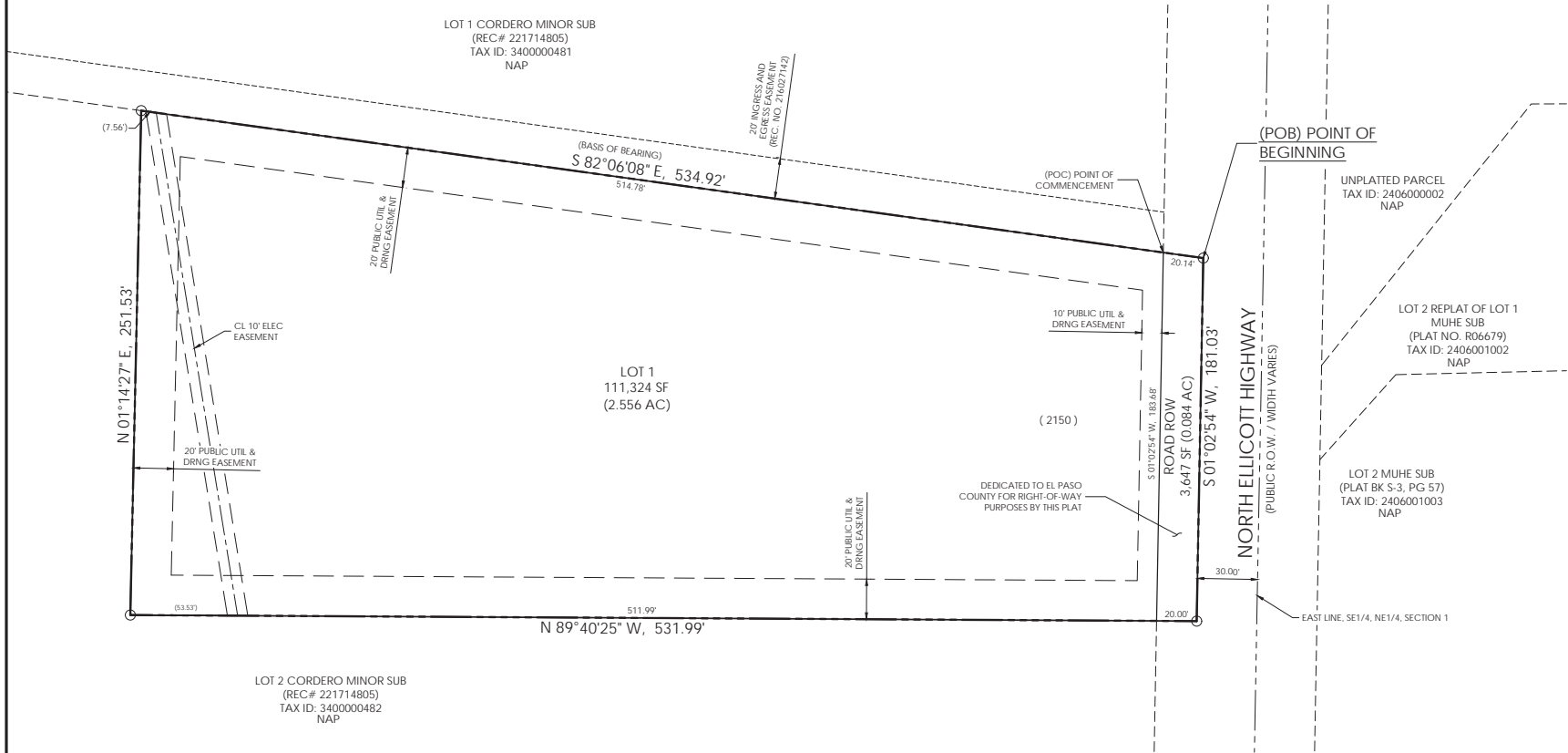
A Traffic Impact Study was prepared for this plat and associated Site Development Plan. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 24-377. Traffic Impact Fees will be paid at time of building permit.

Z:\61182\Documents\Letter of Intent\61182-Letter of Intent-Minor Plat.odt

RMCC ELLICOTT SUBDIVISION FILING NO. 1

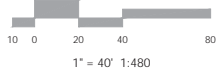
A PORTION OF THE SE1/4, OF THE NE1/4, SECTION 1, TOWNSHIP 14 SOUTH, RANGE 63 WEST,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- SECTION LINE
- FOUND #4 REBAR W/ PLASTIC CAP MARKED "PLS 13225" FLUSH WITH THE GROUND
- ADDRESS NUMBER
- NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)



COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; AND FIRE PROTECTION REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS OF 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 INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THEREIN, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL AND GEOLOGY STUDY FOR ROCKY MOUNTAIN CALVARY ELLICOTT CAMPUS PREPARED BY ENTECH ENGINEERING, INC. AND DATED MARCH 19, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- ARTIFICIAL FILL: LOT 1: MITIGATION MEASURES INCLUDE: AVOID DEVELOPMENT NEAR THIS FILL OR REGRADE. SHOULD ANY UNCONTROLLED FILL BE ENCOUNTERED BENEATH FOUNDATIONS, REMOVAL AND RECOMPACTION AT A MINIMUM OF 95% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557 WILL BE REQUIRED.
- EXPANSIVE SOILS: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS

NOTES

- LOT AND DENSITY DATA:
 - GROSS ACREAGE: 2.639 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 1
 - GROSS DENSITY: 0.379 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 0.084 ACRES
 - NET ACREAGE: 2.555 ACRES
 - NET DENSITY: 0.391 LOTS PER ACRE
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY _____ ORDER NO. _____ WITH EFFECTIVE DATE OF _____
- FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0807G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X"; (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED _____ AT RECEPTION NO. _____
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "RMCC ELLICOTT SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 06/11/22, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

BE IT KNOWN BY THESE PRESENTS

THAT ROCKY MOUNTAIN CALVARY CHAPEL, INC. IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, CORDERO MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 221714805, THENCE S 82°06'08" E, A DISTANCE OF 20.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, S 1°02'54" W, A DISTANCE OF 181.03 FEET ALONG A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SE1/4, NE1/4 SECTION 1;

THENCE, N 89°40'25" W, A DISTANCE OF 531.99 FEET ALONG A NORTHERLY LINE OF LOT 2, SAID CORDERO MINOR SUBDIVISION;

THENCE, N 1°14'27" E, A DISTANCE OF 251.53 FEET ALONG AN EASTERLY LINE OF SAID LOT 2;

THENCE, S 82°06'08" E, A DISTANCE OF 534.92 FEET ALONG THE SOUTH LINE OF LOT 1, SAID CORDERO MINOR SUBDIVISION TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 114.971 SF (2.639 ACRES), MORE OR LESS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO STREETS, LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RMCC ELLICOTT SUBDIVISION FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

STATE OF COLORADO)
COUNTY OF EL PASO) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____ AS _____
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR RMCC ELLICOTT SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M.
THIS _____ DAY OF _____, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

PCD FILE NO:

SUBMITTED: 1/29/2024	CONSULTANT MVE, INC. DAVID GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS CO 80909 PH: (719) 635-5736 FAX: (719) 635-5450 DAVEG@MVECVIL.COM	OWNER OF RECORD AT TIME OF PLATTING: ROCKY MOUNTAIN CALVARY CHAPEL, INC. 4285 N ACADEMY BLVD COLORADO SPRINGS CO, 80918-6655	MINOR SUBDIVISION PLAT RMCC ELLICOTT SUBDIVISION FILING NO. 1
REVISIONS:	SURVEYOR RANDALL D. HENCY CO PLS NO. 27605 POLARIS SURVEYING, INC. 1903 LELARAY ST, STE 100 COLORADO SPRINGS, CO 80909 (719) 448-0844 DATE OF PREPARATION: 8/31/2023 DATE OF SURVEY: 4/25/2022		MVE, INC. ENGINEERS & SURVEYORS 1903 Lelaray Street, Suite 100 Colorado Springs CO 80909 719.635.5736 www.mvecivil.com
			MVE PROJECT: 61182 MVE DRAWING: 61182-PLAT-CS DATE: JANUARY 29, 2024 SHEET: 1 OF 1

KNOW ALL MEN BY THESE PRESENTS:

That Angel Emilio Cordero, being the owner of the following described tracts of land to wit:

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 1, Township 14 South, Range 63 West of the 6th P.M., El Paso County, Colorado described as follows:

The Southeast Quarter of the Northeast Quarter of said Section 1,

Excepting therefrom the northerly 65 feet thereof and also excepting the following tract of land described as follows:

Beginning at a point on the east line of said Section 1 from whence the East Quarter of said Section 1 bears S 0°52'33" E, 565.14 feet; thence N 84°01'36" W, 565.14 feet; thence S 0°41'01" E, 251.53 feet; thence N 88°24'07" E, 562 feet to the east line of said Section 1; thence N 0°52'33" W along the east line of said Section 1, a distance of 177.05 feet to the point of beginning.

Containing a calculated area of 35.5483 acres, more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, easements and road right of way as shown hereon under the name and subdivision of CORDERO MINOR SUBDIVISION. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Angel Emilio Cordero
Angel Emilio Cordero

Date

STATE OF COLORADO }
COUNTY OF EL PASO }

Acknowledged before me this 5 day of August, 2021 by

Angel Emilio Cordero

My commission expires 9-16-2022

Witness my hand and official seal

Notary Public

TERRY LOWDERMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19604011569
MY COMMISSION EXPIRES SEPTEMBER 16, 2022

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for CORDERO MINOR SUBDIVISION was approved for filing by the El Paso County,

Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Stan T. Wondolowski
Chair, Board of County Commissioners

8/17/21

Date

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for CORDERO MINOR SUBDIVISION 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.

Mark S. Johannes
Director Of Planning and Community Development

8/5/21

Date

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, 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 the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.



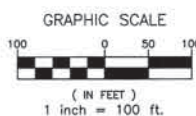
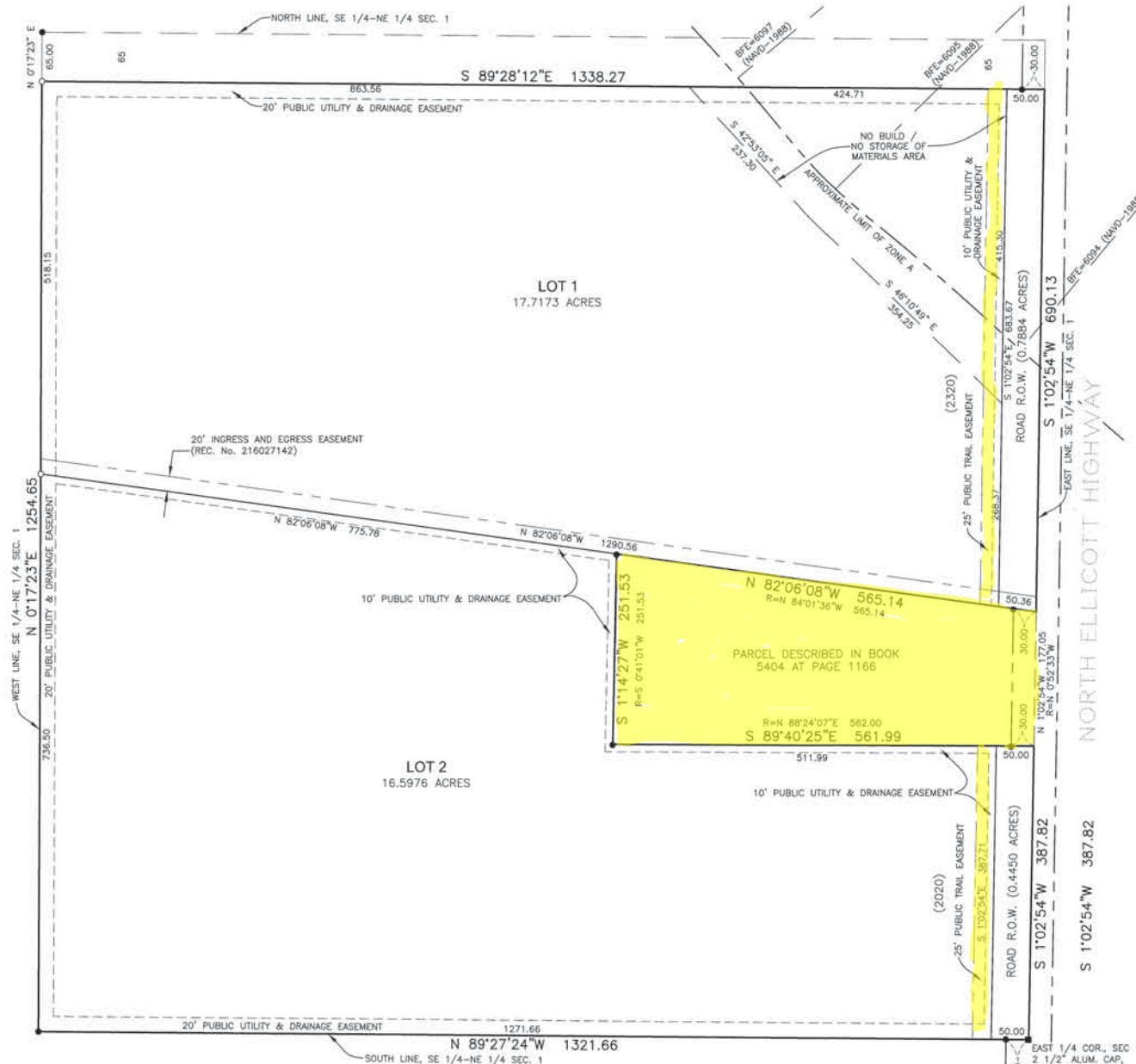
Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT NO. 16-030
DECEMBER 01, 2016; REVISED: APRIL 18, 2017; JANUARY 02, 2019; JANUARY 30, 2019;
MARCH 6, 2019; OCTOBER 18, 2019; FEBRUARY 4, 2020, NOVEMBER 18, 2020, JUNE 7, 2021

MINOR SUBDIVISION CORDERO MINOR SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



NOTES:

- Denotes found #4 rebar with plastic cap inscribes "PLS 13225", unless otherwise noted.
o Denotes set #5 rebar with plastic cap marked "PLS 32439".
(406) Denotes street address.
(R=) Denotes record bearing and/or distance.
- This survey does not constitute a title search by Compass Surveying and Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying and Mapping, LLC relied upon a Title Insurance Policy issued by Stewart Title Guaranty Company, File No. 602728, dated December 12, 2014 at 8:00 A.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 27 minutes 24 seconds West, 1321.66 feet.
- Water is to be provided via an individual on site well. Permits for individual domestic wells must be obtained from the state engineer who by law has the authority to set conditions for the issuance of these permits.
- Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health and Environment must approve each system and in some areas and in some cases the Department may require an engineer designed system prior to permit approval.
- This property is located within and serviced by the Ellicott Fire Protection District.
- Easements are as noted, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0825 G effective date December 7, 2018, indicates that the area within the surveyed property to be located in Zone A (special flood hazard areas inundated by 100-year flood, no base flood areas determined) and Zone X (areas determined to be outside 500-year flood plain). The approximate limit of Zone A shown hereon is by map measure only.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Ellicott Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Ellicott Fire Protection District.
- Due to wildfire concerns, the property owner is encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Services.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on October 3, 1887 and recorded in Road Book A at Page 78 of the records of El Paso County, is hereby vacated upon recordation of this plat.
- Note Regarding Stormwater Drainage: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than 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.
- The water supply for the subdivision is by individual on-lot wells into the not nontributary Arapahoe aquifer pursuant to the Colorado Ground Water Commission Findings and Order re: Determination of Water Right No. 3344-BD dated October 12, 2016 ("Determination") and associated Replacement Plan No. 3344-BD dated June 12, 2018 ("Replacement Plan"). The allowed annual withdrawal of water shall not exceed 0.5 acre-feet per lot. Lot owners shall comply with all requirements of the Determination and Replacement Plan including, but not limited to, use of non-evaporative septic systems and above ground spray irrigation systems, and use return flows therefrom to replace annual depletions to the alluvial aquifer of the Upper Black Squirrel Creek Ground Water Basin. Lot owners shall comply with all requirements of the Declaration of Restrictive Covenants recorded at Reception No. 221157997 of the records of the El Paso County Clerk and Recorder's Office.

22. Enumerations approval has been received and is recorded at reception no. 221157997 of the El Paso County Clerk and Recorder's Office.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at 3:28 o'clock P.M., this 18th day of August, 2021 A.D., and is duly recorded under Reception No. 22114805 of the records of El Paso County, Colorado.

SURCHARGE: \$3-

FEES: \$10-

CHUCK BROERMAN, RECORDER

BY: *Chuck Broerman* Deputy

PCD FILE # MS-17-001

ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Project design and bid construction to renovate the ponds and wedding gazebo that has exceeded useful life along with structural issues	Objective 1 - Infrastructure	Design
Adam Robertson	Bear Creek Dog Park Restroom Renovation	Clean, paint, repair entire restroom facility, replace fixtures as needed	Objective 1 - Infrastructure Objective 4 - Health & Safety	Bid
Adam Robertson	Park Administration Building Landscape Renovation (Phase 1)	Remove vegetation, convert irrigation system, install retaining wall and mow curb, complete plant design and install, gravel mulch	Objective 1 - Infrastructure	Status pending
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	Status pending
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	Bid
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	In-Progress
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	Bid
Jamie Haas	Fountain Creek Regional Park Basketball Court Restoration	Correct drainage issues around court, paint court lines, adjust backboard and rims as needed	Objective 1 - Infrastructure	In-Progress
Scott Myers	Black Forest Regional Park Parking Lot Maintenance / Handrail Repair	Fog seal, crack seal, repaint parking lines, repair / replace ADA handrails	Objective 1 - Infrastructure	Status pending
Kyle Melvin	HRRP Fire Mitigation (COSWAP)	Complete forest fuel reduction efforts to protect against wildfire	Objective 4 - Health & Safety	In-Progress
Kyle Melvin	John Ceresa Memorial Park Playground Replacement	Replace outdated and unsafe playground with a fun, safe, and accessible structure	Objective 1 - Infrastructure Objective 4 - Health & Safety	Design

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Hire Asset Management Specialist	Objective 1 - Infrastructure	Status pending
Jason Meyer	Asset Management Plan	Complete park system facility condition index	Objective 1 - Infrastructure	Status pending
Jason Meyer	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	Status pending
Jason Meyer	Advance Recovery Projects	Advance NRCS and FEMA funded projects across the park system	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Design
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	Objective 1 - Infrastructure	Design
Jason Meyer	Fountain Creek Sidewalks & Paving	Sidewalk and paving improvements to Duckwood Active Use Area	Objective 1 - Infrastructure	Status pending
Ross Williams	Homestead Ranch Regional Park	Complete trail improvements	Objective 1 - Infrastructure	Status pending
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Status pending
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	In-Progress
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	In-Progress
Ross Williams	Paint Mines Fencing	Complete installation of wood fencing	Objective 1 - Infrastructure	Design
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Design

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa	Health and Safety Classes	Offer 4 or more health and safety classes for employees and to the public, to include First Aid, CPR, AED, Sensitivity, Youth Mental Health First Aid, and Disability Awareness.	Objective 4: Health & Safety	On Target: 3 classes already offered.
Mary Jo	BCNC Exhibit	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	On Target: themes determined.
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	On Target: first date scheduled 4/5/25
Jessica	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	On Target: measured
Victoria	Underserved Audience Programming	Work with a community partner to create, market, and schedule at least 4 programs to engage individuals in an underserved community.	Objective 2 - Service Quality	On Target: one program offered 1/24/25
Andschana	Fair & Events Center Communications	Increase community awareness through social media by posting at least once per week, and redesign website for easier navigation by March 1.	Objective 3: Community Trust	Website redesigned. Regular Social Media postings.
Kylee	BCNC Restoration Crew Expansion	Expand the Restoration Crew to include trail maintenance. Work with volunteers and partnerships and coordinate efforts with Park Operations Division.	Objective 1: Infrastructure	On Target: training Volunteer Crew Leads

Skye	Creative Arts Fair Program	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	On Target: Research collected from conferences.
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Community Services Department							
Parks / Recreation & Cultural Services Divisions							
March 2025 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2025				2024	2023
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 73,550	\$ 106,450		\$ 70,336	\$ 91,657
County Fair / Fairgrounds		\$ 301,000	\$ 56,716	\$ 244,284		\$ 126,095	\$ 115,909
Total		\$ 481,000	\$ 130,266	\$ 350,734		\$ 196,431	\$ 207,566
<u>Fundraising Revenue</u>		2025	2025			2024	2023
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 94,500	\$ (14,500)		\$ 102,500	\$ 22,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 7,500	\$ 37,500		\$ 42,500	\$ 57,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 7,633	\$ 2,367		\$ 3,432	\$ 4,912
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 4,122	\$ 20,878		\$ 2,327	\$ 1,608
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000
Total		\$ 200,000	\$ 183,755	\$ 16,245		\$ 230,759	\$ 156,520
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2025	2025	2025	2024	2024	2023	2023
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1626	N/A	10	1072	11	966
February	11	893	N/A	15	898	15	778
March	86	2997	N/A	15	292	51	1306
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	107	5516	0	40	2262	77	3050

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions								
Trails								
Vendor		1	2					
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		5	34	7	47	11	91	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields		51	2205			27	825	
Athletic Field		14	630					
Vendor						9	255	
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails				1	15			
Disc Golf Course						1	126	
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields				1	60			
Gazebo				1	20			
Warming Hut		1	20	1	20			
Pavilions				2	120			
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions		4	40					
Athletic Fields		2	20					
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		6	16	2	10	3	9	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>		2	30					
<u>Pineries Open Space</u>								
Total Park Facility Reservations		86	2997	15	292	51	1306	

<u>Fairgrounds Facility Reservations</u>		2025	2025	2025	2024	2024	2023	2023
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		82	4,135	N/A	58	2,155	34	2,068
<u>Fairgrounds Facility Reservations</u>		2025	2025	2024	2024			
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
4-H AG Fest		2	100	1	30			
4-H Hitch N' Post Mtg		1	20	1	10			
4-H Club Mtg.		1	20	1	20			
Jr. Livestock Committee Mtg.		1	20	2	40			
Birthday Party		1	80	1	160			
Blue Grama Wind Open House		1	45	1	25			
Baby Shower		1	150	2	60			
<u>Grand Stands Building</u>				4	20			
<u>Track</u>				1	20			
<u>Barns</u>				1	150			
<u>Livestock Arena</u>				1	10			
4-H AG Fest		2	100	1	5			
4-H Mini Horse Clinic		1	25	1	30			
4-H Open Scale & Arena		1	15	1	100			
Calhan Posse Beef Blow N' Go Show		1	150	1	150			
<u>Whittemore - Fairgrounds</u>								
4-H AG Fest		2	100	1	165			
Storm Shelter		1	50					
Circus - Cirque LuzDalia		1	200	1	5			
FFA Oyster Fry		1	150					
<u>Arena</u>								
Month Total Fair Facility Reservations		18	1,225	22	1,000			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250				
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600				
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600				
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540				
			Total	\$4,590				

Volunteerism		2025		2024		2023		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		448	2,587	673	3,095	659	2,962	
		2025						
March		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		13	66					
Fairgrounds Corporation		5	10					
Fair and Events Center		21	97					
Friends of the Nature Centers		37	330					
Adopt-A-Park / Trail / Volunteer Projects		92	492					
Total		168	995					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	175	4504		176	7349	177	5560

		2025	2025	2025				
<u>March</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Walk the Wetlands	FCNC	4	72	5.00				
Discover the Wetlands	FCNC	11	200	5.00				
Nature Adventures: What's on Your Head?	FCNC	1	21	5.00				
2s & 3s Outdoors: Doodling Ducks	FCNC	2	46	5.00				
Kids' Entomology With Cronk	FCNC	1	24	5.00				
Pikes Peak Birding & Nature Festival Leader Event	FCNC	1	35					
A Date With Nature: Adults-Only Nature & Social Night	FCNC	1	16	5.00				
Building for the Birds & Beneficial Beavers	FCNC	2	40	5.00				
Pikes Peak Workforce Center - Youth Career Day	FCNC	1	186					
World Water Day	FCNC	1	13	5.00				
Friends of EPC Nature Centers Volunteer Recognition	FCNC	1	60					
Adult Bird Club: Classroom & Field Trip	FCNC	2	26					
Program Room Rental & Birthday Party	FCNC	6	198					
Disability Etiquette Training & Trailability Training	FCNC	2	34					
Group Visit: Aiken Audubon Society	FCNC	1	30					
Group Visit: Adult Care Group	FCNC	1	20					
Homeschool Fridays: Walk the Wetlands	FCNC	1	25	5.00				
Outreach: PP Birding & Nature Festival for the COS Rota	FCNC	1	48					
Bunco	FCNC	1	16	5.00				
Rainbow Falls Photography	RFHS	1	12	5.00				
Birthday Party: Big Bears	BCNC	2	46	5.00				
Group Visit: Our House	BCNC	2	41					
Group Visit: CO Springs Hiking Gals	BCNC	1	13					
Trailability Training Returning Volunteers	BCNC	2	10					
Organic Vegetable Gardening for Success	BCNC	1	43					
Bear Den Rental EPC DHS	BCNC	1	21					
Nature Explorers: Who Dung It? & Childrens Mindfulness	BCNC	3	55	5.00				
Pikes Peak Beekeeping School	BCNC	2	34					
Little Wonders: What Big Teeth You Have	BCNC	2	50	5.00				
Birthday Party: All About Animals	BCNC	2	49					
Puppet Theatre	BCNC	1	29					
Spring Break Camp: Junior Naturalists	BCNC	5	145	4.90				
Group Visit: Dunraven	BCNC	1	15					
CO School for the Deaf & Blind Guided Hike	BCNC	1	12					
Bear Den Rental: Aiken Audubon Society	BCNC	1	30					
Discover Bear Creek	BCNC	7	84	5.00				
Habitat	BCNC	8	117	5.00				
Winter Adaptations	BCNC	2	33	5.00				
Bear Creek Rocks	BCNC	2	47	5.00				
Cornhole League	FEC	4	60					
FCCLA Cornhole Tournament	FEC	1	100					
Game Expo	FEC	1	450					
Homesteading Group	FEC	1	20					
TOTALS		95	2626	4.99				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March	1541	1210	0	0				
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	3023	2396	0	350				

PARKS & COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

March 2025

General Updates:

1. Facility rentals have generated \$73,550, which is 40% of our annual \$180,000 revenue goal.
2. Due to the favorable weather in March, youth baseball season started early this year which added to the overall high park usage this month. A minimum of 3,000 people & kids visited County parks in March.

Special Events:

1. Falcon Regional Park is hosting the High Plans Little League again this year. HPLL started youth baseball and softball practice in March. Games will begin in April and run through the first week of June.
2. El Paso County Wildland Fire Management conducted wildland fire training at Homestead Ranch Regional Park. The two-day training included hose lay practicing, water source drafting and spot fire suppression.
3. Six commercial photography permits were issued for the Paint Mines Interpretive Park.



PARKS & COMMUNITY SERVICES DEPARTMENT

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

**COMMUNITY OUTREACH
Monthly Report – March 2025**

Community Outreach

El Paso County Fair: Celebrating 120-Year Tradition

Great news! We've hit our financial goal, with generous sponsors committing an impressive **\$94,500** toward this year's County Fair! Mark your calendars for an exclusive VIP Luncheon at noon on opening day, Saturday, **July 12**, at the Fair and Events Center (366 10th Street, Calhan, 80808). You won't want to miss it!

Fox Run Nature Center

Project Design

- *The team has completed a second submittal to El Paso County Planning and Community Development in response to agency review comments.*
- *Utility coordination is underway. An on-site meeting with MVEA is pending.*

Fundraising

- *CPW has awarded EPC \$1.25M in Land and Water Conservation Trust funds for the observation tower, canopy walk, and ADA trail. Whoop-whoop!*
 - o *Pre-award documentation and environmental evaluation is ongoing and should be completed by the end of the year.*
- *EPC submitted a grant to Great Outdoors Colorado in March and is awaiting a response from GOCO staff. Final grant awards will be announced in June.*

Community Outreach

- *Monthly newsletters continue to be sent to over 200 people.*
- *Updates to the project website, presentation, and handouts have been ongoing.*
-

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

Great American Clean-Up

Our community-wide clean-up is set for Saturday, May 3. County Parks Staff will also host two material pick-up events, crew leader training, and two additional clean-up events. For more details, please visit:

<https://www.fountain-crk.org/great-american-cleanup/>



PARKS & COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

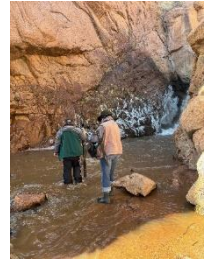
Recreation & Cultural Services Division
MONTHLY REPORT: March 2025

Programs & Special Events:

- Bear Creek Nature Center hosted **Spring Break** Camp 'Junior Naturalists' the week of March 24-28. Each day's theme provided engaging activities that highlighted various aspects of being a "naturalist". The twenty-nine elementary-aged campers practiced being scientists, stewards, artists, mindful nature observers, and detectives. Highlights of the week's many games and activities included an egg drop challenge and Mindfulness hikes led by a certified Forest Bathing guest leader. Evaluation scores averaged 4.9/5 and parent comments included, "They are genuinely excited to come back each day" and "They are so excited to bring myself and my husband to the park and show us all the cool places they have discovered."
- Bear Creek Nature Center was *swarming* with lovers and learners of all things beekeeping the weekend of March 15-16 when the **Pikes Peak Beekeeping Association hosted their annual Beekeeping School**. Over the course of the 2-day workshop, expert experienced beekeepers from the Association led lessons that covered all aspects of beekeeping in the Pikes Peak region: how to acquire bees, equipment, bee biology, and management through the seasons. We will also demonstrate equipment assembly and honey extraction. Bear Creek Nature Center's honeybee observation hive is a perfect complement to this experience! Bear Creek Nature Center looks forward to their next partnership opportunity with the Pikes Peak Beekeeping Association- the Annual Honey Harvest and Pollinator Celebration on August 23rd.
- Partnerships are central to the work accomplished at the Nature Centers and Bear Creek Nature Center had the privilege of 12 students from the **Colorado School for the Deaf and Blind** visiting to further test the Visually Impaired Persons trail. We continually seek the input of those with lived experiences as we enhance the community's accessible outdoor resource options available for free. Students tested the Pen Friend listening devices and requested longer hikes in the future!
- Fountain Creek Nature Center welcomed several new visitors this month thanks to a collaborative program with **Cronk Art & Curiosities**. Self-proclaimed 'bug-nerd', Andrew Cronk, helped children learn the differences between insects and arachnids, engaged participants in a discussion about 'good' vs 'bad' bugs, and brought some interesting specimens from around the world to show off. Participants left with an understanding that no bugs are truly 'bad', how metamorphosis works, and a newfound appreciation for these creatures.
- Fountain Creek Nature Center hosted a **Date Night with Nature**, an adult-only social and nature night! Participants sipped wine and non-alcoholic beverages and nibbled chocolates while learning about some super weird, sort of embarrassing sex facts from nature. Hey, we're all adults, and it's all science! From barnacle penises to kangaroo vaginas, we were amazed by the diversity of the animal kingdom and their unique adaptations. Some other animal dates might end in cannibalism or parasitism, but ours ended with blushing cheeks and laughter!



- On March 8th, participants took part in a waterfall photography lesson at Rainbow Falls, led by our partner photographer Mike Pach of 3 Peaks Photography. Two separate sessions, one in the morning and one in the afternoon, provided unique perspectives of the falls and Upper Fountain Creek. The early March weather was ideal, creating perfect conditions for the program. Enthusiastic participants departed eager for more, both from the stunning location and the expert instruction.



Outreach Events and Other Items:

- The **Partners in the Parks** recognition event at the March 12 Park Advisory Board meeting was a joyous celebration of all things outdoors. It is always an honor to meet up with the members of our community that utilize their businesses, organizations, and personal time to support El Paso County Parks, Trails, Open Spaces, and Nature Centers. Critical work and improvements are made thanks to their contributions to the beautiful spaces we all cherish. Bear Creek Nature Center would like to expressly thank the Scott Lauther Foundation and Gold Hill Mesa for their continued support of our programs, events, exhibits, and staff year after year.



- Fountain Creek Nature Center was a hub of social gathering this March! **Pikes Peak Permaculture** hosted a class one afternoon, and the Independence Center taught **disability etiquette training**. **Fountain Creek Watershed District** hosted a presentation and panel discussion about Fountain Creek and the Pikes Peak Workforce Center hosted a Youth Job Fair. The Pikes Peak Birding and Nature Festival and Friends of El Paso County Nature Centers hosted recognition events for their volunteers. Two baby showers and a birthday party round up formal gatherings, but with fantastic weather and spring break, countless more groups met here to enjoy the park together. It was a fun month for our facility to host the community!



- March brought energy, excitement, and a surprise twist to the **El Paso County Fair & Events Center**! We kicked off the month with our 2nd Annual Game Expo, drawing over 450 attendees who enjoyed open play areas, learn-to-play zones, and a fantastic selection of game and fandom vendors. The Calhan FCCLA chapter hosted a lively cornhole fundraiser to support their Lifesmarts and FCCLA teams heading to nationals—way to go, Calhan students! Nextera Energy welcomed the community for a public meeting to discuss the new wind farm project, and the Ring of Success' annual beef show was their biggest one yet. A traveling circus rolled into town, delighting families with a day full of fun and entertainment. Then came the unexpected—an intense snowstorm that left our cornhole crew sheltered in Whittemore and turned the Fairgrounds into an impromptu storm shelter for nearly 50 people when Calhan lost power, and the Highway closed. We were proud to support the community in a time of need. 4-H debuted their first Ag Fest, welcoming 200 students from D11 schools to connect with animals and agricultural education. As always, our community partners held their monthly meetings, and our spaces stayed active with several private rentals. March was a month to remember—full of fun, community spirit, and a strong reminder of the role we play in bringing people together, no matter what the weather brings!





Special Events and Program Calendar

April 9 - May 14, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
April 8	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
April 9	Wednesday	Nature Explorers - Green is Great	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
April 10	Thursday	2s & 3s Outdoors: Rockin' Robins	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3/person
April 11	Friday	2s & 3s Outdoors: Rockin' Robins	Fountain Creek Nature Center	Children ages 2-3 with an adult	10-11:15pm, \$3/person
April 10	Thursday	Nature's Classroom Homeschool Field Trip- Incredible Insects & Bear Creek Rocks	Bear Creek Nature Center	Ages 5-11	1-3pm, \$4 per person
April 11	Friday	Storytelling Moonlight Hike and Star Party	Kane Ranch Open Space	All ages	3 sessions starting at 7:30pm/ \$5 per person
April 12	Saturday	Trailability Training	Fountain Creek Nature Center	Adults wishing to volunteer for the program	FREE! 9am-12pm
April 12	Saturday	TAB Presents: Peter Rabbit	Fountain Creek Nature Center	Children ages 0-10 with an adult	9-10am and 11am-12pm, \$10/person
April 12	Saturday	eBird Workshop	Fountain Creek Nature Center	Ages 10+	2-4pm, \$5/person
April 12	Saturday	Toddling Along	Bear Creek Nature Center	6-month-old through 2 years old with caregiver	9:30-10:30am/ \$3 per person
April 12	Saturday	BST Monster Truck	Fair & Events Center	All ages	www.bstpromotions.com
April 13	Sunday	BST Monster Truck	Fair & Events Center	All ages	www.bstpromotions.com
April 15	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
April 16	Wednesday	Little Wonders - Spider Search	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15am & 1-2:15 pm, \$3/person
April 18	Friday	Nighttime EGG-stravaganza	Fox Run Regional Park	Children 8+ and families	4 sessions beginning at 8:00pm/ \$6 per person
April 19	Saturday	Chocolate Bunny Egg Hunt	Bear Creek Nature Center	Children 2-12 and families	9am-4pm/ \$6 per person
April 19	Saturday	Chocolate Bunny Egg Hunt	Fountain Creek Nature Center	Children 2-12 and families	9am, 11am, 1pm, 3pm, \$6/child
April 19	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
April 21	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free
April 22	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
April 24	Thursday	Adult Birding Club	Fountain Creek Nature Center	Adults	Year-long program meeting 2x/month. \$250/person (prorated for missed meetings)
April 25	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	PreK-2nd Grade with an adult	2-4pm, \$4/person
April 26	Saturday	Restoration Crew: Great American Cleanup	Bear Creek Nature Center	Adults	9am-noon
April 26	Saturday	Great American Cleanup	Fountain Creek Nature Center	All Ages	Free! 9am-12pm
April 26	Saturday	Theater Across Borders Presents- The Adventures of Peter Rabbit	Bear Creek Nature Center	Ages 0-10 with caregivers	1pm/ \$10 per person
April 26	Saturday	Theater Across Borders Presents- The Adventures of Peter Rabbit	Fountain Creek Nature Center	Ages 0-10 with caregivers	10am, \$10/person
April 26	Saturday	Boots in the Park: Skate into Spring	Fair & Events Center	All ages	\$5 Skate Reservation
May 1	Thursday	Nature Adventures: Animal Babies	Fountain Creek Nature Center	Ages 3-6 with an adult	2-3:30pm, \$3/person
May 2	Friday	Nature Adventures: Animal Babies	Fountain Creek Nature Center	Ages 3-6 with an adult	10-11:30pm, \$3/person
May 3	Saturday	Family Fun Day	Fountain Creek Nature Center	All!	10am-2pm, \$5/person, FREE for Active Military
May 3	Saturday	Forest Bathing Wak	Bear Creek Nature Center	Adults	1-3:30pm/ \$30 per person
May 8	Thursday	2s & 3s Outdoors: I Spy: Spring Colors	Fountain Creek Nature Center	Ages 2-3 with an adult	2-3:15pm, \$3/person
May 9	Friday	2s & 3s Outdoors: I Spy: Spring Colors	Fountain Creek Nature Center	Ages 2-3 with an adult	10-11:15pm, \$3/person
May 10	Saturday	Spring Bird Count	Fountain Creek Nature Center	Ages 8+	7-11am, \$5 donation recommended
May 10	Saturday	Bird Banding	Bear Creek Nature Center	Ages 8+	7:00 ~ 8:00 ~ 9:00 ~ 10:00 a.m./ \$5 per person

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

**MONTHLY REPORT
MARCH 2025**

Park Planning Division

Capital Project Management / Planning:

Crews Gulch Regional Trail Paving Project – 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. 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 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks has been awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in May or June 2025.

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. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and is due for completion in April 2025 with the final installation of the guardrails and benches.

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site in March and will develop a scope of work to complete these repairs in 2025.

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 stakeholder engagement started in May 2023 and is ongoing. This includes interviews, public meetings, and attendance at community events (28). There are also sign postings, and a project website. Conceptual design work continued throughout 2023. Design Development continued

through 2024. The project was submitted to El Paso County Planning and Community Development for agency review in December 2024. Comments are being submitted and addressed by the project team.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves 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 design was completed by Design Edge in 2023. Bids for construction were received in May 2024 and a contract was awarded to IS West. Construction began in early July with substantial completion achieved in December. IS West is currently addressing punch list items. An RFQ for OWTS inspection and testing will be advertised in March. The restrooms will be open for public use in Spring 2025.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop design and construction documents. Completion of final construction documents anticipated early April 2025.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January and are currently being reviewed with an award anticipated in early April 2024.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This will be the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Drake Lake Natural Area, Falcon Regional Park, and Fountain Creek Regional Trail. Work is anticipated to be completed at these locations in 2025. An IFB for Woodlake Trail will be issued in April.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. The project is in the procurement phase with construction planned for late spring or early summer 2025.

Pineries Open Space – El Paso County Parks has been awarded a seven-week GOCO / Mile High Youth Corps grant to construct a 2-mile natural surfaced singletrack trail in the southwest corner of the open space property. In support of the project, El Paso County has contracted with Rocky Mountain Field Institute to provide project management and technical assistance. A site visit was held in July and the work is scheduled to be completed between July and September. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. In addition to trail construction, a forest mitigation project is underway to clear the trail corridor and address other dead-standing and pine beetle areas. RMFI/MHYC, with assistance from North District Park Operations staff, have completed the trail and associated puncheons and bridge. The trail is officially open at this time, with only wayfinding signage left to install.

Santa Fe Open Space Trail Construction Project – The 2024 Capital Improvement Program identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of singletrack trail on the open space's northwest side, as well as to an overlook on the open space's

southern boundary Trail corridor forestry work has been completed, and the project is in the procurement stage in preparation for trail construction in May or June 2025.

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 under final review and should be completed in 2025.

Willow Springs Ponds (NRCS) – El Paso County received NRCS funds to complete repairs to the Willow Springs Ponds and Duckwood Trailhead from June 2023 flood damages. The design was completed in 2024. Naranjo was awarded a construction contract in November 2024. Work has progressed smoothly and is on-track for completion by April 1, 2025.

Other:

Development Permit Application Reviews - Staff reviewed five development applications for endorsement at the April 2025 meeting and provided internal administrative comments for an additional 10+ applications during March 2025.

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. A portion of the Fountain Creek Regional Trail will be realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

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, asset management, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production.

Grants - Grants were submitted to Colorado Parks and Wildlife and Great Outdoors Colorado for the Fox Run Nature Center. Awards will be announced in Spring 2025.

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, Jackson Creek Parkway Corridor Plan, and the El Paso County Land Development Code update.

Park Operations Division

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 March. Maintenance yard and shop organization, daily illegal camping checks, tree branch and debris cleanup, playground, pavilion, and equipment inspections, irrigation start up, and the Bear Creek East bridge renovation project were priorities during the reporting period.

Park Operations Supervisors, along with El Paso County Human Resources and the Pikes Peak Workforce Center held the annual seasonal hiring event at Bear Creek Nature Center on March 10th. Thirty-nine interviews occurred throughout the day and seasonal hiring needs for all districts were fulfilled. A huge thank you to the EPC HR staff for their efforts in making this another extremely successful seasonal hiring year!

The Bear Creek Dog Park restroom will be receiving an overhaul in the next reporting period. Ed Green Construction was awarded the contract for this renovation that will include a deep cleaning of the entire facility, exterior stucco repair, caulking, and painting, new stain on the large timbers, a fresh coat of polyaspartic resin on the interior flooring, new heating units, exhaust fans, toilet paper dispensers, door closers and door paint, and new fencing for the dog holding pen. Portable restrooms will be placed onsite for the convenience of park patrons during the project.

Park staff continue weekly monitoring visits to Rainbow Falls Historic Site to check for graffiti, remove trash, and provide additional maintenance. The warmer springtime weather allowed Master Blaster to clean graffiti from the site that was reported earlier in the year. Parks Operations and Facilities staff met onsite to coordinate the addition of an ADA parking stall. This project will take place in the next two reporting periods with hopes of being available for the opening day on May 23rd.

The bridge renovation project on the east side of Bear Creek Park is just about complete. All bridge decking, railing posts and railing have been installed. Large boulders and riprap have been added for bank stabilization, and concrete footers and large wing wall posts have been set. Removal of existing wing walls, the addition of new wing wall railings, and paint touchups are the only remaining items for completion of this project, which will take place early in the next reporting period.

The Downtown team continued their multi-month-long task of pruning plants and shrubs at all properties. Tank watering of newly planted trees and plants was a priority during the reporting period.

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 – Our team's focus this reporting period has been finalizing some of the indoor projects from the winter/spring tasks list. Those projects included painting the race pit shack, buffing restroom floors, livestock panel repairs, etc. We supported our typical community meetings and assisted with building prep for the fairgrounds Game Expo.

The fairgrounds acted as an evacuation site for animals affected by the Meridian Fire in eastern El Paso County. The fairgrounds didn't receive any animals, but it was a good practice run for all parties involved to get ready for the upcoming fire season. In addition to the fire evacuation, the fairgrounds also became an impromptu weather shelter during the recent blizzard. Most of the Town of Calhan lost power so the fairground was one of the only sites nearby that had electricity and heat available for stranded motorists and a warm area for the town's residents.

The parks team was also focused on wrapping up the remaining indoor work, completing the painting of our maintenance shop at Homestead Ranch Regional Park. With the weather we had this month snow drifts were an issue the parks team had to contend with.

Spring is here and the High Plains Little league has begun practices at Falcon Regional Park. The parks team worked to get the park ready for team practice by cleaning the dugouts and clearing any snow drifts from the field of play. With the warmer weather we've had lately we are planning to charge irrigation earlier than we did last year. We have focused on deep cleaning the restrooms at Homestead Ranch in preparation for the reservation season.

No other vandalism issues have occurred at Homestead Ranch since our updated security measures were put in place.

North District:

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

Monthly Summary – The North District team completed all spring irrigation and domestic water preparation tasks this reporting period. All backflows, flush valves, and sinks were reassembled for the season. The irrigation systems and all restrooms will be pressured up and ready for the season soon.

Pavilions were deep cleaned and all pine needles in the surrounding areas were removed in preparation for the reservation season. All restrooms that are closed for the winter were deep cleaned prior to opening for the season. The landscape beds at Black Forest Regional Park and Fox Run Regional Park also received the initial spring clean-up to begin the growing season.

Repairs to the Santa Fe Open Space entrances were addressed. The areas were leveled and amended with new trail material for increased safety and aesthetics. Drainage culverts were also addressed at Fox Run Regional Park in preparation for quarterly road grading.

All Districts conducted our annual seasonal hiring event on March 10th at the Bear Creek Nature Center. The event brought in several qualified applicants. We conducted thirty-nine panel interviews with all District Supervisors. All available positions were given job offers; many of the positions were filled. This event has helped to streamline the seasonal employment process within the Parks Department.

Parks, trails, and facilities continue to be inspected and cleaned daily.

South District:

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

Monthly Summary – The South District team spent time performing trail maintenance, 5S around the shop and maintenance yard, general parks cleaning, snow removal, gate repairs, and landscape maintenance. The team spent a significant amount of time on trail restoration.

The team has been going through all gates across our district and making repairs, welding, painting and resealing loose hardware. We have completed 6 gates so far and have several more to go. We will continue this for the next month or so to ensure all gates are in good condition.

The crew started trimming sucker growth on trees throughout Fountain Creek RP and Widefield Community Park. We have cut and hauled a total of 15 loads of suckers from the trees. This work will continue as time allows. The crew also removed and relocated tee pad 1 for the disc golf course at Widefield Park. The old tee pad was causing erosion issues and was a hazard to disc golfers.

The south team started a landscape bed renovation project near the horseshoe pit at Fountain Creek Regional Park. They removed the old landscape material, repaired broken irrigation, removed roots, and prepped for new rock. Some of the new rock has been installed. More rock is going to be ordered so that the project can be completed.

Our team dedicated time for 5S cleaning and organizing around our shop and maintenance yard to get rid of old things we no longer use, bad lumber, old/obsolete irrigation parts, and other junk that has sat around for a long time. We spent time reorganizing, labeling, and storing small and large equipment. A new small equipment rack has been installed in the shop, along with new shelving, a new toolbox for hand tools, and a complete revamp of the existing tool bench.

The team made a big push to repair soft areas in the regional trail between Hanson TH and Willow Springs. Due to recent snow events and runoff, there were several soft areas that had formed along the trail. These areas were bladed smooth and new material was added to stabilize the trail. Where applicable, there were also some drainage areas cut along the side of the trail to allow water to drain more efficiently. Trail repairs will be monitored as we go into the rainy season.

Staff also made repairs to trash cans throughout the parks, including some welding repairs, painting of trash cribs, and replacing old, faded trash cribs with refurbished ones.