

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, February 12, 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. 2024 Trailability Program Review	Kylee Taylor	Information
B. 2024 Nature Center Snapshot	Theresa Odello	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. Flying Horse East Sketch Plan	Ross Williams	Endorsement
B. Hay Creek Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement
C. Preamble at Hannah Ridge Filing No. 3 Final Plat	Ross Williams	Endorsement
D. Table Rock Homesteads Final Plat	Ross Williams	Endorsement
E. Urban Landing Filing No. 1 Final Plat	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
F. The Villages at Sterling Ranch Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. Park Advisory Board Membership Update	Todd Marts	Endorsement
B. 2025 Budget Update	Todd Marts	Information
C. Annual City/County Park Advisory Board Meeting	Todd Marts	Information
D. 2025 Park Advisory Board Tour	Brian Bobeck	Information
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the January 8, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Jane Newman via TEAMS
Janna Blanter
Kiersten Steel, 3rd Vice Chair

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Jason Meyer, Division Manager - Park Planning
Brian Bobeck, Division Manager - Park Operations
via TEAMS
Theresa Odello, Division Manager – Rec. & Cultural Services

Absent: Jeremy J. Chatelain, John Wallace, 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: **Kiersten Steel made a motion to approve the meeting agenda. Vincent Prins seconded the motion. The motion carried 5 - 0.**

(Susan Jarvis-Weber joined the meeting at 1:32 p.m.)

3. Approval of Minutes: **Vincent Prins made a motion to approve the December 11, 2024, meeting minutes. Janna Blanter seconded the motion. The motion carried 6 - 0.**

4. Introductions and Presentations:

N/A

5. Citizen Comments:

Cory Sutela, Medicine Wheel Trail Advocates thanked staff for their effort on the Jones Park master plan and Paint Mines Interpretive Park master plan which were approved by the Board of County Commissioners (BoCC) at their last BoCC meeting of the year. Mr. Sutela is looking forward to more collaborations in 2025.

6. Development Applications:

A. Skye Vista Subdivision Filing No. 1 Final Plat

Jason Meyer provided an overview of Skye Vista Subdivision Filing No. 1 Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat. Jane Newman seconded the motion. The motion passed 6 – 0.

B. Venture on Venetucci Filing No. 1 Final Plat

Jason Meyer provided an overview of Venture on Venetucci Filing No. 1 Final Plat

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Venture on Venetucci Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$169,680 and urban park purposes in the amount of \$101,808, to be paid at time of the recording of this Final Plat. Jane Newman seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. 2025 Sunshine Act Memorandum

Todd Marts presented the 2025 Sunshine Act Memorandum and stated that pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices including the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Vincent Prins moved to endorse the 2025 Sunshine Act Memorandum. Janna Blanter seconded the motion. The motion passed 6 – 0.

8. Monthly Reports:

Thomas Lachocki inquired about the Mission/Vision plan/statement which will be completed in 2025. Todd Marts stated that Mr. Lachocki would be a great choice for a board representative selection for working on the statements. Mr. Lachocki accepted but inquired which other board member had an interest in case he would not be available. Vincent Prins accepted the task.

9. Board/Staff Comments:

Theresa Odello highlighted the Fair Queen clinic that was recently held and is excited that about 20 potential Fair Queens attended to learn more about being a Fair Queen including learning how to interview. She also highlighted several upcoming Nature Center programs being offered to the public including an Adult Day Camp, “Winter Fun at Fox Run” and a “Date Night with Nature” which is a Valentine’s event.

RECORD OF PROCEEDINGS

Chair Thomas Lachocki inquired about the newly appointed County Commissioner and how they are being brought up to speed regarding the Parks & Community Services department's needs. Todd Marts stated that all department managers had the chance to spend several hours with the two newly appointed Commissioners, which included outside tours. Mr. Marts also offered individual tours in their respective districts. A new liaison to the Parks department will also be selected soon.

10. Adjournment:

Janna Blanter made a motion to adjourn. Vincent Prins seconded the motion. The meeting was adjourned at 1:55 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Trailability Program Review

Agenda Date: February 12, 2025

Agenda Item Number: #4 - A

Presenter: Kylee Taylor, Recreation Program Interpreter

Information: X **Endorsement:**

Background Information:

The goal of the Trailability program is to provide an accessible recreational opportunity to the community while preserving and protecting the natural resources.

This presentation will review how the program went in 2024, Volunteer involvement, program partnerships, and planned adjustments to the program in 2025.

Attachment:

Trailability Program Review 2024 PowerPoint Presentation

Recommended Action:

Information Only



1

EL PASO COUNTY TRAILABILITY

Goal: To provide an accessible recreational opportunity to the community while preserving & protecting natural resources.

- Began July 26, 2022
- Terrain Hoppers
- Available at Bear Creek and Fountain Creek Nature Centers (and Fox Run Nature Center)
- Free!



ElPasoCountyNatureCenters.com



2

2024 TRAILABILITY SEASON

- 120 hikes May-October 2024
 - 93.55% increase from 2023 to 2024
- Expanded reservation days available
- Donations increased by over 1000%
- TOSC Inclusivity Award and VCOS Inclusive Impact Award
- Solo Hikes



ElPasoCountyNatureCenters.com



3

2024 TRAILABILITY VOLUNTEERS

- 24 active volunteers
- 90% of hikes led by volunteers
- Volunteer trainings
- The Independence Center's annual Fest-ABLE event
- Outdoor Accessibility Day at Fox Run Regional Park



ElPasoCountyNatureCenters.com



4

TRAILABILITY PARTNERSHIPS

- **Outdoor Accessibility Day** *at Fox Run Regional Park*

- Partners: City of Colorado Springs, Cheyenne Mountain State Park, The Independence Center, Visit Colorado Springs, Trails and Open Space Coalition



- **Wheel the World**

- **Trail Extension**

- **National Leader**



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5

2025 TRAILABILITY SEASON

- Expanding reservation days available

- Parabolic microphones

- Increasing Solo Hikes

- Utilizing trail extension



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6

Feedback

- “[My favorite part was] The look on my daughter’s face, when she realized the independence the program gave her.”
- “So great to be able to offer this program for free. Truly appreciated!”
- “I enjoyed the park and I appreciate the use of the Hopper. If it weren’t for the Hopper, I wouldn’t have been able to visit the park trail. Thank you.”
- The biggest request for improvement? **More Terrain Hoppers!**

ElPasoCountyNatureCenters.com



7

Feedback

“It was wonderful to share Bernice’s joy at being out on the trail discovering the Fountain Creek area for the first time. We stopped to listen to a Gray Catbird go through its repertoire in the cattails. Though we never saw it, it sounded like it was within a few feet of us. Then as we rounded the corner past Grandfather Cottonwood, we saw a Great Blue Heron in full view, standing up on the edge of the trail where it stayed until some other visitors approached. We made several stops just to look and listen. Bernice is an artist and was doing watercolor paintings up until the past few years when the arthritis in her hands prevented it. So, she appreciated all the different colors and textures and natural beauty around her.”

ElPasoCountyNatureCenters.com



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Nature Center Snapshot

Agenda Date: February 12, 2025

Agenda Item Number: #4 - B

Presenter: Theresa Odello
Division Manager, Recreation & Cultural Services

Information: X **Endorsement:**

Background Information:

The mission of the El Paso County Nature Centers is to connect people to their natural and cultural resources and inspire them to become stewards of the parks and our environment. An Annual Snapshot is created each year to show how we meet our mission. The Snapshot highlights some of the previous year's accomplishments, shows our impact through data, contains a brief financial report, highlights the awards received, and lists innovative new programs.

Attachment:

2024 Annual Snapshot for the El Paso County Nature Centers

Recommended Action:

Information Only



Friends
of El Paso County
**Nature
Centers**
Bear Creek
Fountain Creek

El Paso County Nature Centers 2024 SNAPSHOT

Our mission is to connect people to their natural and cultural resources and inspire them to become stewards of our parks and the environment.



Impact by the Numbers:

- 1061 Nature Center & Recreation Programs
 - 33,853 Participants
- 4,762 Volunteer Hours
 - Valued at \$159,479*
 - *Based on national average \$33.29/hr
- 414 Environmental Ed. Field Trips
 - 6,721 Students Reached
- 16 Nature Camps
 - 385 Campers
- 82 Trailability Program Participants
- 47,787 Non-Program Visitor Contacts
- 4.9 Average rating out of 5.0
- Staff and Volunteers
 - 6 Full Time Staff
 - 2 Part Time Staff
 - 4 Seasonal Staff
 - 80 Volunteer Naturalists

Accomplishments & Updates

In 2024, El Paso County Nature Centers achieved remarkable milestones! At Bear Creek, we updated and designed new signage, launched a trail camera project, and celebrated the impactful work of the Bear Creek Restoration Crew. Fountain Creek Nature Center saw a rise in teen and adult volunteers, created new field guides, and completed an ADA-accessible ramp entrance. Both centers improved online registration for memberships, making it easier for the community to join and support us. Our Trailability program grew significantly, with more participants and donations, while invasive plant removal efforts enhanced the habitat behind Fountain Creek.

The Bear Run continued its tradition of success, and our centers were honored with awards from the Gazette, VCOS, and TOSC. Staff completed extensive training to better serve the public, ensuring another year of excellence in 2025!



elpasocountynaturecenters.com

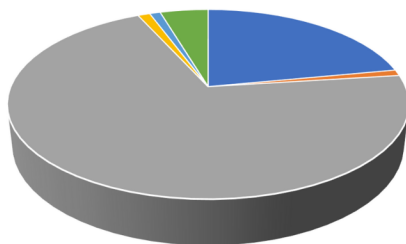
INNOVATIVE NEW PROGRAMS

- Partner Appreciation Event
- Puppet Theater Matinee
- Coats of a Different Color
- Some Flew Away but Whooo Stayed?
- Accessibility Day
- Women's Outdoor Survival
- A Bug's Life in Winter
- Dragonflies & Damselflies
- Mapping our Site Sensory Hike
- Reptile Baby Shower
- TREEmendous
- Eclipse Talk and Solar Viewing
- Organic Vegetable Gardening
- Surfin' the Food Web

- Terrific Tarantulas
- Stroll(er) Hike
- Wildlife Detectives
- Prehistoric Predators
- Volunteer Potluck
- Rad Reptiles
- Baby Names in Nature
- Nature Math
- Clever Coyote
- Rascally Raccoons
- Lucky Ladybugs
- Who Gives a Hoot?
- Bugs & Beasts
- Ants in Action

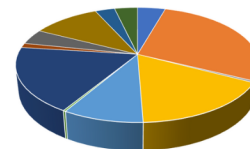
FINANCIAL REPORT

Revenue \$262,327



- Contributions \$59,058
- Program Fees \$188,491
- Interest \$2,763
- Memberships \$2,718
- Refunds (\$3,107)
- Merchandise Sales \$12,403

Expenses \$180,480



- Equipment/Supplies \$7,942
- Fox Run Nature Center \$803
- Marketing \$16,308
- Admin \$32,999
- Training / Memberships \$7,740
- Exhibits/Displays \$5,602
- Educational Programs \$50,385
- Park & Nature Center Support \$30,000
- Books & Subscriptions \$517
- Insurance \$2,311
- Volunteer Program \$19,299
- Merchandise Purchases \$6,573

2024 Awards Received

- Achievement Award in Universal Accessibility (VIP Trail) from National Association of County Park & Recreation Officials
- Excellence in Inclusion Award from Visit Colorado Springs
- Trail Inclusivity Champion Award from Trails and Open Space Coalition

elpasocountynaturecenters.com

EL PASO  COUNTY
COLORADO



BEAR CREEK



El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Flying Horse East Sketch Plan

Agenda Date: February 12, 2025

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green, LLC., on behalf of Flying Horse Land Development, LLC, of the Flying Horse East Sketch Plan. The total proposed subdivision totals 1,822 acres with a proposed total of 2,789 – 4,838 residential dwelling units, as well as tracts for neighborhood parks, open space, natural and man-made drainage infrastructure, and commercial uses. The property is located immediately south of East Highway 94 and east of Enoch Road and immediately north of Schriever Air Force Base.

The 2022 El Paso County Parks Master Plan shows an alignment of the proposed Highway 94 Primary Regional Trail along the northern edge of the project area along the south side of East Highway 94. The corridor may be modified from that which is shown in the Trails Master Plan to better accommodate the Flying Horse East trail network and planned residential and commercial areas along its northern extent. The County trail will be designated as multi-use and allow for hiking, biking, and equestrian access.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Black Squirrel Creek Candidate Open Space Area encompassing the eastern half of the project site. Natural resource values found in the vicinity of Black Squirrel Creek include natural habitat for such species as the Mountain Plover, Black-Tailed prairie dogs, and Burrowing Owls. The applicant included the following statement in their Letter of Intent:

- *“The main natural resource and unique landform within [Flying Horse East] is the natural drainage corridor and floodplain that bisects the property. Minimal road crossings have been planned to mitigate the amount of disturbance within this corridor. Future trails will be planned accordingly providing residents with the ability to interact with the corridor in a safe manner. Aquatic wildlife that currently exists in this area today will benefit from the stormwater facilities and runoff mitigation that is planned. Natural open spaces, trail corridors and planned park sites will also be planned to recapture the lost grasslands.”*

The Flying Horse East Sketch Plan proposes a dedication of open space that exceeds the El Paso County Land Development Code’s Planned Unit Development (PUD) 10% minimum open space requirement by providing approximately 297 acres, or 16% of the site. As mentioned previously, this open space includes numerous neighborhood parks,

open spaces along local drainageways, approximately 2.6 miles of the aforementioned Highway 94 Primary Regional Trail, and an interconnected network of neighborhood trails. The Sketch Plan also includes transitional residential lots (smaller acreages transitioning to larger lots) and landscape buffers along boundaries with adjacent subdivisions, including a transition to commercial lots along the southern boundary with Schreiver Air Force Base.

The submitted Letter of Intent mentions the following in regard to recreational opportunities within Flying Horse East:

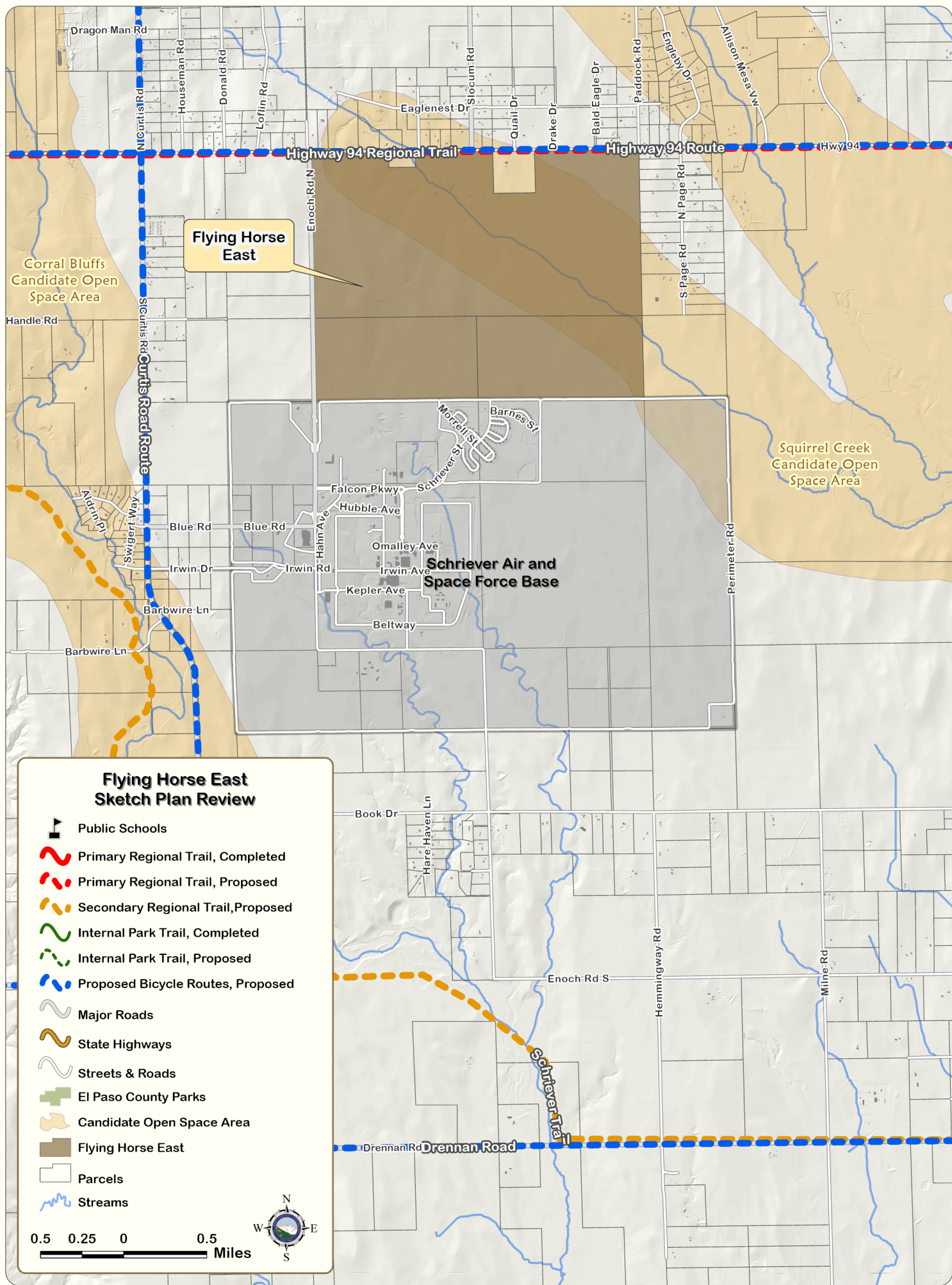
- *“An interconnected system of trail corridors linking open spaces and public park sites will be provided offering recreation amenities and enhancing the quality of life.”*
- *“A variety of parks, trail corridors and natural open spaces will continue to be provided and modified as necessary for the development.”*

Staff is pleased with the applicant's initial efforts to provide recreational facilities and amenities to the residents and visitors of Flying Horse East. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. El Paso County Parks requires that the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming Preliminary Plans and Final Plats for public access, construction, and maintenance of the primary regional trail. Staff encourages the applicant to work closely with El Paso County Parks to establish a regional trail corridor that serves both the residents of Flying Horse East and the citizens of El Paso County.

Due to the wide range of potential residential housing units proposed in this Sketch Plan, regional and urban park fees will be calculated for this as the planning process moves forward through the preliminary plan and final plat stages.

Recommended Motion (Sketch Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse East Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance of the Highway 94 Primary Regional Trail, and the easement be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional and urban park purposes will be calculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).



FLYING HORSE EAST

Sketch Plan

Letter of Intent

December 31, 2024

Owner:

Flying Horse Land Company, LLC

Applicant:

HR Green Development, LLC



PCD File Numbers:

SKPXXXX



Owner / Applicant Information

Owner:

Company: Flying Horse Land Company, LLC.
Contact Person: Mr. Drew Balsick
Email: DrewB@classichomes.com
Telephone No.: (719) 785-3237

Applicant

Company: HR Green Development, LLC
Contact Person: Mr. Blaine Perkins
Email: blaine.perkins@hrgreen.com
Telephone No.: (719) 394-2430

Property Tax Schedule Nos.

The following property is included in this filing: Schedule No. 4400000438, 4400000360 & 4400000374

Reports Included by Reference

- *Soils and Geology Study, Flying Horse East - Sketch Plan* by Entech Engineering, Inc.
- *Wastewater Disposal Report, Flying Horse East* by HR Green Development, LLC.
- *Flying Horse East Traffic Impact Study* by SM Rocha, LLC.
- *Natural Features and Wetlands Report* by Bristlecone Ecology
- *Flying Horse East MDDP* by HR Green Development, LLC.

Application Request

HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

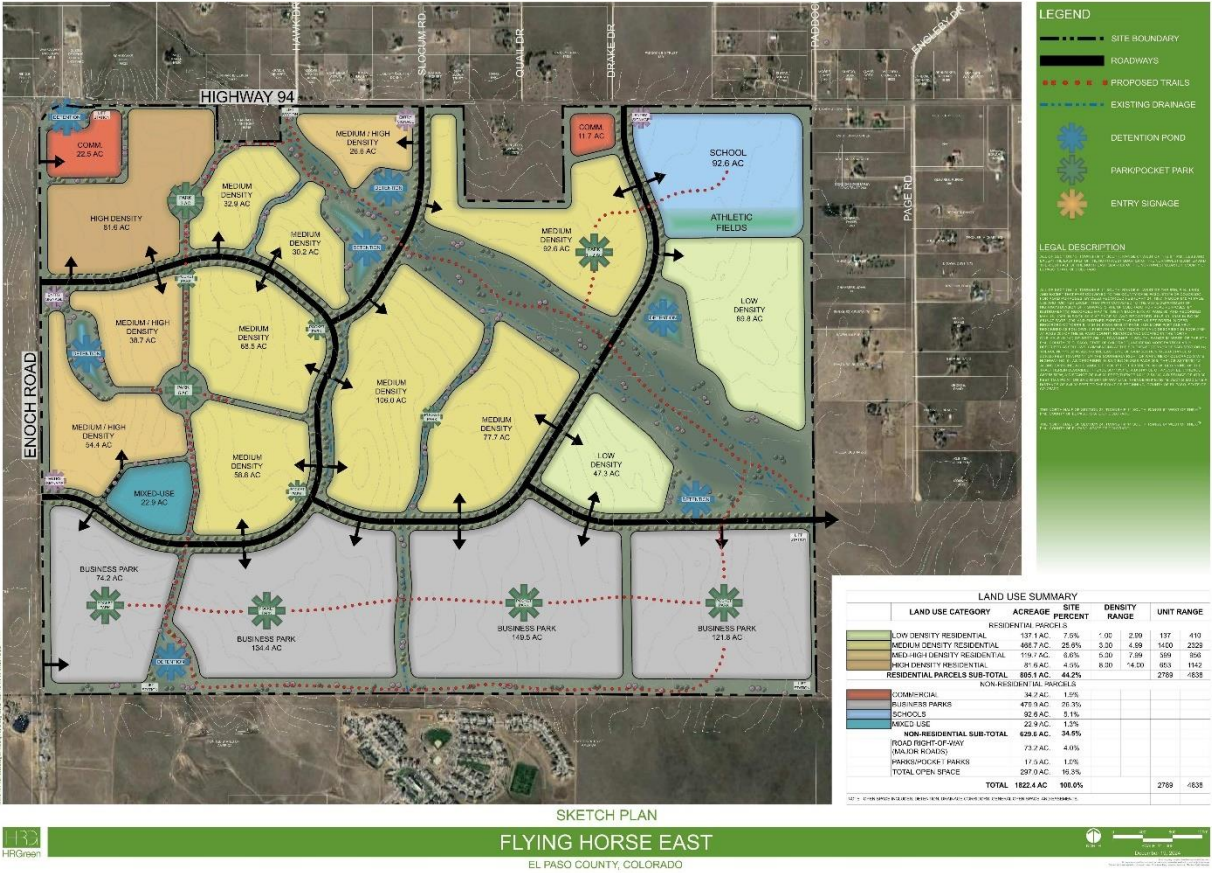
- A Sketch Plan consisting of 1,822-acres, more or less, with a density range of 2,789 – 4,838 dwelling units to be approved for Flying Horse East.

Project Description & Location

The overall Flying Horse East parcel (hereafter called “FHE”) is generally located east of Enoch Road and south of Highway 94 in El Paso County, CO. FHE is bounded to the south by Schriever Air Force Base and to the east by Rollings Hills Ranch Estates. The total overall FHE community consists of approximately 1,822-acres in its entirety. A variety of land uses are proposed within this Sketch Plan including a range of residential densities, business park, commercial, mixed-use, and a future school site. An interconnected system of trail corridors linking open spaces and public park sites will be provided offering recreation amenities and enhancing the quality of life. The current road configuration is based upon the anticipated road classifications and the required intersection spacing per El Paso County Engineering Criteria. A master development drainage plan has been submitted with the sketch plan application which assisted the placement of current detention pond facilities.



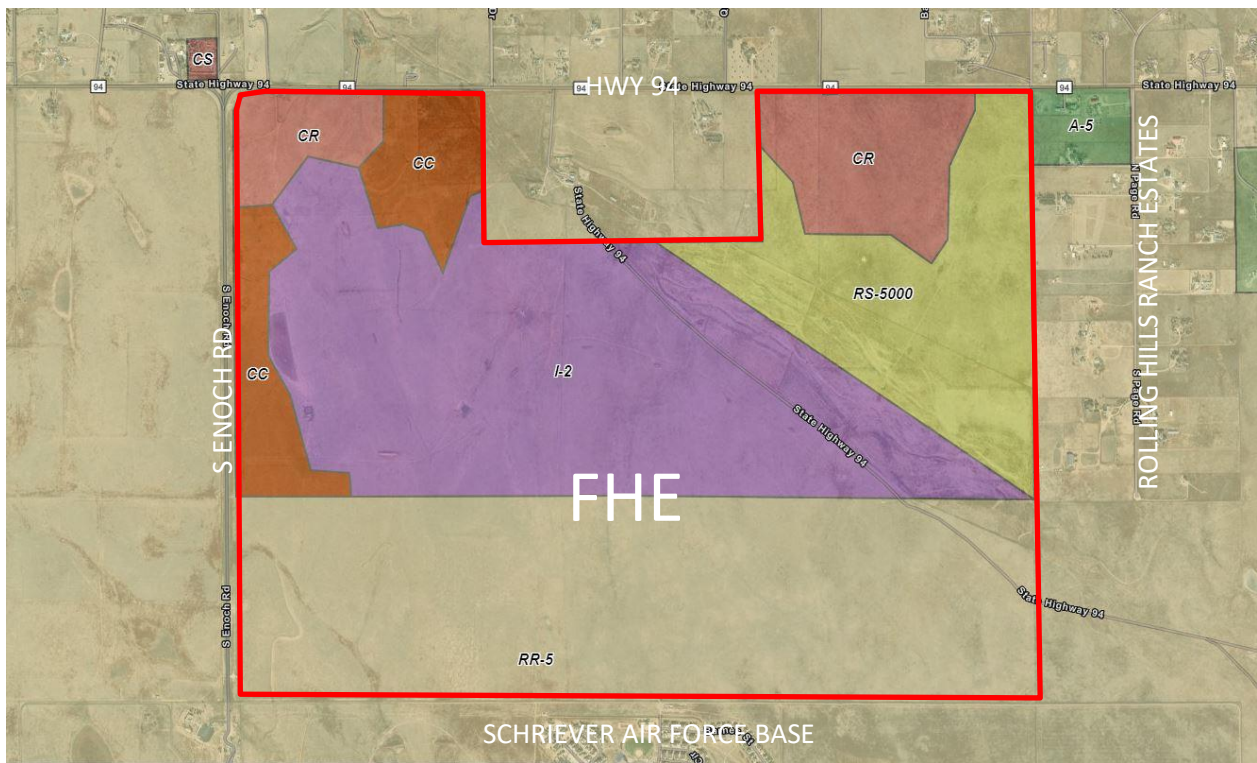
FLYING HORSE EAST SKETCH PLAN



ZONING

The current parcels that make up FHE consist of a variety of zoning districts including CR (Commercial Regional), CC (Commercial Community), I-2 (Limited Industrial), RR-5 (Residential Rural), and RS-5000 (Residential Suburban). The proposed Sketch Plan seeks a PUD (Planned Unit Development) zone allowing a variety of land uses which will provide the appropriate transitions between the existing properties surrounding the site. In the proposed Sketch Plan, the lowest density range residential areas and future school site are purposefully located along the eastern edge abutting the rural lots within the Rollings Hills Ranch Estates subdivision. Business Park will be provided along the southern property boundary allowing the appropriate uses adjacent to Schriever Air Force Base. Limiting 24-hour human interaction next to the base will assist in the level of privacy that is desired. The various commercial and high-density nodes will be located near major road intersections providing easy access to Enoch Road and Highway 94.

ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared a master traffic analysis for FHE Sketch Plan, which can be found within the submittal documents. Based on the proposed bubble plan layout, there are two major roadway connections planned on Highway 94 and Enoch Road. Per the anticipated traffic volumes of the associated developments, the status of these roads has yet to be determined but it is anticipated they will be a collector status at a minimum. Each of these roads have been identified as Access A – D within said report. These intersections shall be monitored throughout the life of the project to determine if future signalization is needed and the appropriate timing of when that installation should occur. The various study intersections are shown to operate below the County's LOS D design objective. However, neither City, County nor CDOT have committed roadway improvement plans in order to support regional growth that is expected for the overall area.

FLOODPLAIN

Portions of Flying Horse East lie within a designated floodplain zone A per the FEMA flood insurance rate map 08041C0785G and 08041C0805G, effective date December 7, 2018.

GEOLOGIC HAZARDS

While more site-specific soils reports and plat notes will be provided at a later stage of development to have a greater understanding of the geologic risks and mitigate constrained areas, the preliminary soil reports showed that the site was found to be suitable for development with appropriate mitigation and avoidance. It is the opinion of the Geotechnical Engineer that the existing geologic engineering and geologic conditions will impose some constraints on the development and construction of the site. However, these conditions can be avoided by construction and others can be mitigated through proper engineering design and construction practices. Based on the anticipated geologic and engineering geologic conditions appropriate mitigation measures identified in the Soils and Geology Report will be adhered to. This project will not interfere with the extraction of mineral deposits.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHE Sketch Plan application showing that there was not a mineral estate owner on the property.

WATER & WASTEWATER

FHE will be served by the Cherokee Metropolitan District for both water and wastewater service. A signed agreement and letter of intent from Cherokee has been included with this application. Within this letter of intent there are number of obligations for both the developer and Cherokee in order to provide the necessary service to the development. Based on the current replacement plan and negotiations with Cherokee it is anticipated to have a sufficient renewable water supply. Given the latest changes within Cherokee, it is anticipated to further conversations and correspondence to ensure everything meets or exceeds the requirements set forth. Additionally, a number of lift stations for future wastewater service have been identified on the latest Sketch Plan. These locations are not final and are subject to change with future applications and amendments.



DRAINAGE

A Master Development Drainage Plan prepared by HR Green Development, LLC was submitted with this application for FHE. This MDDP schematically addressed on-site and off-site drainage patterns using the existing topography and proposed land use plan for the overall drainage design. Individual preliminary and final drainage reports will better define the planning areas as the site is developed. Currently, a number of proposed detention facilities have been identified on the submitted Sketch Plan but are subject to change as further analysis and layout changes are made.

SCHOOLS

FHE in its entirety lies within the Ellicott School District #22. A future school site has been identified within this Sketch Plan in anticipation of additional resources that will be needed to serve the growth associated with this development. Ongoing discussions with Ellicott School District #22 will take place as part of this application to determine the exact acreage needed or fees in lieu of.

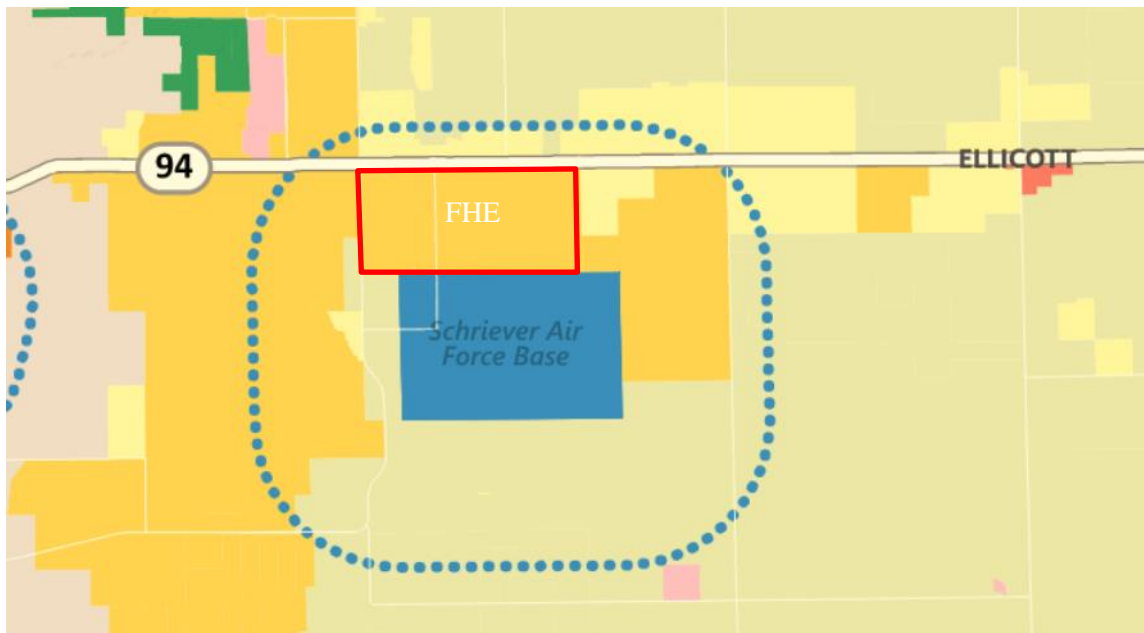
ECOLOGIC/WILDLIFE ANALYSIS

Per with wildlife and wetlands report provided by Bristlecone Ecology, some wildlife will inevitably be affected by future development. The main consideration for wildlife that is present on the site today is the presence of the Black-Tailed Prairie Dog that was observed during the site visit. These animals are listed on the species of concern, however no burrowing owls, which typically inhabit these colonies during certain months of the year, were observed to be present. Additional site reconnaissance will need to be conducted in order to determine that no burrowing owls are found. The implementation of the necessary drainage facilities and improving the planned drainage corridors will improve the aquatic resources and wildlife in the area. While the existing grasslands on the site today will be impacted the most, carefully planned open space corridors, park sites and natural open space areas that will be preserved are expected to limit this loss as much as possible. More detailed information regarding all wildlife and wetland analysis can be found within the associated reports of this application.



EL PASO COUNTY MASTER PLAN

Per the 2021 'Your El Paso County Master Plan' FHE is listed as a Suburban Placetype. The land uses identified on the submitted Sketch Plan completely conform with both the primary and supporting land uses listed under this placetype. Although it is expected for this whole area to undergo 'new development' it is still important to understand the existing land uses surrounding the site today. The lowest planned density allowing the largest lot sizes was located near the existing Rollings Hills Ranch Estates subdivision to provide the adequate land use transition. All four land use density ranges proposed will allow single-family detached, attached and multi-family housing options. The planned commercial hubs and institutions were located at key ingress/egress points along Highway 94 while the proposed Business Park areas are located adjacent to Schriever Air Force Base to minimize 24/7 human interaction. **A variety of parks, trail corridors and natural open spaces will continue to be provided and modified as necessary for the development.**

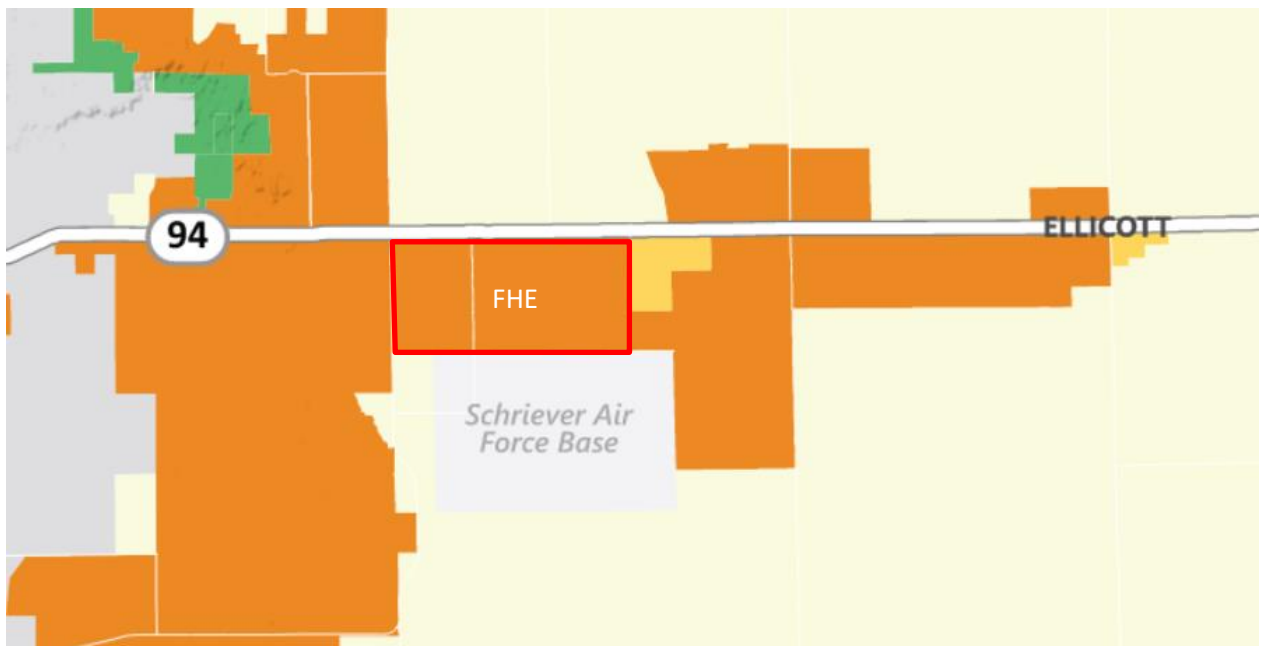


PLACETYPES	LAND USES																
	Agriculture	Manufacturing	Exotic	Single Family Detached	Single Family Attached	Multi-Family	Medium Use	Regional	Commercial Retail	Commercial Service	Entertainment	Office	Light Industrial/Business Park	Heavy Industrial	Utility	Parks and Open Space	Health and Research
Rural	●	●	○												●	○	
Large-Lot	○		●					○	○						○		
Suburban			●	○	○			○	○						○	○	
Urban Residential			●	●	●	○	○	○	○			○			○		○
Rural Center			●	○	○	●	●	●	●							●	
Regional Center			○	●	○	●	●	●	●	●	○					○	
Employment Center							○	○	○		●	●	●				
Regional Open Space															●	●	
Mountain Interface			○					○	○	○					●	●	○
Military			○	○	●		○	○	○	○	●	●		●	○	○	○
Utility															○		●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use



Additionally, the FHE subdivision lies within the New Development category for the areas of change listed in the current master plan. Per this designation, “these areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complimentary one such as an employment hub or business park adjacent to an urban neighborhood.” FHE furthers the current trend of expanding county development to the east where it is needed to serve existing facilities. Given its close proximity to Schriever Air Force Base and Ellicott the proposed Sketch Plan will provide new residential subdivisions, commercial hubs, and schools where they are needed today.



The EPC Master Plan also identifies key areas within the county for priority of development. FHE is listed as a “priority development area” for housing and communities within this graphic. More specifically, FHN is located within the suburban residential priority development area #5: Schriever Air Force Base. Based on the description of this area it is expected to see continued growth and change, particularly as Schriever Air Force Base personnel and operations expand. Below are a number of key potential characters of this priority development area that should be addressed and match the current configuration of the FHE Sketch Plan.

- Suburban development should be **prioritized to help increase density in this area** with smaller-lot sizes, attached housing, and multi-family apartments.
- Additional **commercial uses should be developed at the Highway 94 and Enoch Road** intersection in a manner compatible with and supportive of base operations as well as the anticipated suburban residential development.
- The County should **prioritize the construction of roads as necessary** to improve connectivity to and support the operations of the installation.



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHE falls within regions 4c and 8 which includes portions of southeast Colorado Springs and Ellicott. As previously mentioned, both water and wastewater services will be provided by Cherokee Metro District via the signed letter of intent that was agreed upon. Ongoing discussions with Cherokee will take place throughout this application to ensure all services are provided and adequate for future development.



Project Justification

Per Chapter 7.2.1(D)(c) the following criteria listed below outline the approval process for a Sketch Plan within El Paso County.

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

See above analysis under the Master Plan section.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;
The proposed FHE Sketch Plan conforms to all applicable code requirements for El Paso County.
3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

As previously discussed within the zoning section of the LOI the proposed PUD zoning will allow appropriate land use and density transitions to the abutting large lot rural subdivision to the east and Schriever Air Force Base. The proposed Sketch Plan also completely conforms to the placetype of this area identified by El Paso County for Suburban Residential.

4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

Cherokee Metropolitan District will be providing water service needs for this development. If additional analysis and correspondence determines that upgrades are needed for a sufficient water source, then those will be handled on a case by case basis. The signed letter of intent for service explicitly outlines all of the obligations for both the developer and Cherokee.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE, AND FIRE PROTECTION, SCHOOLS RECREATIONAL FACILITIES, AND UTILITY SERVICE FACILITIES;

Additional roadway improvements determined by both the County and CDOT will be established this application. These will continue to be monitored on a timing basis to ensure they are completed at the appropriate time. Both Police and Fire services will come from Ellicott. IF additional land or fees in lieu of are needed then they will be finalized with the Sketch Plan approval. A large school site has already been planned for the anticipated build out of the subdivision.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

Per the submitted Soils and Geology report prepared by Entech Engineering, it is their opinion that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.



7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

See above under number 6.

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT;

There will be no interference with the extraction of any known commercial mining deposits with this proposed application.

9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

The main natural resource and unique landform within FHE is the natural drainage corridor and floodplain that bisects the property. Minimal road crossings have been planned to mitigate the amount of disturbance within this corridor. Future trails will be planned accordingly providing residents with the ability to interact with the corridor in a safe manner. Aquatic wildlife that currently exists in this area today will benefit from the stormwater facilities and runoff mitigation that is planned. Natural open spaces, trail corridors and planned park sites will also be planned to recapture the lost grasslands.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISIONS;
AND

Ellicott Fire Protection District will serve FHE. Appropriate fire hydrant locations will be identified on future Preliminary/PUD plans providing the necessary means to address any future fire hazards. These hydrants will obtain water from the Cherokee central water system. Additional land or fees in lieu of will be decided upon with the Ellicott Fire Protection District during the review of this application.

11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.

See above analysis.





LAND USE SUMMARY				
LAND USE CATEGORY	ACREAGE	SITE PERCENT	DENSITY RANGE	UNIT RANGE
RESIDENTIAL PARCELS				
LOW DENSITY RESIDENTIAL	137.1 AC.	7.5%	1.00	2.99
MEDIUM DENSITY RESIDENTIAL	466.7 AC.	25.6%	3.00	4.99
MED-HIGH DENSITY RESIDENTIAL	119.7 AC.	6.6%	5.00	7.99
HIGH DENSITY RESIDENTIAL	81.6 AC.	4.5%	8.00	14.00
RESIDENTIAL PARCELS SUB-TOTAL	805.1 AC.	44.2%		
NON-RESIDENTIAL PARCELS				
COMMERCIAL	34.2 AC.	1.9%		
BUSINESS PARKS	479.9 AC.	26.3%		
SCHOOLS	92.6 AC.	5.1%		
MIXED-USE	22.9 AC.	1.3%		
NON-RESIDENTIAL SUB-TOTAL	629.6 AC.	34.5%		
ROAD RIGHT-OF-WAY (MAJOR ROADS)	73.2 AC.	4.0%		
PARKS/POCKET PARKS	17.5 AC.	1.0%		
TOTAL OPEN SPACE	297.0 AC.	16.3%		
TOTAL	1822.4 AC	100.0%		2789

NOTE - OPEN SPACE INCLUDES DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, AND EASEMENTS.

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE AND EASEMENTS.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Hay Creek Ranch Filing No. 2 Final Plat

Agenda Date: February 12, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Vertex Consulting Services, LLC., on behalf of 3405 Hay Creek, LLC., of the Hay Creek Ranch Filing No. 2 Final Plat and concurrent rezone applications. This proposed rural residential development consists of 6 single-family lots on 28.54 acres and is zoned RR-5 and RR-2.5, with lots ranging in size from 3.5 to 5 acres. The project site is located west of the Interstate 25 and Baptist Road interchange on Hay Creek Road, immediately north of the United States Air Force Academy, and east of Pike National Forest.

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

Hay Creek Ranch falls completely within the bounds of the Forest Lakes Candidate Open Space Area. Natural resource values found here are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence.

While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, the applicant has included an approximately 10-acre open space and no-build zone as a means to protect nearby Hay Creek and the Preble's Meadow Jumping Mouse habitat area. The U.S. Fish and Wildlife Service has issued the applicant a Letter of Clearance due to the applicant's efforts to restrict impacts to this zone. Furthermore, large acreage lots and natural landscaping, including grasslands and areas of scrub oak, greatly reduce overall impacts to the surrounding foothills environment.

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

Recommended Motion (Final Plat):

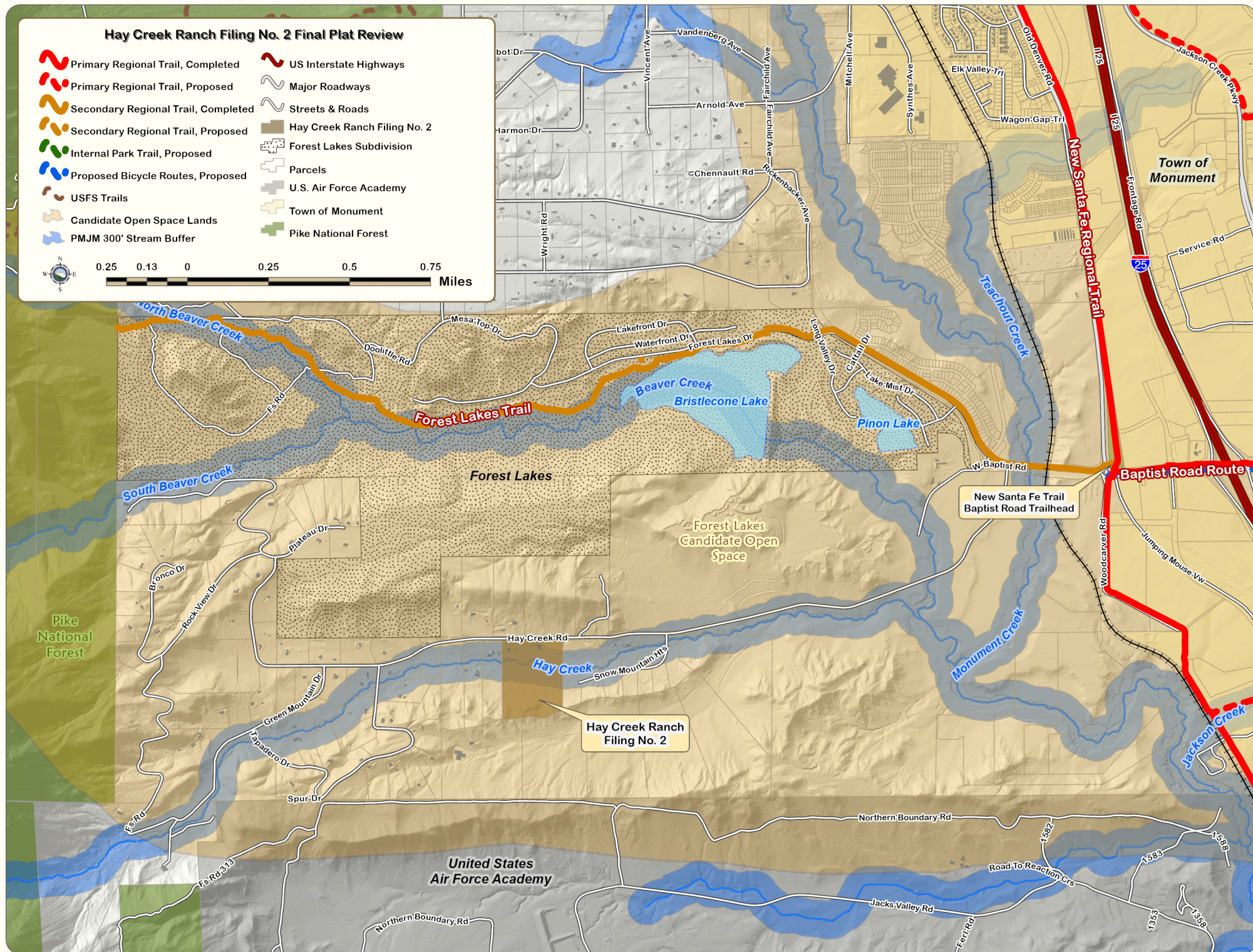
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Hay Creek Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 to be paid at time of the recording of this Final Plat.

Hay Creek Ranch Filing No. 2 Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Hay Creek Ranch Filing No. 2
- Forest Lakes Subdivision
- Parcels
- U.S. Air Force Academy
- Town of Monument
- Pike National Forest



0.25 0.13 0 0.25 0.5 0.75 Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Park Planning - Community Outreach

Environmental Services - Recreation and Cultural Services

February 12, 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: Hay Creek Ranch Filing No. 2 Final Plat

Application Type: Final Plat

PCD Reference #: SF-25.003

Total Acreage: 28.54

Total # of Dwelling Units: 6

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 0.53

3405 Hay Creek, LLC.

Vertex Consulting Services, LLC.

Regional Park Area: 1

Jamie Hull

Nina Ruiz

Urban Park Area: 1

3405 Hay Creek Road

455 East Pikes Peak Avenue

Existing Zoning Code: RR-5

Colorado Springs, CO 80921

Colorado Springs, CO 80910

Proposed Zoning Code: RR-5, RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 1

0.0194 Acres x 6 Dwelling Units = 0.116

Total Regional Park Acres: 0.116

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

NO

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 6 Dwelling Units = 0.00

Community: 0.00625 Acres x 6 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 1

\$505 / Dwelling Unit x 6 Dwelling Units = \$3,030

Total Regional Park Fees: \$3,030

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 6 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 6 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Hay Creek Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

Hay Creek Subdivision
Preliminary Plan and Final Plat

Letter of Intent

September 29, 2024

3405 Hay Creek, LLC
3405 Hay Creek Road
Colorado Springs, CO 80921

OWNER: 3405 Hay Creek, LLC
3405 Hay Creek Road
Colorado Springs, CO 80921

PLANNER: Vertex Consulting Services, LLC
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
719-433-2018
[nina.ruiz @vertexcoss.com](mailto:nina.ruiz@vertexcoss.com)

PROPERTY LOCATION:

On the south side of Hay Creek Road approximately one-third of a mile west of the Snow Mountain Heights and Hay Creek Road intersection.

TAX SCHEDULE NO:

7133007025

ACREAGE:

28.54 acres

CURRENT ZONING:

RR-5 (Residential Rural). There is a concurrent application for rezoning 3.54-acres of the parcel to the RR-2.5 (Residential Rural) zoning district.

REQUEST AND SITE SIZE:

Vertex Consulting Services, LLC, on behalf of 3405 Hay Creek, LLC, is respectfully submitting an application for approval of a preliminary plan and final plat for a 28.54-acre parcel to allow for the creation of six single-family residential lots. Five of the six proposed lots will include a minimum of five acres, pursuant to the existing RR-5 (Residential Rural) zoning district. The sixth lot will not include enough acreage to meet the minimum lot size of five acres in the RR-5 zoning district. Therefore, the area included within that lot (which is depicted as Lot 2) is the subject of a concurrent RR-2.5 (Residential Rural) rezoning request to allow it to be platted having 3.54 acres. The property is located approximately two miles southwest of the Baptist Road and Interstate 25 interchange on the south side of Hay Creek Road approximately one-third of a mile west of the Snow Mountain Heights and Hay Creek Road intersection.

WAIVER REQUEST

The waiver does not have the effect of nullifying the intent and purpose of this Code.

The purpose and intent of the portions of the Code to be waived are to ensure safe, legal access. Legal access is being provided via easement. The Fire Protection District has provided a commitment letter, indicating no concern. All other aspects of the Code remain in force.

The waiver will not result in the need for additional subsequent waivers.

The waivers will not result in the need for additional waivers.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.

The proposed private road allows for safe travel by owners of the lots as well as emergency responders. The plat depicts a cul-de-sac meeting fire apparatus turning radii.

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.

The proposed private roadway will serve 5 total dwelling units. Construction and dedication of a County roadway for such a small number of homes would be an undo hardship to El Paso County to maintain this dead-end cul-de-sac.

A particular non-economical hardship to the owner would result from a strict application of this Code.

El Paso County has historically struggled to maintain the roads within the County. Small cul-de-sacs are typically last on the list of maintenance and improvement. El Paso County does not allow the public to maintain County roadways, even if they become in disrepair. The private roadway will be better maintained than if it were a County roadway, therefore making it a safer road.

The waiver will not in any manner vary the zoning provisions of this Code.

All standards of the RR-5 and RR-2.5 zoning district will be met.

The proposed waiver is not contrary to any provision of the Master Plan.

See Master Plan section below for further information regarding how the proposed subdivision is in compliance with the Master Plan.

Below is an analysis of how the requested waiver meets the criteria specifically for Private Road Allowances included in Section 8.4.4.E of the Code:

(1)Use of Private Roads Generally Limited. Private roads shall normally be confined to closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public.

The private road is a cul-de-sac. The private road will only be utilized by the residents within the subdivision, therefore, the road is not needed for the convenience or safety of the general public.

(2)Private Roads Require Waiver. The use of private roads is limited and allowed only by waiver. In granting a waiver to allow private roads, the BoCC shall make written findings supporting the use of private roads and may require the owner to enter into a Private Road Maintenance Agreement or create covenants whereby the lot owners are required to maintain the private roads.

A maintenance agreement will be established with the covenants.

(3)Private Roads to Meet County Standards. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*

Pedestrian walkways are not required for local rural roads, which is the standard being waived. Utility easements have been provided on the plat drawing.

- *Design speed where it is unlikely the road will be needed for use by the general public;*

The road will not be utilized by the general public as it is a cul-de-sac.

- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*

Maintenance is being provided by the property owners per the proposed covenants.

- *Maximum and minimum block lengths; and*

Not applicable.

- *Maximum grade.*

Not applicable.

OVERLAY ZONING:

There is no overlay zoning applicable to the subject property.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.2 and 3 of the El Paso County Land Development Code as described below:

Preliminary Plan Criteria for Approval

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

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition,

Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. However, that is not the case with this preliminary plan and the concurrent map amendment (rezoning) request, as identified below.

Chapter 3 Land Use

Key Area Analysis: “Tri-Lakes Key Area” and “Potential Areas for Annexation”

“Tri-Lakes” Key Area

The property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. *Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.* It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with *a mixture of housing options*, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. *Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*”

The proposed preliminary plan and final plat will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. Developing additional housing in the area will help strengthen the current residential market while staying compatible with the surrounding neighborhood, which includes RR-5 zoned lots and parcels and PUD-zoned lots having some lots less than 5 acres but larger than 2.5 acres.

Area of Change Analysis: “Minimal Change: Developed”

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change. Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change 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 and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The mapping of the boundary of the “Minimal Change: Developed” Area of Change on the property is appropriate given that there is an existing single family residence on the property (which is proposed to remain on Lot 1), but also considering that the current zoning of the property suggests that the property is underdeveloped so as to allow for additional subdivision and development of the property.

Placetype Analysis: “Large Lot Residential”

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large Lot Residential Placetype:

- Single-Family Detached Residential (typically 2.5-acre lots or larger)

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Services (Limited)
- Agriculture

The Large Lot Residential Placetype is described further on page 28 as follows:

“The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of **2.5 acres or more**, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities.”

As discussed above, the proposed subdivision will include six lots all of which will be comprised of well over 2.5 acres and will be served by well and septic.

El Paso County Water Master Plan

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, includes several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. However, none of the central water providers have existing infrastructure in relatively close proximity to the subject property. Extension of such services is not economically feasible. Instead, the lots will be served by groundwater wells pursuant to decreed water rights.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not identify any parks, trails or open space facilities located in the immediate vicinity of the subdivision. The closest facility is the New Santa Fe Regional Trail which has a trailhead located near the intersection of Baptist Road and Old Denver Highway. The Trails Master Plan depicts a “Proposed Secondary Regional Trail” in the area, but it does not provide for a specific alignment. The Open Space Master Plan depicts the overall general area, including the Forest Lakes area, as being “Candidate Open Space Lands.” This is consistent with the conservation easement applicable to property located south of the Forest Lakes development and uphill to the north/northwest of the subject parcel.

2016 Major Transportation Corridors Plan (MTCP)

Map 14. The 2040 Roadway Plan (Classification and Lanes) exhibit of the 2016 El Paso County Major Transportation Corridors Plan (MTCP) identifies Hay Creek Road as a Collector level roadway. Hay Creek Road is also currently designated as a collector level roadway; therefore, no right of way or improvements are required to Hay Creek Road in association with this subdivision.

Other Topical Elements of the County Master Plan

The proposed subdivision and concurrent rezone are in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

The Master Plan for Mineral Extraction, and specifically Map 1 Aggregate Resource Evaluation, identifies the property as having “Stream Terrace Deposits” which is defined as including “Older stream deposits containing sand, gravel, silt, and clay preserved on benches or broad flat to sloping areas adjacent to streams.” Map 2 of the Plan, which is the Exclusive Version of the Aggregate Resource Evaluation, includes the same designation. Lastly, Map 3, which is the Residual Version of the Aggregate Resource Evaluation, also indicates potential Stream Terrace Deposits. Preservation

of the wetlands is required and the drainage area is being protected by designating the stream corridor, which is the same area depicted as potentially having Stream Terrace Deposits, as a no-build area thereby eliminating the potential for commercially viable mineral extraction on the property now or into the future.

The Mineral Rights Affidavit submitted in support of the preliminary plan and final plat application identifies that there is not a separate mineral rights owner(s) on the subject property that would be impacted by the approval and development of the proposed subdivision and concurrent rezoning requests.

The subdivision is consistent with the purposes of the Land Development Code;

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-related issues within the County. The subdivision will allow for orderly development of the property, including pursuant to the concurrently-requested rezoning.

The subdivision is consistent with the subdivision design standards and any approved sketch plan;

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the RR-5 (Residential Rural) zoning district and the concurrently proposed RR-2.5 zoning district, which will be exclusively applicable to Lot 2 with approval of the rezoning request. The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists.

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

The associated water resources report identifies a sufficient water supply has been acquired in terms of quantity, quality, and dependability.

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 lots are proposed to be served by onsite wastewater treatment systems (septic systems). The onsite wastewater treatment report identifies that there are at least 2 potential sites for a septic system on each lot.

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, dated November 2024, was prepared by RMG. and was submitted as a supporting document to this subdivision application. The conclusion of the Study was that “Based upon our evaluation of the geologic conditions, it is our opinion any proposed future development is feasible. The geologic conditions identified are considered typical for the Front Range region of Colorado.”

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;

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the subdivision stage of development and all applicable design criteria requirements have been implemented in the associated final drainage plan.

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

There are no public improvements required or proposed with this subdivision. The roadway accessing the lots within the subdivision from Hay Creek Road will be private.

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;

As stated above, access from Hay Creek Road to all lots will be via a private road located within a shared access easement as depicted on the associated final plat.

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;

Hay Creek bisects the property running from west to east. The larger lot sizes being proposed allow for the Creek to be protected from encroachment and adverse drainage impacts associated with the planned subdivision development. The Creek will be included within the acreage of the proposed lots, but will not be developable and will continue to serve as a natural amenity. The

adjacent developments are similar in density and lot size and allow for a seamless transition from the comparably-sized lots within this subdivision.

Both the US Fish and Wildlife as well as the Army Corp have provided letters indicating no concern or objection to the requested subdivision. A significant area has been identified on the plat as no-build. The property owner has chosen to include a larger area beyond the floodplain in an effort to preserve the existing natural environment.

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

The property is served by the Tri-Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff's Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed private roadway providing access to the proposed lots will be adequate and allow for emergency response access to the site.

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

The internal private roadway has been designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code;

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, and drainage report which document compliance with both chapters, as applicable.

Final Plat Criteria for Approval

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

A full analysis of compliance with the County Master Plan, including the topical components of the Plan, has been provided above in association with the Preliminary Plan Criteria for Approval.

The subdivision is in substantial conformance with the approved preliminary plan;

This application is for a combined preliminary plan and final plat; therefore, full conformance between the two applications is inherent.

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 subdivision meets all applicable regulations included within Chapters 6 and 8 of the El Paso County Land Development Code. The plat map includes all requirements include all surveying requirements pursuant to the Land Development Code and state statute.

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

A finding of water sufficiency is being requested with the proposed combined preliminary plan and final plat pursuant to the associated decreed water rights owned by the applicant in support of the six lot subdivision.

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

As discussed above, there are no central wastewater service providers having infrastructure in the immediate vicinity of the subject property. Instead, each of the larger rural residential lots will be served by onsite wastewater treatment systems (septic systems). All septic systems will be required to comply with the design, permitting, and construction standards of El Paso County Public Health and the Colorado Department of Public Health and Environment.

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 Study, dated November 2024, was prepared by RMG. and was submitted as a supporting document to this subdivision application. The conclusion of the Study was that “Based upon our evaluation of the geologic conditions, it is our opinion any proposed future development is feasible. The geologic conditions identified are considered typical for the Front Range region of Colorado.”

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

“Adequate drainage improvements” in the context of the proposed rural residential subdivision includes providing a passenger vehicle crossing over Hay Creek to access the four southernmost lots in the subdivision (Lots 3 through 6).

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

As stated above, access from Hay Creek Road to all lots will be via a private road located within a shared access easement as depicted on the associated final plat.

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

The property is already within the boundaries of the Tri-Lakes Monument Fire Protection District and will receive police protection from the El Paso County Sheriff's Office. The lots within the subdivision will be served by groundwater wells and onsite wastewater treatment systems. Hay Creek Road will provide adequate access to the subdivision.

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

Access into the subdivision will be from Hay Creek Road via a private road within a shared access easement. Design of the road, including the design of the roadway crossing over Hay Creek, has been discussed with Tri-Lakes Monument Fire Protection District. The District has consented to the design of the road and associated creek crossing.

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

There are no off-site impacts anticipated with this subdivision; therefore, there are no proposed off-site mitigation measures being proposed.

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

No public facilities or infrastructure are required to mitigate impacts associated with the proposed six lot subdivision.

The subdivision meets other applicable sections of Chapter 6 and 8

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated reports which document compliance with both chapters, as applicable.

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

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required.

PLAT NOTES

- 1) UNLESS SHOWN OTHERWISE, ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

2) RECORDED EASEMENTS NOT SHOWN ON DRAWING:

a) THE LOCATION OF THE GRANT OF EASEMENT IN DEED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 6021 AT PAGE 505 COULD NOT BE DETERMINED AND THEREFORE NOT SHOWN ON THIS PLAT.

b) THE LOCATION OF THE GRANT OF EASEMENT FOR A JOINT USE WATERLINE AND WELL RECORDED IN BOOK 6021 PAGE 460 AND ALSO RECORDED UNDER RECEPTION NO. 215089846 COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN ON THIS PLAT.

c) OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FENCES OR PERMANENT STRUCTURES ARE PERMITTED IN THE NO BUILD EASEMENT.

d) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT PERMITS APPROVED SEWAGE TREATMENT SYSTEMS ARE REQUIRED. THE SEWAGE TREATMENT SYSTEM PRIOR TO THE PLAT APPROVAL OF EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PLAT APPROVAL.

e) SOME LOTS MAY REQUIRE SEPTIC SYSTEM COMPONENTS TO BE LOCATED WITHIN THE OPEN SPACE AREA. IF SEPTIC SYSTEM COMPONENTS ARE LOCATED WITHIN THE OPEN SPACE AREA "THE COMPONENTS SHALL BE LOCATED AT LEAST TWENTY-THREE (23') FEET AWAY FROM THE ROAD EDGE AND NO MORE THAN SIXTY (6) FEET AWAY FROM THE ROAD EDGE.

f) SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN STEEP SLOPE, FLOODPLAIN, OR SEASONALLY HIGH GROUNDWATER AREAS. 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.

g) THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY, ORGANIZED IN ACCORDANCE WITH THE RURAL TRANSPORTATION AUTHORITY LAW, AND AS RECORDED UNDER RECEPTION #97142147 OF THE RECORDS OF EL PASO COUNTY, COLORADO. PAYMENT OF FEES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

h) GEOLOGIC REPORT PREPARED BY _____ DATED _____ HAS IDENTIFIED THIS AREA AS A STEEP SLOPE AREA THAT WILL REQUIRE SPECIAL FOUNDATION DESIGNS IF A STRUCTURE IS CONSTRUCTED IN THIS AREA. IN NO CASE WILL THERE BE ANY STRUCTURES OR BUILDINGS IN THE STEEP SLOPE AREA AS DELINEATED. ENGINEERED SITE PLANS WILL PROVIDED FOR ALL STRUCTURES BUILT WITHIN THE STEEP SLOPE AREA.

i) A SITE PLAN PREPARED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO, SHALL BE REQUIRED FOR ANY STRUCTURE LOCATED IN OR WITHIN TWENTY (20) FEET OF THE STEEP SLOPE AREA.

j) BEARINGS ARE REFERRED TO THE WEST LINE OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS BEARING SOUTH 00°38'46" WEST.

k) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER. CURRENTLY REGISTERED IN THE STATE OF COLORADO.

l) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

m) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS

n) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SUBDIVISION WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

o) NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON TITLE POLICY NO. CO-FHAH-IMP-81306-1-21-H0646638 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 16 2021.

p) THE 60 FOOT WIDE PUBLIC HIGHWAY BEING 30 FEET ON EACH SIDE OF THE WESTERN SECTION LINE OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 31, 1887 AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECORDING OF THIS PLAT.

q) NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. IN CONJUNCTION WITH THIS NOTICE, THE GRANTORS (HAY CREEK, LLC) AGREE TO WAIVE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST GRANTEE (THE UNITED STATES AIR FORCE ACADEMY) , ITS SUCCESSORS ASSIGNS DEBTO NOISE AND OTHER EFFECTS BY OPERATION OF SUCH AIRCRAFT. THIS NOTICE SHALL BE IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND. ALL ROADS, OPEN SPACES, AND INFRASTRUCTURE FOR ACCESS AND DRAINAGE ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

r) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN (IDENTIFIED AS "EXISTING 100-YEAR FLOODPLAIN" ON THE 17,199.77" E "PROPOSED 100-YEAR FLOODPLAIN") BASED UPON A FLOODPLAIN MAP, APPROVED LETTER OF MAP AMENDMENT (LOMA) GIVEN CASE NUMBER 03-08-0108A. THE 100-YEAR FLOODPLAIN AS MAPPED AND AS PROPOSED IS CONTAINED WITHIN AN OPEN SPACE/NO BUILD EASEMENT.

s) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

t) DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS SET FORTH IN WATER DECREE CASE NO. 01 CW 21 (WATER DIVISION NO. 1) (INCORPORATED IN THE RESTRICTIVE COVENANTS) INCLUDING ANY CONTRACTS OR COST REQUIRED TO FILL THE PLAN FOR AUGMENTATION, TOGETHER WITH THE CONSTRUCTION AND PUMPING OF THE ARAPAHOE AND LARAMIE-FOX HILLS AQUIFER WELLS REQUIRED TO REPLACE PAST PUMPING OF WATER FROM THE AQUIFERS. THE APPLICANTS SHALL BE METEDED AND WITHDRAWAL DATA COLLECTED (FOR THE DETERMINATION OF FUTURE NECESSARY AUGMENTATION).

u) WATER DECREE APPLICANTS' INTERESTS, RIGHTS AND OBLIGATIONS SHALL BE ASSIGNED OR CONVEYED BY APPROPRIATE INSTRUMENT TO HAY CREEK RANCH HOME OWNERS ASSOCIATION INC. INCLUDING THE ARAPAHOE AND LARAMIE-FOX HILLS AQUIFER WATER RIGHTS AS DECREED IN CASE NO. 01 CW 21 (DIVISION NO. 2) FOR USE IN THE AUGMENTATION PLAN. INDIVIDUAL LOT OWNERS, AT TIME OF PURCHASE, SHALL RECEIVE BY WARRANTY DEED, SUFFICIENT WATER RIGHTS IN THE DAWSON AND/OR DENVER AQUIFER UNDERLYING EACH LOT TO SATISFY THE EL PASO COUNTY'S 300 YEAR WATER SUPPLY REQUIREMENT. A JOINT USE WELL AGREEMENT AND EASEMENT IS REQUIRED FOR MULTIPLE LOTS SHARING A WELL.

v) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY INDIVIDUAL LOT OWNERS WITHIN HAY CREEK RANCH, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, REPAIR, AND REPLACE ANY WATER SUPPLY SYSTEMS, INCLUDING BUT NOT LIMITED TO, WATER SUPPLY LINES, PIPES, AND PUMPS, IN ORDER TO CONSTRUCT, MAINTAIN, OR REPAIR ANY PORTION OF THE PORTION OF THE PORTION OF HAY CREEK RANCH, "MAINTENANCE" OR "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, PAVING, DRAINING, REMOVING SNOW, CLEARING, OR PROVIDING ANY OTHER MAINTENANCE OR REPAIR HOWEVER DEFINED.

w) THE DECLARANT AND THE ASSOCIATION AGREE FOR THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, INCLUDING INDIVIDUAL LOT OWNERS WITHIN HAY CREEK RANCH, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, REPAIR, AND REPLACE ANY WATER SUPPLY SYSTEMS, INCLUDING BUT NOT LIMITED TO, WATER SUPPLY LINES, PIPES, AND PUMPS, IN ORDER TO CONSTRUCT, MAINTAIN, OR REPAIR ANY PORTION OF THE PORTION OF HAY CREEK RANCH, "MAINTENANCE" OR "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, PAVING, DRAINING, REMOVING SNOW, CLEARING, OR PROVIDING ANY OTHER MAINTENANCE OR REPAIR HOWEVER DEFINED.

HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TEN 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 CERTIFICATION SHOWN HEREON.

SE 1/4 SECTION 33
FINAL PLAT

POLARIS SURVEYING, INC.
1903 Lelary Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

For:
JAMES HULL
- HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,COUNTY OF EL PASO, STATE OF COLORADO.
- BE IT KNOWN BY THESE PRESENTS:
- THAT 3405 HAY CREEK LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:
- A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
- BEGINNING AT THE NORTHWEST CORNER OF LOT 9, HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- (THE BASIS OF BEARING FOR THIS PLAT IS 500°58'46"W AND FOLLOWS THE WESTERLY LINE OF SAID LOT 9)
- THENCE 500°58'46"W, 1,156.41 FEET ALONG THE WEST LINE OF LOT 9 AND LOT 8 OF SAID HAY CREEK RANCH TO A POINT ON THE NORTH LINE OF A LAND TITLE SURVEY AS RECORDED UNDER DEPOSIT NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- (THE FOLLOWING FIVE(5) COURSES ARE ALONG SAID LAND TITLE SURVEY)
- THENCE 570°56'24"W, 151.59 FEET;
- THENCE 567°03'18"W, 197.42 FEET;
- THENCE N81°13'31"W, 208.54 FEET;
- THENCE S82°38'48"W, 300.98 FEET;
- THENCE S89°42'29"W, 167.03 FEET ON THE EAST LINE OF TIMMINS SUBDIVISION EXEMPTION, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 216713715 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- THENCE N01°08'21"E, 1,285.01 FEET ALONG THE EAST LINE OF SAID TIMMINS SUBDIVISION EXEMPTION TO A POINT ON THE SOUTH LINE OF HEY CREEK ROAD RIGHT-OF-WAY;
- THENCE N89°40'54"E, 990.95 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE POINT OF BEGINNING.
- AREA = 1,243,240.75 SQUARE FEET (28.54 ACRES), MORE OR LESS.
-
- DEDICATION:
- THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, ACCESS EASEMENTS AND NO BUILD AREAS AS SHOWN HEREON; AND FURTHER RESTRICTS THE USE OF ALL ACCESS EASEMENTS: THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "HAY CREEK RANCH FILING NO. 2", IN EL PASO COUNTY, COLORADO.
- IN WITNESS WHEREOF:
- THE AFOREMENTIONED, 3405 HAY CREEK LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.
- BY: _____ AS: _____
- NOTARIAL:
- STATE OF COLORADO
- _____) SS
COUNTY OF EL PASO }
- THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024,
- BY: _____ AS: _____ OF 3405 HAY CREEK LLC, A COLORADO LIMITED LIABILITY COMPANY
- WITNESS MY HAND AND SEAL _____
- ADDRESS _____
- MY COMMISSION EXPIRES _____
- COUNTY APPROVAL:
- APPROVAL IS GRANTED THIS ____ DAY OF _____, 2024. A.D.
- CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____
- APPROVAL IS GRANTED THIS ____ DAY OF _____, 2024. A.D.
- EL PASO COUNTY PLANNING DIRECTOR _____
- SURVEYOR'S STATEMENT
- THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.
- RANDALL D HENCY PLS NO. 27605
- CLERK AND RECORDER
- STATE OF COLORADO
- _____) JS
COUNTY OF EL PASO }
- 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
- BY: _____ DEPUTY
- FEE: _____
- SURCHARGE: _____
- A TRACT OF LAND LOCATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
- | ZONE | | REV | DATE | APPROVED | DRAWN BY: | | RDH | DATE: | 11/13/24 |
|------|--|-----|------|----------|-------------|--|--------|-------------|----------|
| | | | | | CHECKED BY: | | rdh | DRAWING NO: | N/A |
| | | | | | JOB NO: | | 240314 | SHEET: | 1 of 2 |
- 45

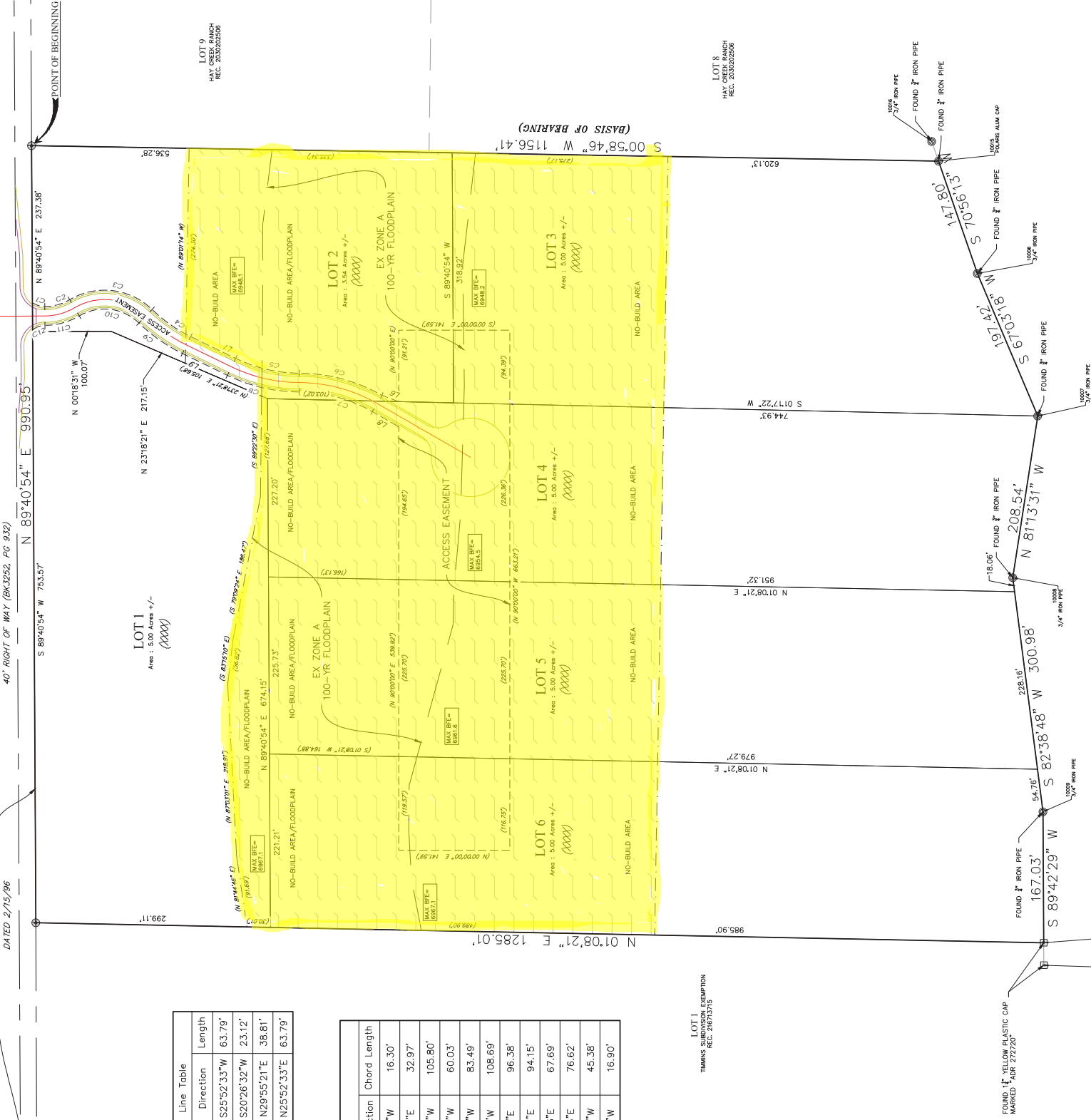
HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

HAY CREEK ROAD
T OF WAY PER WARRANTY DEED
DATED 2/15/96

HAY CREEK ROAD
40' RIGHT OF WAY (BK3252, PG 932)

HAY CREEK ROAD
40' RIGHT OF WAY (BK3252, PG 932)



Line Table		
Line #	Direction	Length
L1	S25°52'33"W	63.79'
L6	S20°26'32"W	23.12'
L8	N29°55'21"E	38.81'
L9	N25°52'33"E	63.79'

Curve #		Curve Table			Chord Direction	Chord Length
Length	Radius	Delta	Sigma			
C1	16.61'	25,000'	38°03'39"	S18°43'18"W	16.30'	
C2	33.36'	63,000'	30°20'29"	S15°28'46"E	32.97'	
C3	113.73'	87,000'	74°53'54"	S08°47'56"W	105.80'	
C4	60.28'	188,000'	18°22'20"	S35°03'43"W	60.03'	
C5	84.19'	188,000'	25°39'33"	S13°02'47"W	83.49'	
C6	109.91'	212,000'	29°42'21"	S15°04'11"W	108.69'	
C7	97.47'	188,000'	29°42'21"	N15°04'11"E	96.38'	
C8	94.94'	212,000'	25°39'33"	N13°02'47"E	94.15'	
C9	67.98'	212,000'	18°22'20"	N38°03'43"E	67.69'	
C10	82.35'	63,000'	74°53'54"	N08°47'56"E	76.62'	
C11	45.91'	30,156'	39°31'56"	N15°32'02"W	45.38'	
C12	17.24'	25,000'	39°30'13"	N20°10'11"W	16.90'	

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

SCALE 1" = 80'

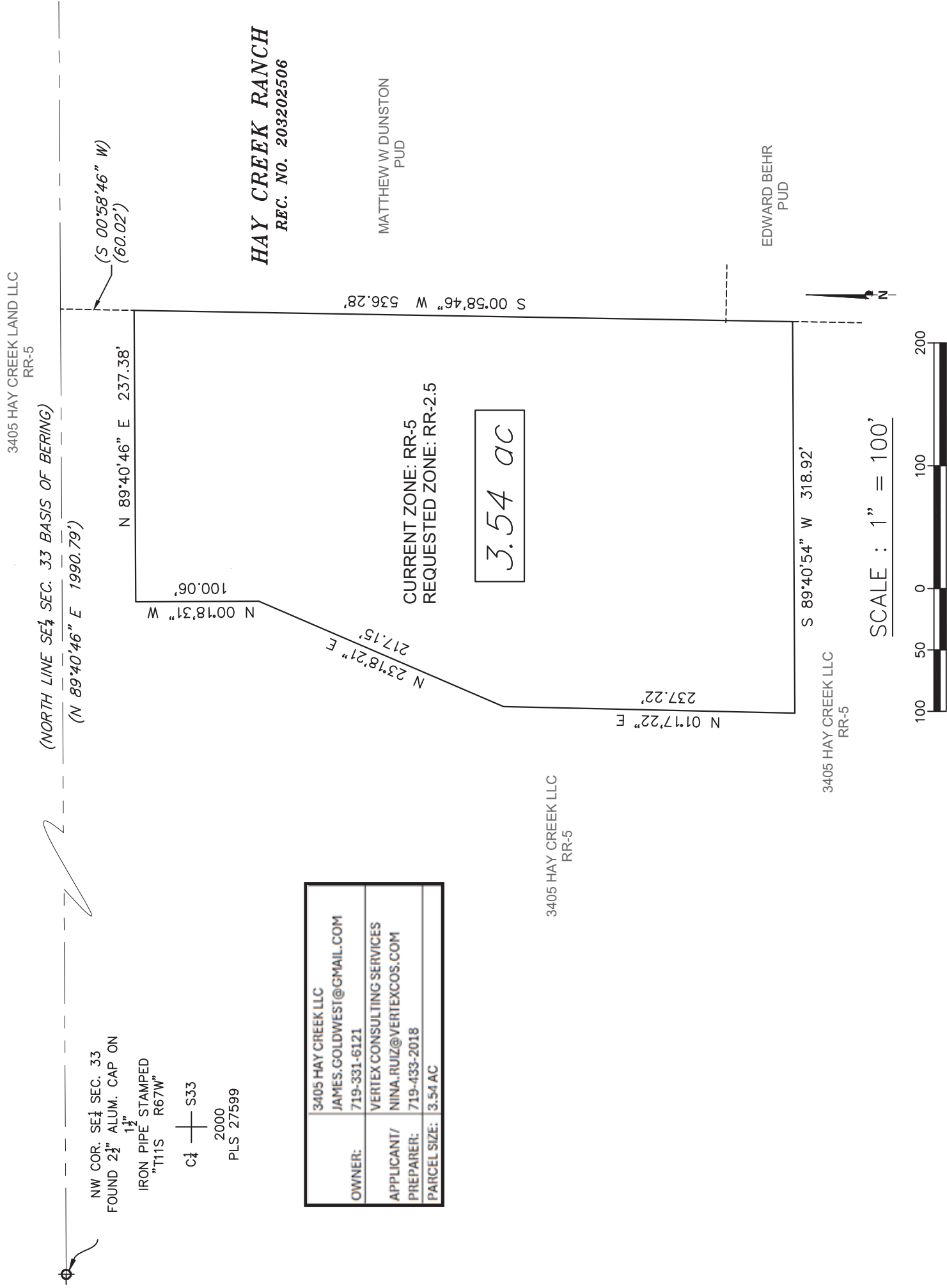
REVISIONS

DRAWN BY:	RDH	DATE:	12/04/2024
CHECKED BY:	rdh	DRAWING NO:	N/A
JOB NO:	240314	SHEET:	2 of 2

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

SE 1/4 SECTION 33
FINAL PLAT

3405 HAY CREEK RR-2.5 ZONING MAP



RANDALL D. HENCY, PLS 27603
FOR AND ON BEHALF OF
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO. 80909



REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION / EXHIBIT MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225



SCALE 1" = 100'

JOB NO. 240314

JOB NO. 240314

CLIENT
Jamie Hull

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Preamble at Hannah Ridge Filing No. 3 Final Plat

Agenda Date: February 12, 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 Elite Properties of America, of Preamble at Hannah Ridge Filing No. 3 Final Plat, which consists of 38 single-family residential lots on 7.44 acres. In the original PUD Development Plan and Preliminary Plan, the applicant referred to the lot sizes and layout as a “small lot community design.” The property is located immediately northwest of the intersection of Constitution Avenue and Akers Drive.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space facilities. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 miles east of the project site. The City of Colorado Springs’ Rock Island Trail is located approximately 0.35 miles west and north. The site is not located within any Candidate Open Space Area.

Preamble at Hannah Ridge contains numerous tracts designated for general open space, pedestrian corridors, landscaping, drainage and stormwater retention, and public utilities. Filing No. 3 contains 4.18 acres (56.2%) of open space tracts, while the original Hannah Ridge at Feathergrass PUD Development Plan and Preliminary Plan, which was approved by the Board of County Commissioners in 2013, provided 11.80 acres of open space, therefore meeting the PUD minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor.

The applicant’s Letter of Intent states the following in regard to open space and pedestrian corridors:

- *“The unique nature of this community allows for homes to face open space areas providing a more pedestrian focused entry point for the homes by situating the entrances away from the roads within the subdivision. Further, because of this, each home will have direct access to the contiguous open space within the subdivision. The subdivision is also providing more than the required open space and more than the required contiguous open space.”*
- *“The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space. Additionally, the Rock Island Regional Trail is less than a half a mile to the west of the site and*

can be accessed via public sidewalks. The layout of the subdivision also separates pedestrian and driveway access more than typical suburban communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes.”

- *“The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is proposed as open space and will include common areas, drainage corridors, and a full spectrum detention facility and perimeter landscape areas.”*
- *“El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Preamble at Hannah Ridge filing 3 subdivision will contain 4.41-acres of useable open space within the subdivision boundary. About a quarter mile to the west of the site is a regional trail that connects to Cimarron Eastridge Park which will be easily accessible for future residents.”*

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Preamble at Hannah Ridge Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,190 and urban park purposes in the amount of \$11,514 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

Parks Planning - Environmental Services - CSU Extension Office

February 12, 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:	Preamble at Hannah Ridge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-001	Total Acreage:	7.44
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.77
Elite Properties of America	N.E.S., Inc.	Regional Park Area:	2
Jim Boulton	Ann Odom	Urban Park Area:	3
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 38 Dwelling Units = 0.737

Neighborhood: 0.00375 Acres x 38 Dwelling Units = 0.14

Community: 0.00625 Acres x 38 Dwelling Units = 0.24

Total Regional Park Acres: 0.737

Total Urban Park Acres: 0.38

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 38 Dwelling Units = \$19,190

Neighborhood: \$119 / Dwelling Unit x 38 Dwelling Units = \$4,522

Community: \$184 / Dwelling Unit x 38 Dwelling Units = \$6,992

Total Regional Park Fees: \$19,190

Total Urban Park Fees: \$11,514

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 Preamble at Hannah Ridge Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,190 and urban park purposes in the amount of \$11,514 to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

PREAMBLE COLLECTION AT HANNAH RIDGE FILING NO. 3

IMPACT IDENTIFICATION STATEMENT

DECEMBER 2024

OWNER/APPLICANT:

Elite Properties of America
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

CONSULTANT:

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

TSN: 5332403009

ACREAGE: 7.444-ACRES

ZONING: PUD CAD-O

REQUEST

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

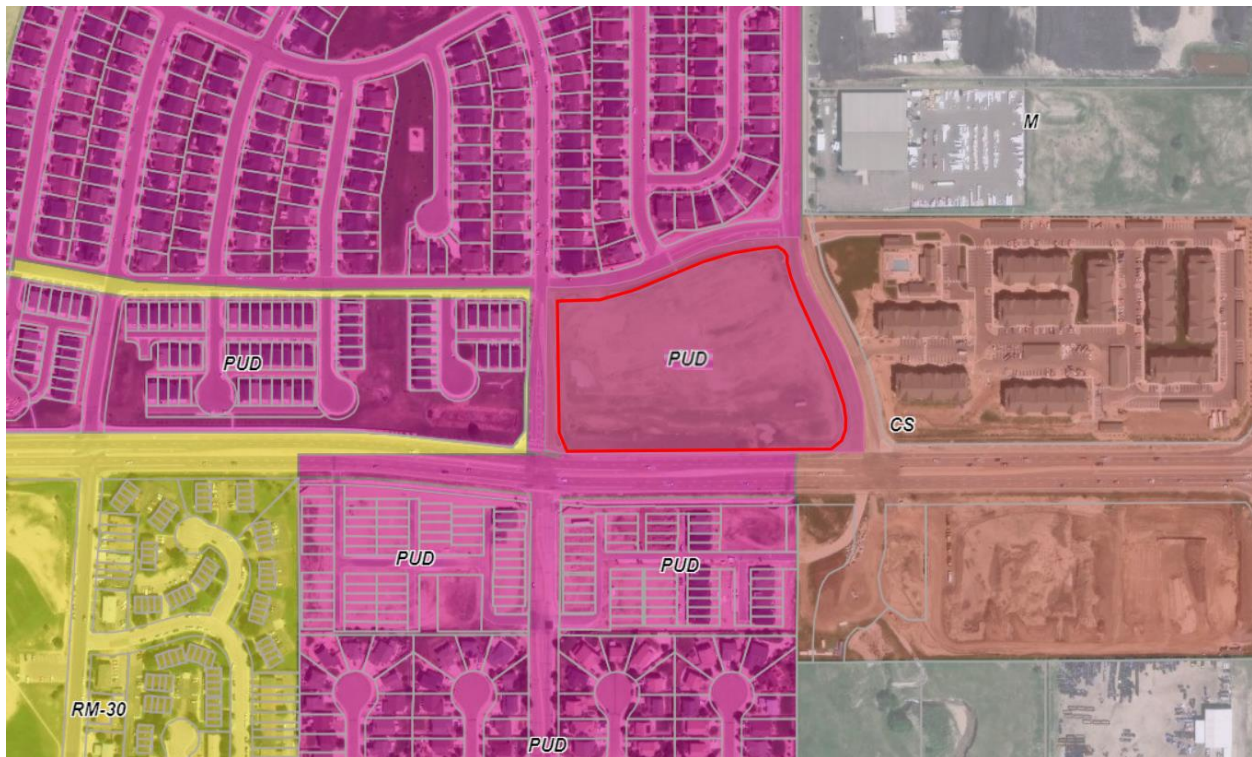
1. Administrative approval of a Final Plat for 38 new residential lots, 2 private roads, and 4.14-AC of open space and stormwater detention.

LOCATION, ZONING, AND SURROUNDING LAND USE

The approximately 7.44-acre project site lies northeast of Constitution Ave and Hannah Ridge Dr, less than a quarter-mile from the Constitution/Marksheffel intersection. The site is within the Cimarron Hills enclave of El Paso County. To the north and west is existing single-family residential development, to the south is two-family residential, and to the east is existing multi-family residential.



The site was rezoned to PUD in June 2022. The properties to the north, west, and south are also zoned PUD. The property to the east is zoned CS (Commercial Service).



PROJECT DESCRIPTION

The proposed Final Plat, Preamble at Hannah Ridge filing no. 3, proposes 38 residential lots on 7.44-acres with a gross density of 5.1 du/acre and 4.17-acres of open space. Access to the development is provided by a Public residential road (Equine Ct) on the north side of the development and individual lot access will be gained from Equine Ct and three private roadway tracts named Nightwind Hts and Sure Thing Hts (Tracts B, C, and D). Tract A is 4.17-acres in size and will capture all the open-space and stormwater detention for the proposed subdivision. The name of this subdivision differs from the guiding Preliminary Plan to reflect the proposed housing product that will be developed however the plan substantially conforms with the previous approval.

The associated PUD Preliminary Plan for the site is Midtown Collection at Hannah Ridge filing no. 3 was approved in June of 2022 to allow 42 single-family residential lots on 7.44 acres with a gross density of 5.64 du/acre and 3.951-acres of open space. The associated Final Plat, titled Preamble at Hannah Ridge filing no. 3, will differ slightly from the approved Preliminary Plan but remain in general compliance with the previous approval. The changes include a reduction in the number of residential lots and an increase in the amount of open space as described above. Despite these changes, the proposed Final Plat substantially conforms to the approved Preliminary Plan in overall layout, access, and off-site impacts.

COMPATIBILITY/TRANSITIONS

The Preamble at Hannah Ridge filing 3 subdivision is adjacent to detached single-family residential development to the north with a density of 4.97 du/acre and detached single-family to the west at 6.69 du/acre. The subdivision to the south, across Constitution Ave, is also developed as attached single-family residential at a similar density. The property to the east is developed as Multi-family residential at a higher density. Tract A provides a substantial buffer between Constitution Avenue and the proposed residences. The multi-family development to the east also concentrates most of their open-space on the west side of the site which will provide a transition between the proposed lower-density single-family.

ACCESS AND TRAFFIC

Access to the site will be provided by a proposed public, residential street (Equine Ct) that intersects with Hunter Jumper Drive to the north. Equine Ct will have a cul-de-sac at its south end and will intersect with 3 private roadway tracts. Tracts B, C, and D (Nightwind Hts and Sure Thing Hts) will provide direct lot access for the residences in the development. The single-point of access to the overall subdivision was approved by the local fire district.

PUD MODIFICATIONS

EXISTING PUD MODIFICATIONS / PROPOSED DEVIATION REQUESTS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

Nature of Request:

Specific Criteria from which modification is sought:

8.4.4.C: *Divisions of land lots, and tracts, shall be serviced by public roads*

8.4.4.D.1: *Maximum number of lots on dead-end road (25).*

8.4.4.E.3: *Private roads shall be constructed and maintained to ECM standards.*

2.2.5.E: *The closest intersection to a collector shall be 175 feet.*

2.3.8.A: *Cul-de-sac shall be used only when absolutely necessary.*

Proposed nature and extent of modification:

8.4.4.C: *Divisions of land lots, and tracts, shall be serviced by public roads:*

Primary access to the subdivision is provided via a public residential street and lots 23 – 25 will have direct access to this public county road. The remaining lots within the subdivision are proposed to access from Private roads that will be HOA owned and maintained.

8.4.4.D.1: *Maximum number of lots on dead-end road (25).*

This subdivision will have 38 lots on a dead end road however this subdivision is surrounded by Public County Roads including Hunter Jumper Drive, Akers Drive, Hannah Ridge Drive, Constitution Ave.

8.4.4.E.3: *Private roads shall be constructed and maintained to ECM standards.*

The proposed private roads will provide adequate access to the individual residential lots.

2.3.8.A: Cul-de-sac shall be used only when absolutely necessary.

Use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public which is the condition proposed with the short, dead-end private roadways. The proposed private roadways are only intended to serve the single-family lots in the subdivision. Further, the private roads will be built to County standards and will be posted as “private” with street signage.

The fire protection district serving this site (Falcon Fire) has reviewed the condition and did not object to the proposed conditions. In addition, the entire 38 lot community being served by the single point of access (public cul-de-sac) is completely surrounded by existing El Paso County streets (Constitution Avenue, Hannah Ridge Drive, Hunter Jumper Drive and Akers Drive providing ample non-vehicular access to the community. Due to the classification of these roadways and limited size of the roadway frontage for this site, additional access points are not proposed, or practical. The use of the proposed cul-de-sac on the proposed public street (southerly extension of existing Equine Court), is logical due to the small size of the subdivision and the inability to connect to Constitution Avenue.

PUD MODIFICATION JUSTIFICATION

For approval of modifications of a general development standard in the LDC or criteria or standard of the ECM, the BOCC shall find that the proposal provides for at least one of the following benefits:

- **Preservation of natural features;**

N/A as no natural features exist on the site.

- **Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;**

Justification: *The unique nature of this community allows for homes to face open space areas providing a more pedestrian focused entry point for the homes by situating the entrances away from the roads within the subdivision. Further, because of this, each home will have direct access to the contiguous open space within the subdivision. The subdivision is also providing more than the required open space and more than the required contiguous open space.*

- **Provision of a more efficient pedestrian system;**

Justification: *The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space. Additionally, the Rock Island Regional Trail is less than a half a mile to the west of the site and can be accessed via public sidewalks. The layout of the subdivision also separates pedestrian and driveway access more than typical suburban communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes.*

- **Provision of additional open space;**

N/A.

- **Provision of other public amenities not otherwise required by the Code; or**

N/A.

- **The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.**

Justification: *The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is proposed as open space and will include common areas, drainage corridors, and a full spectrum detention facility and perimeter landscape areas.*

UTILITIES

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter stating that they have capacity to serve the development. The total water demand will be 8.34 AF/year Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce approximately 7,000 gallons of wastewater demand per day for this area of the district.

The proposed units will not have gas hookups so gas service will not be provided to the development. Mountain Valley Electric has provided a commitment letter to serve the development.

DRAINAGE

This proposed development remains consistent with the previously approved MDDP and Final Drainage Report for Hannah Ridge at Feathergrass Filing No. 1. The existing storm facilities continue to adequately handle both the 5-yr. and 100-yr. developed flows. The proposed detention facility meets current criteria and provides full spectrum design. The proposed development will not adversely impact surrounding developments.

FLOODPLAINS

This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0752G, effective 12/7/2018.

SOILS AND GEOLOGY

The Soils and Geology report prepared by Entech Engineering, Inc. states that the existing geologic engineering and geologic conditions at the site will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with the anticipated geologic conditions.

VEGETATION AND WILDLIFE

The overall site is covered in natural grasses with no other significant vegetation. An open drainage way runs along the south side of the parcel to the north of Constitution Avenue

WILDFIRE

The primary wildland fuel type at the site is dry climate grassland and it is surrounded by developed properties. The Colorado State Forest Service has determined little to no wildfire hazard potential for the site. The fire intensity scale is lowest. Development of the site will reduce available wildfire fuels in this area.

DISTRICTS/ENTITIES SERVING THE PROPERTY

- Cherokee Metro District
- Mountain Valley Electric Association
- Falcon Fire Protection District
- El Paso County School District 49

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a urban residential placetype which consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Preamble at Hannah Ridge filing 3 subdivision is in a built out area and is surrounded by similar and higher residential densities than what is proposed and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “Transition” area on the Areas of Change map. Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. This area is developed with similar type of development and this project will be an infill project within the County enclave.

The proposed subdivision 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,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.”

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Water, wastewater, storm water will be provided by Cherokee Metro District.

The project is located within Region 5 which does not show any projected growth areas for 2040 or 2060.

“Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.”

Region 5 has a current water supply of 4,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 6,800-acre feet per year and the project demand is 6,468-acre feet. The 2060 water supply is projected to be 10,131-acre feet per year and the projected demand is 9,608-acre feet.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Roadway Plan map shows the Constitution Avenue as a new 6-lane principal arterial roadway.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Preamble at Hannah Ridge filing 3 subdivision will contain 4.41-acres of useable open space within the subdivision boundary. About a quarter mile to the west of the site is a regional trail that connects to Cimarron Eastridge Park which will be easily accessible for future residents.

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 Preamble at Hannah Ridge filing 3 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

The Preamble at Hannah Ridge filing no. 3 Final Plat is relevant to the Midtown Collection at Hannah Ridge filing 3 PUD Preliminary Plan. The layout of the Final Plat differs slightly from the approved plan but is still in general conformance with the Preliminary Plan. The number of lots proposed in the subdivision was reduced from 42 residential lots to 38 lots, however, the open space in the subdivision was increased from 3.951-acres to 4.14-acres. The reduction in lots and increase in open space is due to a change from the Midtown Collection product, which was slightly smaller, to the Preamble product which led to a modest increase in lot size. The access point and roads serving the development will remain the same. Development standards will also remain the same.

- 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; A few PUD Modifications are requested as described above, otherwise, all development standards are met. All relevant reports and studies have been included with the application submittal demonstrating conformance with all other 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 will be approved with the PUD Preliminary Plan for Midtown Collection at Hannah Ridge Filing 3, and due to a decrease in the number of residential lots, this plat can 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 38 lots into the Cherokee Metro District sewer system.

- 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 can be mitigated through proper 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;**

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 is from Equine Ct, a public residential street, that intersects with Hunter Jumper Drive on the north side of the development. 3 lots will access directly from Equine Ct., but the remaining 35 lots will access from private roads. All public roads will be built to County standards or the necessary modifications have been requested and the private tracts are designed to be sufficient for access.

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 Cherokee Metro District for water and wastewater services, and MVEA for electric. Natural Gas is not needed for this development as all appliances and power will be via electric service. The site is within the Falcon Fire Protection District which will provide emergency services to the subdivision. As noted above, access to the site will be provided via a combination of public rights-of-way and private tracts. Public ROW will be constructed to County standards, the private tracts are designed to be sufficient for access.

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 Cherokee Metro District system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. 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;

Off-site impacts from this project will be minimal due to the small number of proposed units.

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.]

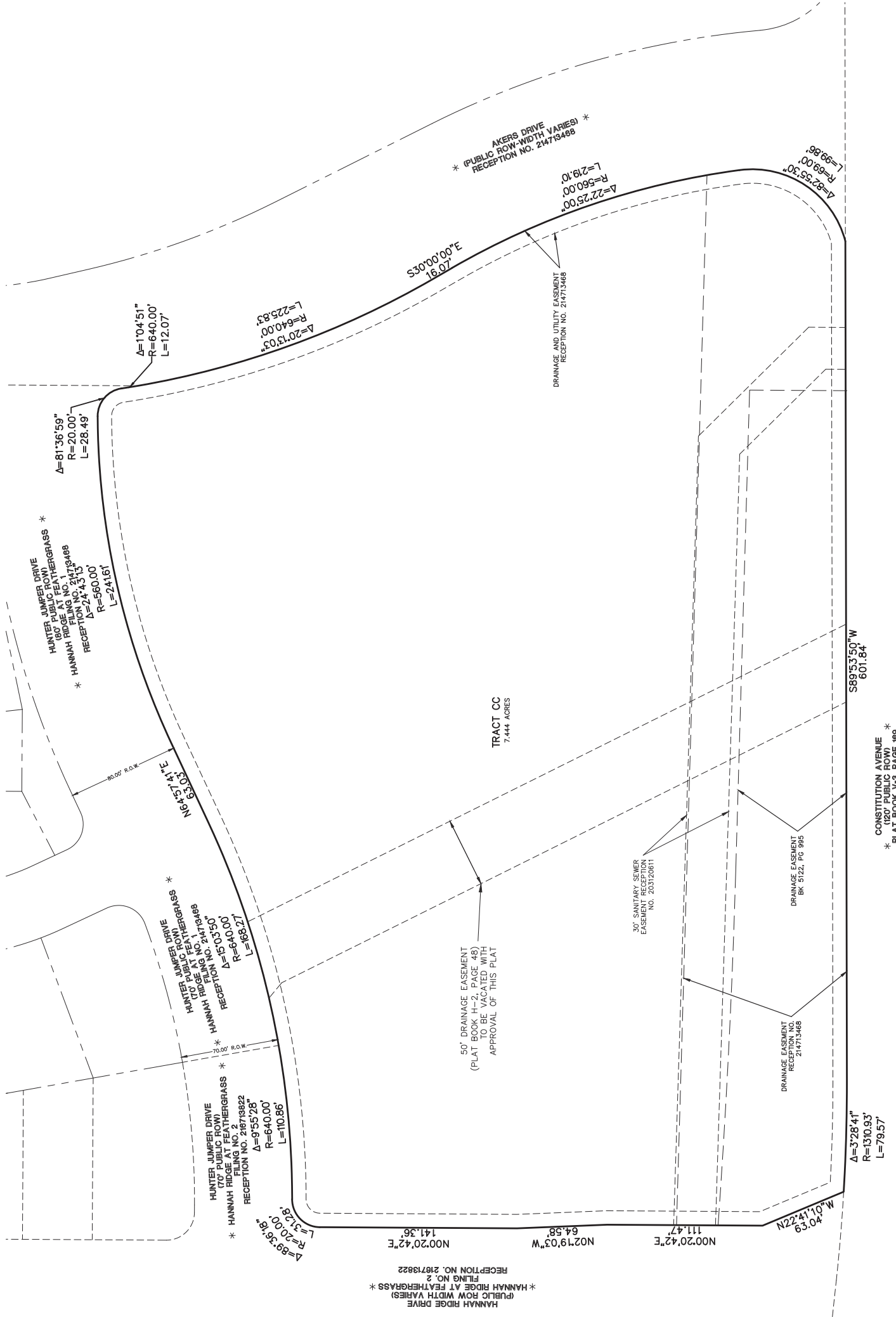
The extraction of any known commercial mining deposit will not be impeded by this subdivision.

PREAMBLE AT HANNAH RIDGE FILING NO. 3

A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED

RECORD DIMENSIONS PER HANNAH RIDGE AT FEATHERGRASS FILING NO. 1



SCALE: 1" = 40'
U.S. SURVEY FEET

LEGEND

* NOT PART OF THIS PLAT

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

PREAMBLE AT HANNAH
RIDGE FILING NO. 3
JOB NO. 1116.35
NOVEMBER 29, 2024
SHEET 2 OF 4



PCDD FILE NO.: _____

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0795 (fax)

PREAMBLE AT HANNAH RIDGE FILING NO. 3
A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED

- NOTES:
1. WHEN THE MEASURED/ACCEPTED BEARING AND DISTANCE IS THE SAME AS THE RECORD, THE RECORD BEARING AND DISTANCE IS NOT SHOWN.
 2. CONSTITUTION AVENUE RIGHT-OF-WAY ESTABLISHED FROM MONUMENTS USED AND PLACED BY W.K. CLARK AND ASSOCIATES AS SHOWN ON THE PLAT OF CONSTITUTION AVENUE/PETERSON ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID MONUMENT'S ACCURACY AS RELATED TO THE SAID PLAT WERE IMPECCABLE.

LEGEND

- (XXXX) ADDRESS
(*) NOT PART OF THIS PLAT
(R) RADIAL BEARING
AC ACRES
SF SQUARE FEET
PUE PUBLIC UTILITY EASEMENT
RES. RESIDENTIAL



40 20 0 40 80
SCALE: 1" = 40'
U.S. SURVEY FEET

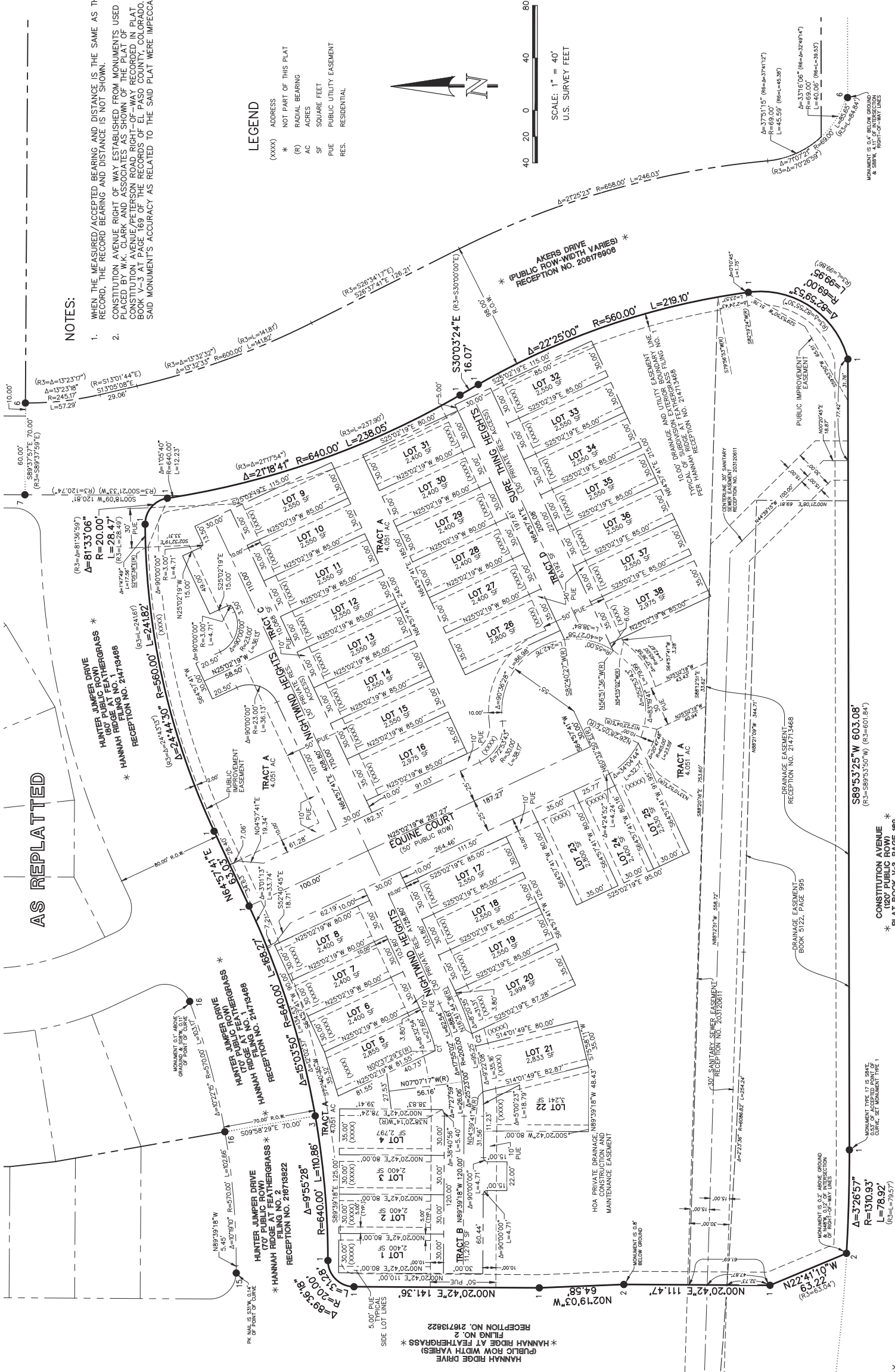
MONUMENT IS 0.4' BELOW GROUND
& 3.08" W. OF RIGHT-OF-WAY LINE

PREAMBLE AT HANNAH
RIDGE FILING NO. 3
JOB NO. 1116.35
NOVEMBER 29, 2024
SHEET 3 OF 4



PCDD FILE NO.: 619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719) 85-0790
(719) 85-0795 (fax)

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



MONUMENT LEGEND

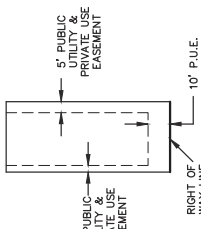
(MONUMENTS ARE FLUSH WITH GROUND UNLESS SHOWN OTHERWISE)

- 1 NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" TO BE SET
- 2 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "POLARIS PLS 27605" RECOVERED
- 3 NUMBER 5 REBAR (NO CAP), BENT SPINNER, RECOVERED AND REPLACE WITH NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586"
- 4 3-1/4 INCH ALUMINUM CAP RECOVERED AS SHOWN
- 5 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567" RECOVERED
- 6 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 31548" RECOVERED
- 7 PK NAIL WITH WASHER STAMPED "POLARIS LS 27605" RECOVERED
- 8 NUMBER 4 REBAR WITH RED PLASTIC CAP STAMPED "M.V.E. RLS 27928" RECOVERED, 0.9 FEET BELOW GROUND
- 9 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "R.C. OBERING PLS 13226" RECOVERED
- 10 NUMBER 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "WK CLARK PLS 4842" RECOVERED, 1.2 FEET BELOW GROUND
- 11 NUMBER 4 REBAR (NO CAP) RECOVERED
- 12 NUMBER 4 REBAR WITH ILLEGAL YELLOW PLASTIC CAP COLLAR RECOVERED, 0.9 FEET BELOW GROUND
- 13 NUMBER 4 REBAR WITH RED CAP STAMPED "M.V.E. PLS 17665" RECOVERED, 1.1 FEET BELOW GROUND
- 14 NUMBER 5 REBAR (NO CAP) RECOVERED
- 15 PK NAIL (NO WASHER)
- 16 NUMBER 5 REBAR WITH ORANGE CAP STAMPED "CCES LLC PLS 36120" RECOVERED
- 17 NUMBER 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 4M GROUP LS 13225" RECOVERED

RECORD REFERENCE LEGEND:

(RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER)
MEASURED BEARINGS AND DISTANCE UNLESS REFERENCED TO THIS LEGEND.

- R1= CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, PLAT RECORDED MAY 29, 1984 UNDER RECEPTION NO. 1120505 IN PLAT BOOK V-3 AT PAGE 169.
R2= MONUMENT RECORD FOR THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ACCEPTED NOVEMBER 30, 2021, AND FILED BY BRIAN J. DENNIS, PLS NO. 38069.
R3= HANNAH RIDGE AT FEATHERGRASS FILING NO. 3, PLAT RECORDED JUNE 11, 2014 UNDER RECEPTION NO. 214713468.
R4= PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 6, 2008 UNDER RECEPTION NO. 206176906.
R5= AKER'S ACRES SUBDIVISION NO. 1 RECORDED SEPTEMBER 9, 1965 UNDER RECEPTION NO. 432490 IN PLAT BOOK H-2 AT PAGE 48.
R6= UPLAND FLATS BY WATERMARK FILING NO. 1 RECORDED OCTOBER 20, 2021 UNDER RECEPTION NO. 227174840.



LOT EASEMENT DETAIL

PREAMBLE AT HANNAH RIDGE FILING NO. 3
A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MONUMENT LEGEND

- (MONUMENTS ARE FLUSH WITH GROUND UNLESS SHOWN OTHERWISE)
- 1 NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" TO BE SET
 - 2 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "POLARIS PLS 27605" RECOVERED
 - 3 NUMBER 5 REBAR (NO CAP), BENT SPINNER, RECOVERED AND REPLACE WITH NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586"
 - 4 3-1/4 INCH ALUMINUM CAP RECOVERED AS SHOWN
 - 5 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567" RECOVERED
 - 6 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 31548" RECOVERED
 - 7 PK NAIL WITH WASHER STAMPED "POLARIS LS 27605" RECOVERED
 - 8 NUMBER 4 REBAR WITH RED PLASTIC CAP STAMPED "M.V.E. RLS 27928" RECOVERED, 0.5' BELOW GROUND
 - 9 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "R.C. OBERING PLS 13226" RECOVERED
 - 10 NUMBER 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "WK CLARK PLS 4842" RECOVERED, 1.2 FEET BELOW GROUND
 - 11 NUMBER 4 REBAR (NO CAP) RECOVERED
 - 12 NUMBER 4 REBAR WITH ILLEGAL YELLOW PLASTIC CAP COLLAR RECOVERED, 0.9 FEET BELOW GROUND
 - 13 NUMBER 4 REBAR WITH RED CAP STAMPED "M.V.E. PLS 17665" RECOVERED, 1.1 FEET BELOW GROUND
 - 14 NUMBER 5 REBAR (NO CAP) RECOVERED
 - 15 PK NAIL (NO WASHER)
 - 16 NUMBER 5 REBAR WITH ORANGE CAP STAMPED "CCES LLC PLS 38120" RECOVERED
 - 17 NUMBER 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 4M GROUP LS 13225" RECOVERED

RECORD REFERENCE LEGEND:

(RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER) MEASURED BEARINGS AND DISTANCE UNLESS REFERENCED TO THIS LEGEND.

- R1= CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, PLAT RECORDED MAY 29, 1984 UNDER RECEPTION NO. 1120505 IN PLAT BOOK V-3 AT PAGE 169.
R2= MONUMENT RECORD FOR THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ACCEPTED NOVEMBER 30, 2021, AND FILED BY BRIAN J. DENNIS, PLS NO. 38069.
R3= HANNAH RIDGE AT FEATHERGRASS FILING NO. 3, PLAT RECORDED JUNE 11, 2014 UNDER RECEPTION NO. 214713468.
R4= PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 6, 2006 UNDER RECEPTION NO. 206176906.
R5= AKER'S ACRES SUBDIVISION NO. 1 RECORDED SEPTEMBER 9, 1965 UNDER RECEPTION NO. 432490 IN PLAT BOOK H-2 AT PAGE 48.
R6= UPLAND FLATS BY WATERMARK FILING NO. 1 RECORDED OCTOBER 20, 2021 UNDER RECEPTION NO. 22174840.

AS REPLATTED

MEASURED & RECORD DIMENSIONS SHOWN

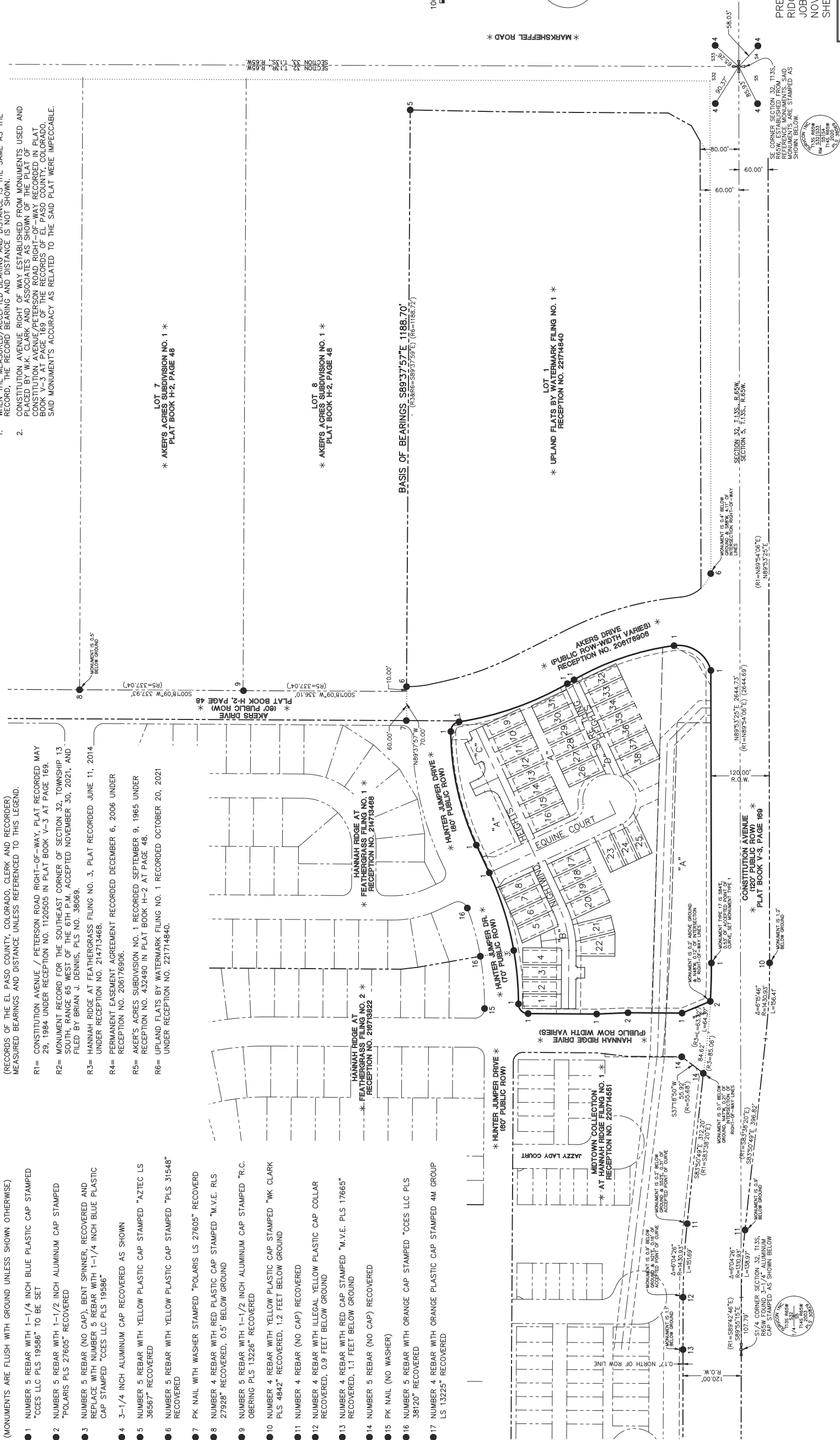
NOTES:

1. WHEN THE MEASURED/ACCEPTED BEARING AND DISTANCE IS THE SAME AS THE RECORD, THE RECORD BEARING AND DISTANCE IS NOT SHOWN.
2. CONSTITUTION AVENUE RIGHT OF WAY ESTABLISHED FROM MONUMENTS USED AND PLACED BY W.K. CLARK AND ASSOCIATES AS SHOWN ON THE PLAT OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, BOOK V-3 AT PAGE 169 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID MONUMENT'S ACCURACY AS RELATED TO THE SAID PLAT WERE IMPECCABLE.

LOT 7
* AKER'S ACRES SUBDIVISION NO. 1 *
PLAT BOOK H-2, PAGE 48

LOT 8
* AKER'S ACRES SUBDIVISION NO. 1 *
PLAT BOOK H-2, PAGE 48

LOT 1
* UPLAND FLATS BY WATERMARK FILING NO. 1 *
RECEPTION NO. 22174840



PREAMBLE AT HANNAH
RIDGE FILING NO. 3
JOB NO. 1116.35
NOVEMBER 29, 2024
SHEET 4 OF 4



PLANT SYMBOL KEY

The diagram shows a vertical list of plant types on the right, with lines pointing to their corresponding symbols on the left. The symbols are arranged in a descending staircase pattern from top-left to bottom-right. The symbols include: a large circle with a central dot (Deciduous Tree), a circle with a central dot and a smaller circle inside (Ornamental Tree), a circle with a central dot and a smaller circle inside, with a line extending from the bottom (Evergreen Tree), a circle with a central dot and a smaller circle inside, with a line extending from the bottom (Deciduous Shrubs), a circle with a central dot and a smaller circle inside, with a line extending from the bottom (Evergreen Shrubs), a circle with a central dot and a smaller circle inside, with a line extending from the bottom (Ornamental Grasses), and a cluster of small circles (Perennials).

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

UTILITY LOCATIONS

<p>SITE CONDITIONS NOTE</p> <p>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.</p>
--

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

DATE	REVISION DESCRIPTION
11/2/2022	EPC COMMENT REVISIONS
1/28/2022	Revised North Rotating well near lots adjacent to Hunter-Jumper Drive.
4/21/2022	Change landscape from silted saltwater at North-East corner of site.
11/2/2022	Budget savings to plans
12/9/2024	Change Midtown to Presmont product

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



CLASSICSM
COMMUNITIES

PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
2583-0420

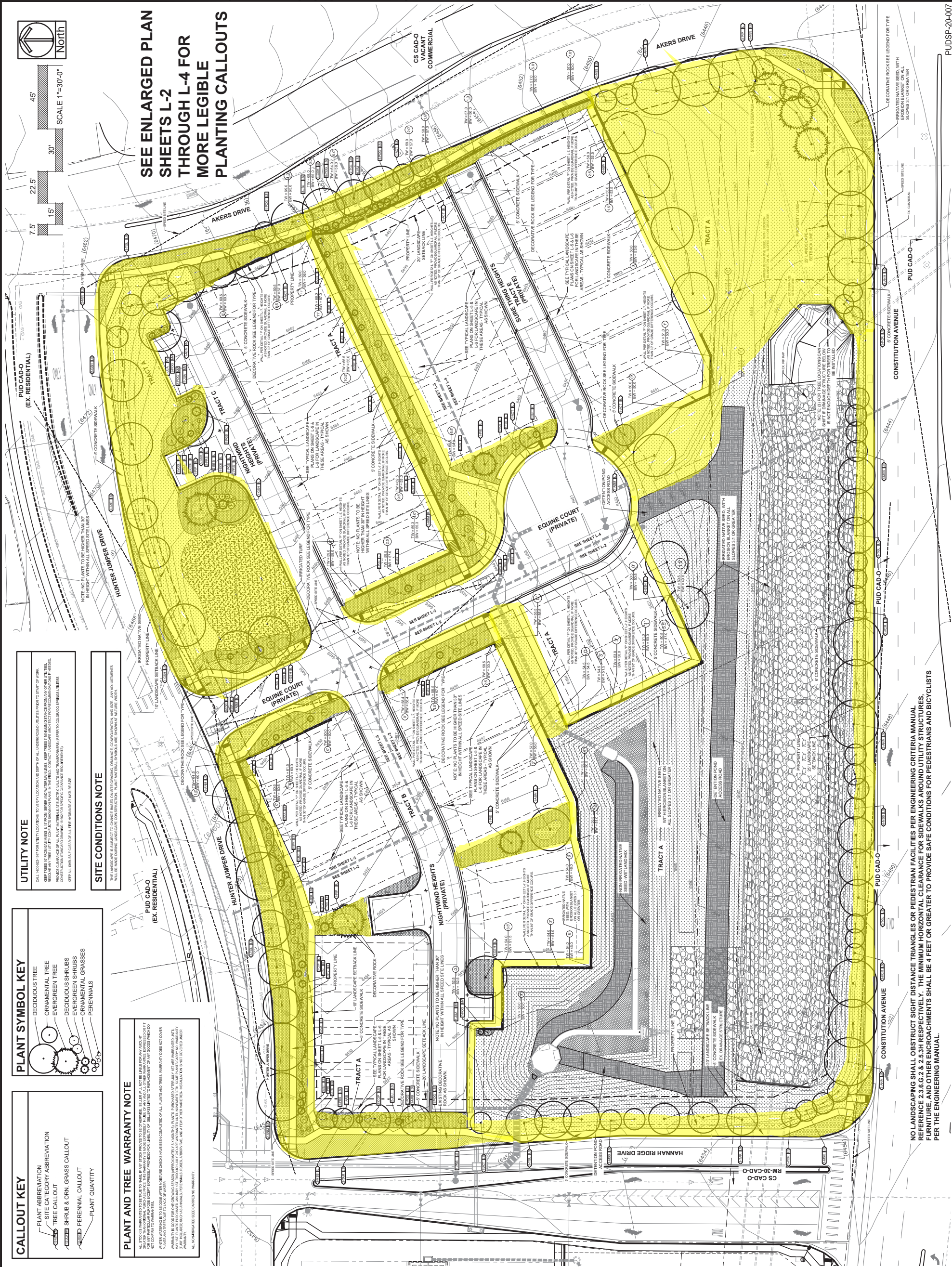
DATE: 8/21/2020

DRAWN BY: MB

DRAWING DESCRIPTION
LANDSCAPE -
OVERALL PLAN

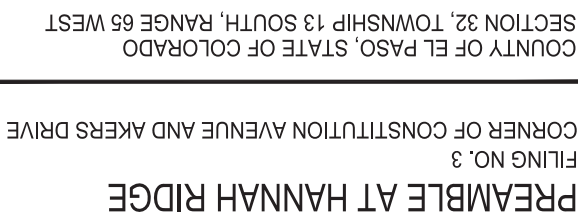
SHEET #
L-1

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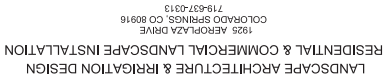
NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.2 & 2.5.3H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.

FOR CONSTRUCTION
NOT FOR CONSTRUCTION



DATE 8/21/2020
DRAWN BY MB
DRAWING DESCRIPTION

SHEET # **L-2**



DATE	REVISION DESCRIPTION
11/2/2021	EPIC COMMENT REVISIONS
1/28/2022	Revised North Relating wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/2/2022	Budget savings to plans
12/9/2024	Change Midtown to Preamble product

FOR CONSTRUCTION
NOT FOR CONSTRUCTION



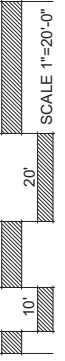
PREAMBLE AT HANNAH RIDGE
FLING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

OB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	

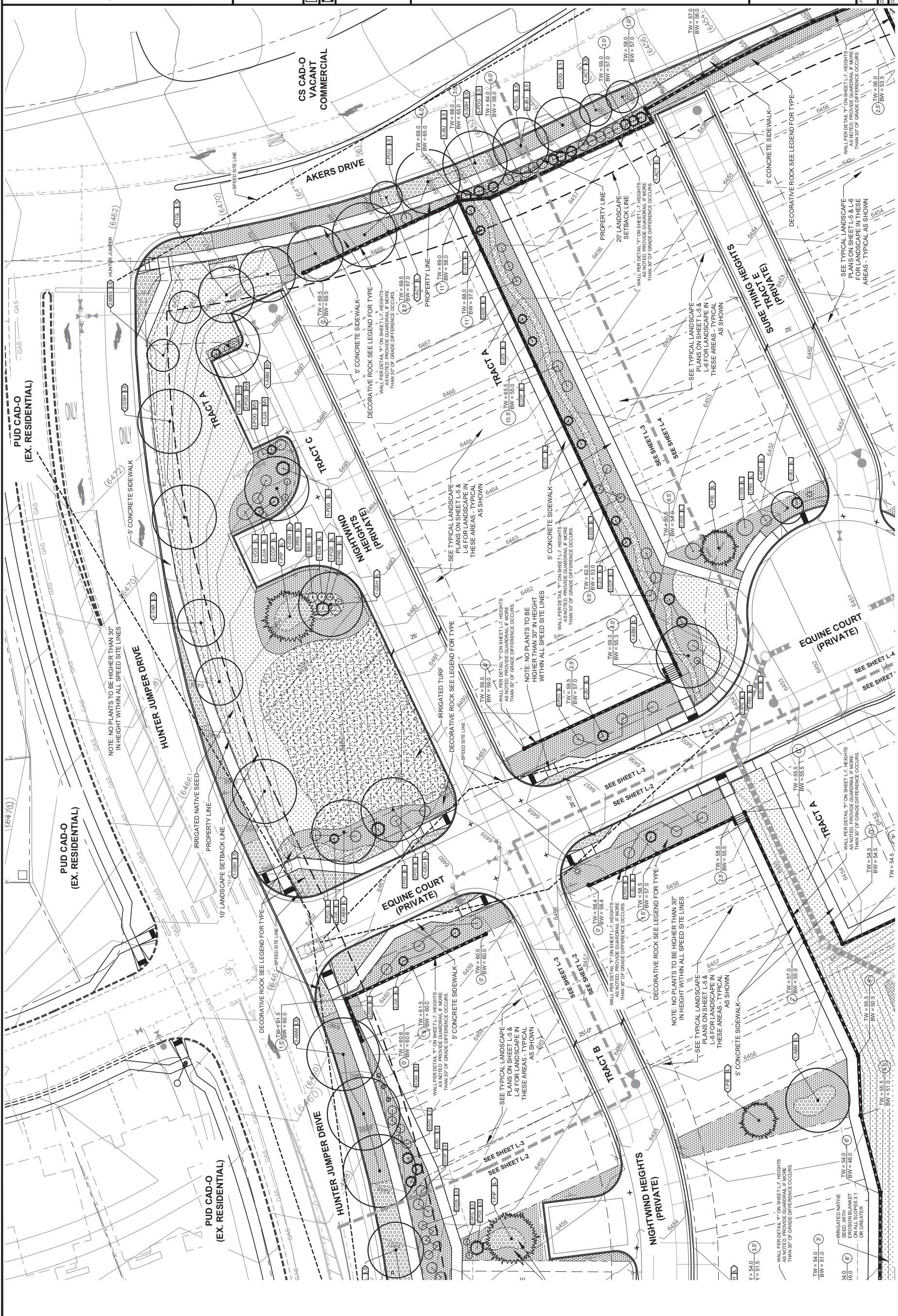
LANDSCAPE PLAN

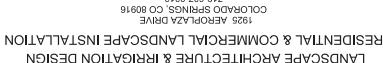


PLD.SP-20-007



PLD.SP-20-007





DATE	REVISION DESCRIPTION
1/12/2021	EPIC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/2/2022	Budget savings to plans
12/9/2024	Change Midtown to Preamble product

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

OB NUMBER 2583-0420

2583-0420

DATE 8/21/2020

DRAWN BY MB

DRAWING DESCRIPTION

LANDSCAPE PLAN

SHEET #

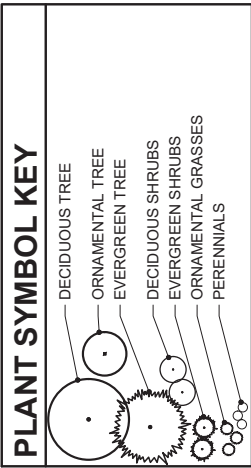
L-7



PREAMBLE COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

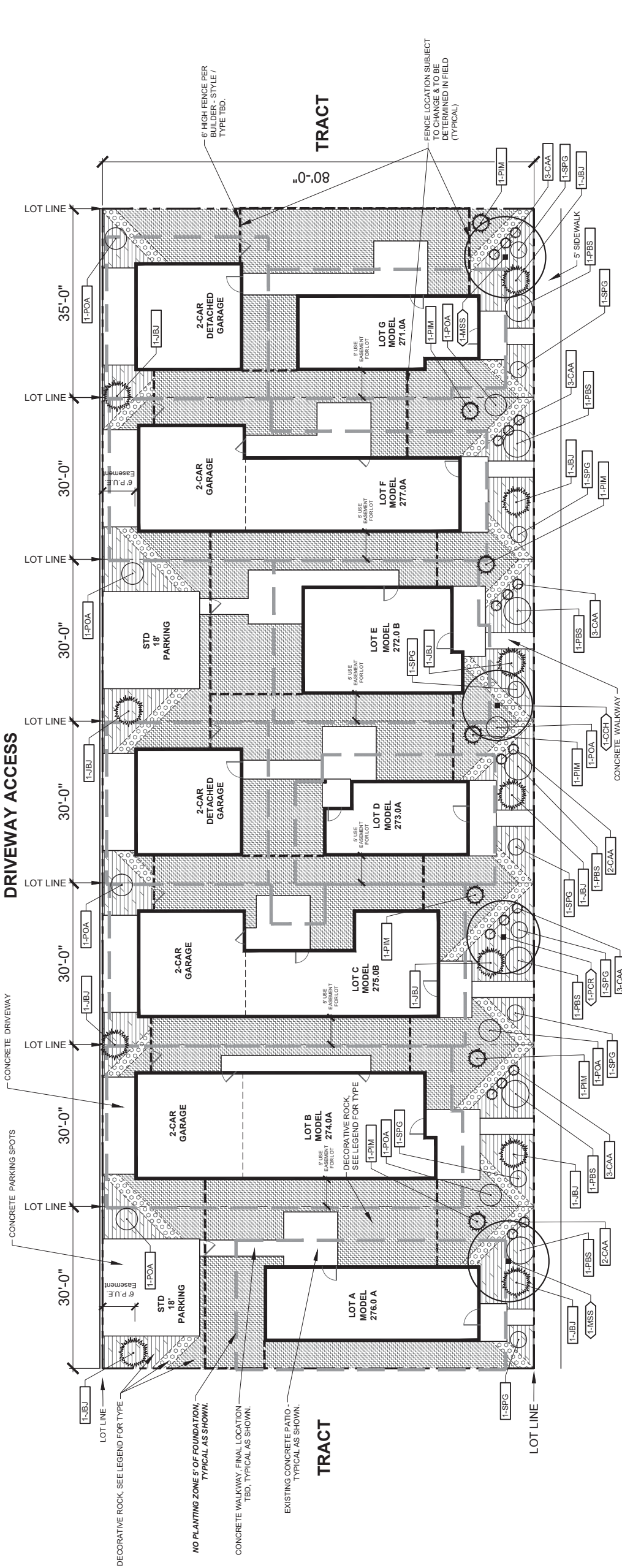
FILING NO. 3



ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
CCH	Crategeus crus-galli 'hermis'	Hawthorn, Codsapur (Thornless)	1-1/2" R, D.E.F. Z=4.8, K.A.D. SIG	X=Kerc plant, R=Rubrit Resistant, DE=Over Resistant, F=Firewise plant
PS	Malus Spring Snow	Malus Spring Snow	1-1/2" R, D.E.F. Z=4.8, K.A.S. SIG	Z=Zone, K=Altitude, Water Use (inch / year), D=Dry (15-20"), A=Adaptable (18-28")
PCR	Potunus virginiana Schubert	Cheney, Canada Red	1-1/2" R, D.E.F. Z=4.8, K.A.S. SIG	S=Seedy (23-38"), W=Wet (38"-") SIG=Signature plant (City of Colorado Springs)
DECIDUOUS SHRUBS				
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal F Z=3, 9.5K.A.S. SIG	
POA	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal R, D.E.F. Z=2, 10K.S. SIG	
SPG	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal R, D.E. Z=3.7, 5K.A.S. SIG	
EVERGREEN SHRUBS				
EB	Euonymus alatus 'Savina'	Juniper, Buffalo	5 Gal R, D.E. Z=3.8, 9K.A. SIG	
PIM	Pinus mugo 'Stomound'	Pinus, Stomound Mugo	5 Gal Z=3, 9.5K.D. SIG	
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflor 'Karl Foerster'	Feather Reed Grass	1 Gal R, D.E. Z=3, 6.5K.A. SIG	

GROUNDCOVER LEGEND (TYPICAL SHEETS ONLY)	
SYMBOL	DESCRIPTION
	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
	2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
	3" SADDLEBACK SWIRL (INDIAN RIVER) 3" IN DEPTH WITH WEED FABRIC

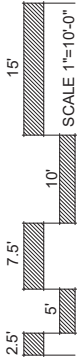
DRIVEWAY ACCESS



LANDSCAPE AREA OR STREET

- NOTES:
- ONE GATE PER FENCED AREA. LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNER'S LOT.
 - HOUSE PLANS, SIDEWALKS & FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.

NOTE: PLANT TYPES & QUANTITIES
MAY VARY AT TIME OF INSTALL



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOL AVENUE
COLORADO SPRINGS, CO 80916
719-637-4313

DATE	REVISION DESCRIPTION
11/2/2021	EPIC COMMENT REVISIONS
12/8/2022	Revised Note: Replacing with new 5/8\"/>
12/8/2022	Revised Note: Replacing with new 5/8\"/>
12/12/2022	Change: Replacing with new 5/8\"/>
11/2/2022	North-East corner of site.
11/2/2022	Budget savings 10 plants.
12/8/2024	Change: Medium to Transverse product.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	TMB
DRAWING DESCRIPTION	LANDSCAPE BUILDING TYPICALS
SHEET #	L-5
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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Table Rock Homesteads Final Plat

Agenda Date: February 12, 2025

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by M.V.E., Inc., on behalf of Ted Jarosz, for the endorsement of Table Rock Homesteads Final Plat, which consists of 10 rural residential lots on 106.36 acres, with lot sizes ranging from 5 to 20+ acres. Zoned RR-5 for rural residential land use, the project site is located southwest of the intersection of County Line and Black Forest Roads at the current terminus of Gambler Place.

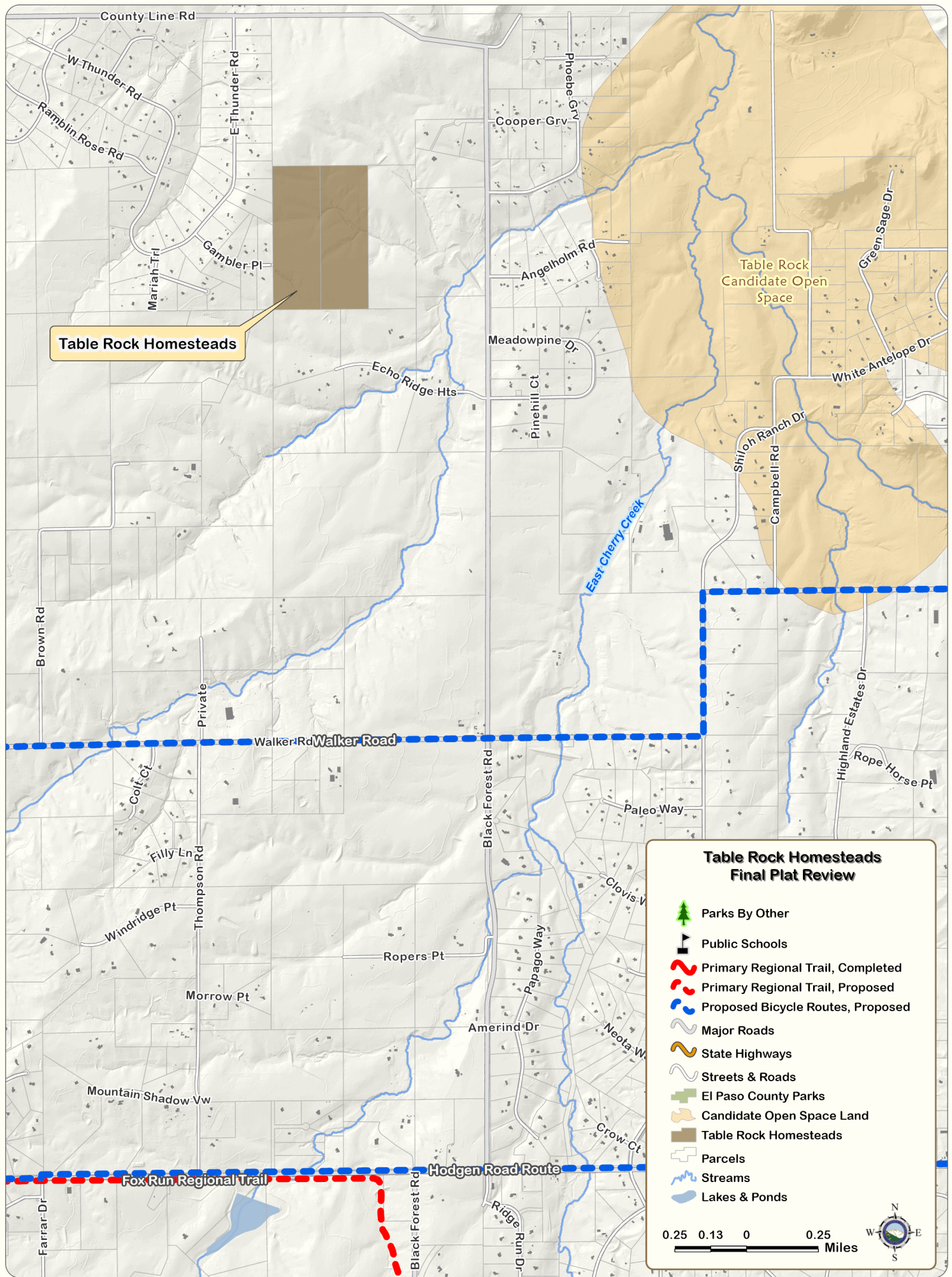
The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. Located in a rather remote section of northern El Paso County, the nearest park facilities – Fox Run Regional Park, Black Forest Regional Park, Pineries Open Space – are all located over 5.25 miles to the southwest, south, and southeast of the site, respectively. Table Rock Homesteads is not located within any Candidate Open Space Areas. The Table Rock Candidate Open Space Area is located approximately 0.75 miles to the east of the site.

The El Paso County Land Development Code does not apply the 10% open space requirement to those proposed subdivisions that are not zoned Planned Unit Development (PUD). The applicant is providing no-build drainage easements around local minor drainages, and the large acreage lots allow for minimal impacts to the surrounding environment.

As no park land dedications or trail easement requirements are not necessary for this Final Plat, staff recommends fees in lieu of land dedication for regional park purposes in the amount shown on the attached Development Application Review Form.

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 Table Rock Homesteads Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$5,050 to be paid at time of the recording of the Final Plat.



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 12, 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: Table Rock Homesteads Final Plat

Application Type: Final Plat

PCD Reference #: SF-24-021

Total Acreage: 106.36

Total # of Dwelling Units: 10

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 0.24

Ted Jarosz

M.V.E., Inc.

Regional Park Area: 2

8550 Kenosha Drive

David Gorman

Urban Park Area: 1

Colorado Springs, CO 80908

1903 Lelaray Street, Suite 200

Existing Zoning Code: RR-5

Colorado Springs, CO 80909

Proposed Zoning Code: RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

NO

Regional Park Area: 2

Urban Park Area: 1

0.0194 Acres x 10 Dwelling Units = 0.194

Neighborhood: 0.00375 Acres x 10 Dwelling Units = 0.00

Community: 0.00625 Acres x 10 Dwelling Units = 0.00

Total Regional Park Acres: 0.194

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$505 / Dwelling Unit x 10 Dwelling Units = \$5,050

Neighborhood: \$119 / Dwelling Unit x 10 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 10 Dwelling Units = \$0

Total Regional Park Fees: \$5,050

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Table Rock Homesteads Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$5,050 to be paid at time of the recording of the Final Plat.

Park Advisory Board Recommendation:



January 8, 2025

PCD File No.

**LETTER OF INTENT
TABLE ROCK Homesteads
Final Plat**

Owner:

Ted Jarosz
8550 Kenosha Drive
Colorado Springs, CO 80908
(719) 201-4515

Applicant:

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 plat is to be known as "Table Rock Homesteads" and is located within the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 12 South, Range 65 West, of the 6th Principal Meridian in El Paso County, Colorado. The site is made up of two unplatted properties having El Paso County Tax Assessor's Schedule Numbers: 5100000012, 5100000026 and the address is to be determined. The site encompasses 106.364 \pm acres of land currently zoned RR-5 (Rural Residential 5 acres). The parcels are currently undeveloped.

The site is situated approximately 0.60 miles to the west of Black Forest Road and approximately 0.25 miles to the east of E. Thunder Road. E. Palmer Divide Road is about $\frac{1}{2}$ mile to the north of the site. Access for this undeveloped area is an existing road named Gambler Place.

Request and Justification:

The request is for approval of a Final Plat or subdivision to be known as "Table Rock Homesteads" containing 106.364 \pm acres collectively. The owner intends to subdivide the parcel into ten lots. The lots are sized per the following grouping: (5) +5 acre lots, (3) +10 acre lots and (2) +20 acre lots. Public roads will be constructed to access the proposed lots.

This final plat application for proposed Lots 1-10 is consistent with the requirements of their respective zoning such as: land use (single-family residential), lot size, minimum building setbacks, water supply, and wastewater disposal. The proposed lots are compatible with the surrounding land uses and neighborhood and coincide with the adjacent zoning and platted lot

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

sizes found in all directions being approximately 5 acres or larger. The ten lots will each have a single family residence with individual well & septic.

All lots will access a proposed gravel roadway of 32' in width with roadside ditches within a 60' public right-of-way extension of Gambler Place.

There are proposed drainage easements....,

This application meets the Final Plat 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 (2024). Final Plats 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.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. “Your El Paso Master Plan” (2021)* is a comprehensive document communicating a vision for many factors that influence the quality of 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.

The site is not located within a designated key area according to the Master Plan. The place-type for this area is “Large-Lot Residential” with primary land uses of Single-Family Detached. Supporting land uses for this place type are Agriculture, Commercial Retail, Commercial Service and Parks & Open Space. The proposed plat contains ten lots for future single-family residential use. All lots are larger than 5 acres. The proposed subdivision is in compliance with the intended place type shown in the master plan. Additionally, each lot is in compliance with the existing zone of the property, which is RR-5. The site is in an area of Minimal Change: Developed. The proposed development represented by this plat will maintain the existing rural character of property and is compatible with the surrounding land uses. In the Land Use category, Goal 1.1 is *“Ensure compatibility with established character and infrastructure capacity”*. This area of the County is conducive to rural residential development that allows residential use of property but preserves the natural character of the landscape. The proposed subdivision is compatible and identical to the existing neighborhood and surrounding development. The existing community character is preserved with this proposed minor subdivision. The proposed density is less than allowed by zoning. The proposed density will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. Goal 2.2 is *“Preserve the character of rural and environmentally sensitive areas”*. The proposed subdivision will keep the existing nature of the area intact. The five-acre lot density has reduced impact on environmental conditions. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of ten new residences on the site.

A 32' width gravel surface roadway is proposed as an extension of Gambler Place with a cul-de-sac on both roadway segments at the termination point of the proposed right-of-way for an emergency vehicle turnaround. The typical section of the roadway follows County Standard Detail SD-2-10, a 32' width gravel section with a 4% crown with roadside swales of minimum 2' depth within the 60' section and an additional 5' of public improvement easement on each side.

The proposed subdivision is in compliance with the **2045 Major Transportation Corridors Plan (MTCP)**. The site is 0.60 miles to the west of Black Forest Road and approximately 2.5 miles to the east of Thunder Road. E. Palmer Divide Road (County Line Road) is about ½ mile to the north of the site. E. Palmer Divide Road and Black Forest Road, are public paved two-lane roads and are classified as a Rural Minor Arterial in the 2045 Major Transportation Corridors Plan. To the west of the site is a gravel public local roadway named Thunder Road. The proposed ten lot subdivision will not significantly impact the traffic on these roadways.

The proposed minor subdivision is in compliance with the **Parks Master Plan**, which does not call for trails or parks in the site. Any required park fees will be paid at the time of plat recording. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction and the severed mineral right owners for this property have been notified.

The proposed subdivision is in compliance with the **El Paso County Water Master Plan (2019)**. The District Court, Water Division 1 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of the existing well (Permit No. 88703-F) and for the drilling of a second and third well for the subdivision in Case No. 21CW3202 recorded under reception number 223019283 of the records of El Paso County. The provision of sufficient water quantity is allowed by the decree and Plan for Augmentation. Water quality is demonstrated by the testing results contained in the Water Resources Report for this project. Water Supply Dependability will be incorporated in the existing and proposed well facilities to be administered under approved State of Colorado Well Permits. The owner seeks a finding of sufficiency from the Colorado Division of Water Resources and El Paso County Board of County Commissioners along with the eventual granting of two additional well permits based on the decreed water rights. The proposed water demand for the site is 5.8 acre-feet per year for a total usage of 1740 acre-feet over a 300 year period.

Table Rock Homesteads is located within Region 2 in the Water Master Plan. The region is located north of Colorado Springs and generally along the I-25 corridor, including the Tri-Lakes area. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan which predicts low-density developments being expected by 2040 for both the north and south sides of Hodgen Road, along the Highway 83 corridor. The Water Master Plan contains estimates of the demands and available supply by region at the years 2019, 2040 and 2060 Build-Out. The 2019/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2019/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 13,607 acre-feet per year, and 13,607 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. A significant portion of the supply is derived from non-renewable Denver Basin groundwater.

According to the Water Master Plan, water providers within region 2 include Woodmoor WSD, Donala WSD, Triview MD, Town of Monument, Town of Palmer Lake, Forest View Acres WD, Academy WSD, Walden WSD, Park Forest WD, Forest Lakes MD, Palmer Lake Mobile Home Ranch, Grandview MHP, Pioneer Lookout WD, Elephant Rock MHP, Peak Shadow, and Pinon Pines MD. The Region 2 Expected Growth Areas Map

provided in the WMP shows that the subject site and its immediate surroundings are not currently located in any *estimated area of development* or within any *district boundaries*.

A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: *Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County*. The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; *Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible*. Both the existing residence and the new single-family residences on all proposed lots will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment as a condition of the groundwater findings and order and the well permit.

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

This is a proposed Final Plat and requires no Preliminary Plan for approval. The subdivision will be developed in accordance with the currently proposed land use applications.

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 Final Plat is prepared in accordance with applicable subdivision design standards. For all public improvements, construction drawings have been prepared and submitted and are in accordance with the provisions of the EPC Engineering Criteria Manual and other applicable standards.

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.*

Water service is to be provided by individual on site wells operated under a State approved Water Augmentation 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.*

Wastewater is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Groundwater Determination or future water decree.

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 of the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include artificial fill, potentially expansive soils, ponded water, and potential seasonally shallow groundwater

areas. Locations of On-site Wastewater Treatment Systems (OWTS) and structures can be mitigated through proper engineering design. In proposed Lots 3,4,5,6,8 and 9, there is a proposed drainage easement which will protect any development within potential drainageways. Based on the proposed subdivision, it appears that these areas will have minor impacts on the development. These conditions are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering, Inc.

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 subdivision is consistent with the submitted Final Drainage Report. The only Drainage facilities proposed with this development are to meet water quality standards and not for detention. The owner will comply with the requirements of the drainage report.

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.*

Table Rock Homesteads Lots 1-10 shall have access to public Gambler Place connecting to E. Thunder Road. The public road is contained within a 60' public right-of-way. The roadway will be dedicated to El Paso County.

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. Table Rock Homesteads is currently not located in a Fire District. The Owner's are in the process of receiving an inclusion into the Monument Fire Protection District. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association and Lewis-Palmer School District No. 38 which will serve the subdivision. For natural gas connections, Black Hills Energy has agreed to serve this property. Transportation is being facilitated by the existing adjacent roadway system.

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

Table Rock Homesteads is currently not located in a Fire District. The Owner's are in the process of receiving an inclusion into the Monument Fire Protection District. 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 offsite impacts are determined to be insignificant with the addition of ten residences. The owner(s) will be responsible to pay 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.*

A Financial Assurance form has been included with this application. The platting of the site will include the collection of the applicable School Fees, Park Fees and 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, lot size, building setbacks, provision of utilities and storm drainage.

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.].*

There are no Mineral estate owners found for this site.

Existing and Proposed Facilities:

Gambler Place is an existing public gravel road used for access by residents of currently developed parcels adjacent to the site within Elk Creek Ranches Filing 1 subdivision. The proposed subdivision establishes an extension of Gambler Place within a 60' public right-of-way. The necessary road culverts will be placed as part of the roadway extension.

Site Drainage:

The development will have negligible and inconsequential effects on the existing site drainage and drainage conditions downstream. The relationships of the existing and proposed drainage flow quantities differ by the application of land use characteristics. In the existing conditions, the land use of pasture/meadow was applied and in developed conditions, the land use of "5-acre" was applied. This land use application reflects a 7% increase of impervious surfaces over the entire site. The majority of the site will actually remain pasture/meadow with an anticipated small amount of impervious area added which include a public gravel road to access the proposed lots, driveways, and 10 future homes. The Site Drainage is presented in the Final Drainage Report for the Table Rock Homesteads. Increases in storm flow rates due to the additional development is negligible.

Total Number Of Residential Units And Densities:

The gross area of Table Rock Homesteads is 106.364 acres. This includes ten proposed single family residential units. Residential lots range in size from 5 acres to +20 acres. The average lot size for the ten proposed lots is 10.6 ± acres. The gross density of the site is 0.094 units per acre. Each lot meets the minimum lot size of 5 acres or greater.

Fire Protection:

Table Rock Homesteads is currently not located in a Fire District. The Owner's are in the process of receiving an inclusion into the Monument Fire Protection District. The lots and homes are subject to the codes and policies adopted by the said district regarding fire protection.

Proposed Access Locations:

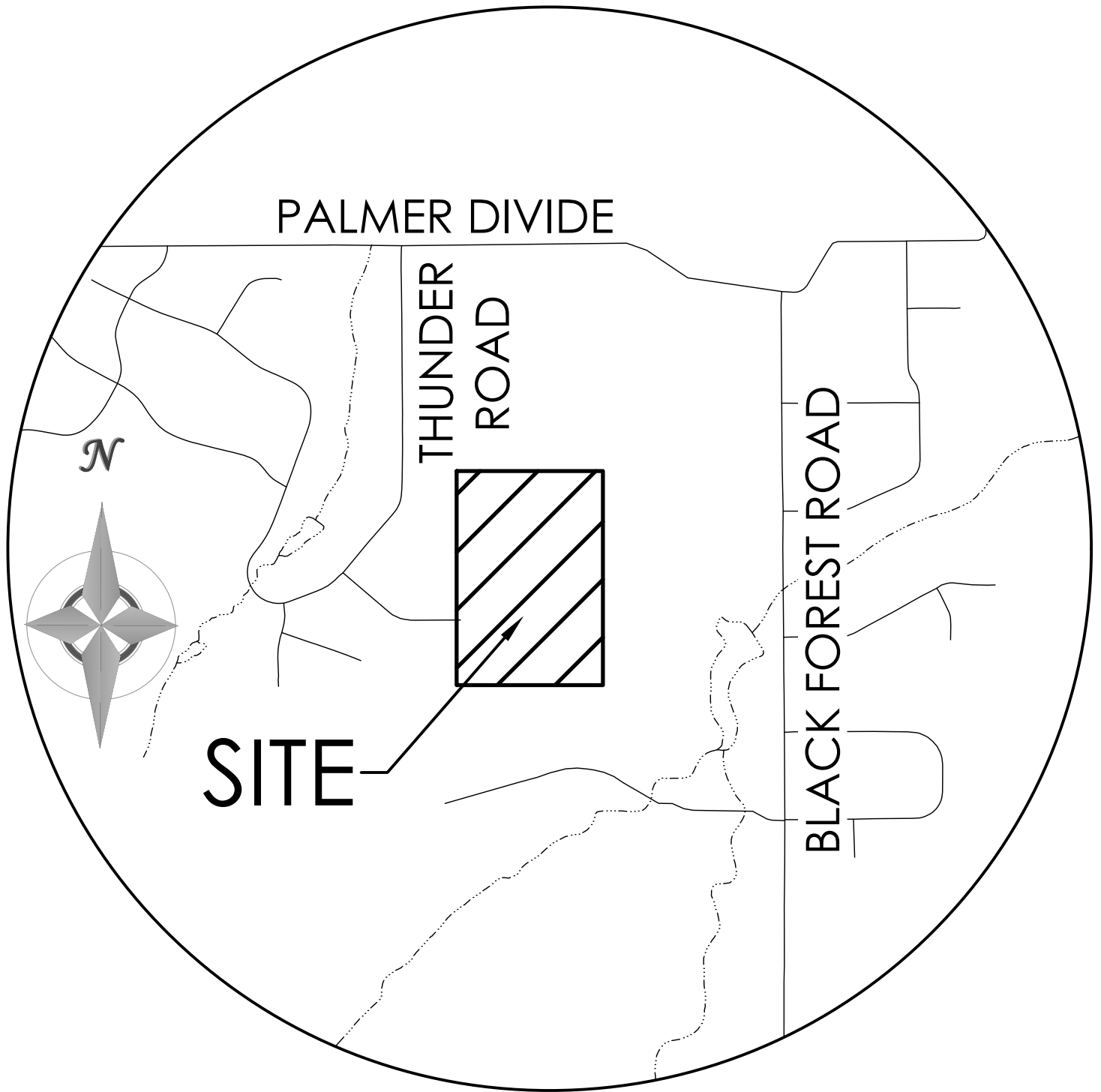
The current access location for Table Rock Homesteads is Gambler Place located at the west side of parcel 5100000012 (of the 2 parcels, this is the one furthest to the west). Gambler Place will be extended to access all 10 lots.

Traffic Impact and Traffic Impact Fees:

The property is approximately a mile south of County Highway 404 / East Palmer Divide Avenue at the County limits and is approximately a mile west of Black Forest Road. The proposed subdivision is accessed from an extension of the existing dirt roadway of Gambler Place that extends west through the Elk Creek Ranches Filing No. 1 subdivision near local rural roadway of Thunder Road West. The accesses to County Highway 404 are via Thunder Road East. There is no direct access to Black Forest Road.

A Traffic Impact Study was prepared by SM Rocha, dated January 2025. The study concluded that no public improvements are recommended.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. Traffic Impact Fees will be paid at time of building permit.



VICINITY MAP

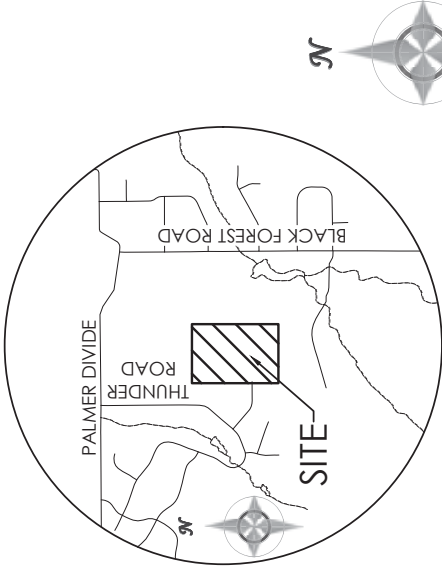
NOT TO SCALE

TABLE ROCK HOMESTEADS

A PORTION OF THE SE1/4 OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
EL PASO COUNTY, COLORADO

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 IMPIDE 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 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.
- 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 SUBDIVISION SHALL BE DESIGNED TO PROVIDE A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY 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 IMPROVEMENT POLICY. THE SUBDIVIDER(S) SHALL BE RESPONSIBLE FOR PAYING ALL TRAFFIC IMPACT FEES PRIOR TO THE SUBMITTAL OF ANY PERMIT SUBMITTALS. THEREFORE, 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 TABLE ROCK HOMESTEADS PREPARED BY BRETCH ENGINEERING, INC. AND DATED DECEMBER 23, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDP.LANVIEWVIEW.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. INDIVIDUAL SOIL INVESTIGATIONS FROM LOCATION DECTIONS FOR ALL NEW BUILDING SITES AND SEWAGE SYSTEMS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY NEW BUILDING. SEWAGE TREATMENT SYSTEMS ARE REQUIRED FOR ALL NEW BUILDINGS. SURFACE, DESIGNED ON-SITE WASTE WATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION BEDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR FLOODED AREAS AND 25 FEET FROM DRY GULCHES.
 - ALL LOTS: AREAS OF POTENTIALLY EXPANSIVE SOILS AND POTENTIAL FOR ELEVATED RADON LEVELS
 - LOTS 5, 6 AND 9: SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES
- PER EGM SECTION 17.1.8.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS Laid OUT IN THE ABOVE REFERENCED EGM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT; THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3, DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
- OWNERS OF ALL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HOUSE, INDIVIDUAL DRIVEWAY FROM PRIVATE DRIVEWAY TO HOUSE, AND ANY CULVERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATIONS.
 - LOT AND DENSITY DATA:
 - GROSS ACREAGE: 104.36 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 10
 - GROSS DENSITY: 0.094 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 4.56 ACRES
 - NET ACREAGE: 101.80 ACRES
 - NET DENSITY: 0.098 LOTS PER ACRE
- RASPS OF BEARINGS: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER SECTION 6, BEARING N07°55'26"E, MONUMENTED AS SHOWN HEREON.
- 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. RELED UPON TITLE INSURANCE POLICY PREPARED BY STEWART TITLE GUARANTEE COMPANY, POLICY NO.: O-9131-000030342 WITH EFFECTIVE DATE OF JULY 23, 2024.
- FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0841 C0385G, DATED DECEMBER 7, 2010, THE PROPERTY IS LOCATED IN ZONE X1 (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- UNEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- 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.6.3.).
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-65.06.
- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 02-944 RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 2021 68447 CONCERNING PET ANIMAL CONTROL / ZONE C LICENSING RULES AND REGULATIONS.
- THIS PROPERTY IS SUBJECT TO TERMS GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED UNDER RECEPTION NO. _____ IN THE RECORD OF EL PASO COUNTY, COLORADO
- THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF THE TABLE ROCK HOMESTEADS PROPERTY OWNERS ASSOCIATION DECLARATIONS, BYLAWS AND COVENANTS RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO.



VICINITY MAP

NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS

THAT THADEUS J. JAROSZ IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE WEST TWO THIRDS OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 THENCE N 0°05'26" E, A DISTANCE OF 26.39 86 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF;

THENCE N 89°52'07" E, A DISTANCE OF 1757.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 0°01'11" W, A DISTANCE OF 2439.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 89°52'07" W, A DISTANCE OF 1752.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING; SAID TRACT CONTAINS 4.63216 SF (106.364 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, Surveyed and Laid Said Land Into Lots, Streets, Lots and Easements, AS SHOWN HEREON UNDER THE NAME AND SUPERVISION OF TABLE ROCK HOMESTEADS. 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.

JAROSZ, THADEUS J. _____

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY THADEUS J. JAROSZ AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR TABLE ROCK HOMESTEADS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2025, 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

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 _____, 2025. A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIBER, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

PCD FILE NO.:

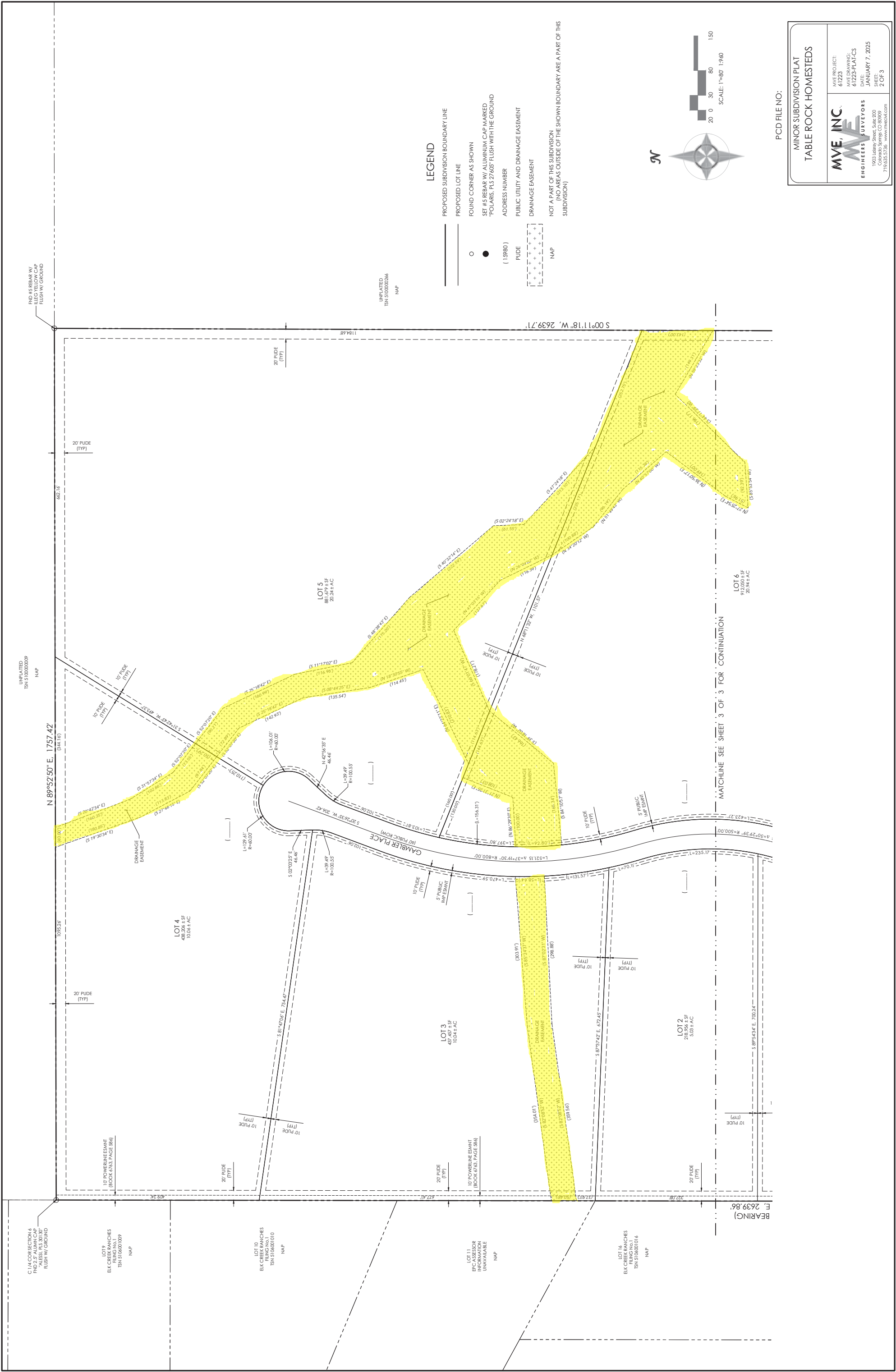
SUBMITTED:	CONSULTANT	OWNER OF RECORD AT TIME OF PLATING:	MINOR SUBDIVISION PLAT	
			TABLE ROCK HOMESTEADS	
1/07/2025	MVE, INC. 1903 Leary Street, Suite 200 Colorado Springs, CO 80909 PH (719) 635-5736 dave@mveinc.com	NAME: THADEUS J. JAROSZ ADDRESS: 8535 KENOSHA DR COLORADO SPRINGS, CO 80908-5004	MVE PROJECT: 61725 MVE DRAWING: 61225-PLAT-CS DATE: JANUARY 7, 2025 SHEET: 1 OF 3	
REVISIONS:	SURVEYOR	DATE OF PREPARATION: 1/07/2025	DATE OF SURVEY: 8/01/2024	
			DATE OF SURVEY: 8/01/2024	

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE SHOWN HEREON, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN. THAT MATHEMATICAL CLOSE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

RANDALL D. HENCY
COLORADO REGISTERED PLS #72605



LEGEND

PROPOSED SUBDIVISION BOUNDARY LINE

PROPOSED LOT LINE

FOUND CORNER AS SHOWN

SET #5 REBAR W/ ALUMINUM CAP MARKED
"POLARIS. PLS 27.605" FLUSH WITH THE GROUND

ADDRESS NUMBER

PUBLIC UTILITY AND DRAINAGE EASEMENT

DRAINAGE EASEMENT

NOT A PART OF THIS SUBDIVISION
(NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS
SUBDIVISION)

○

●

(15980)

PUDE

NAP



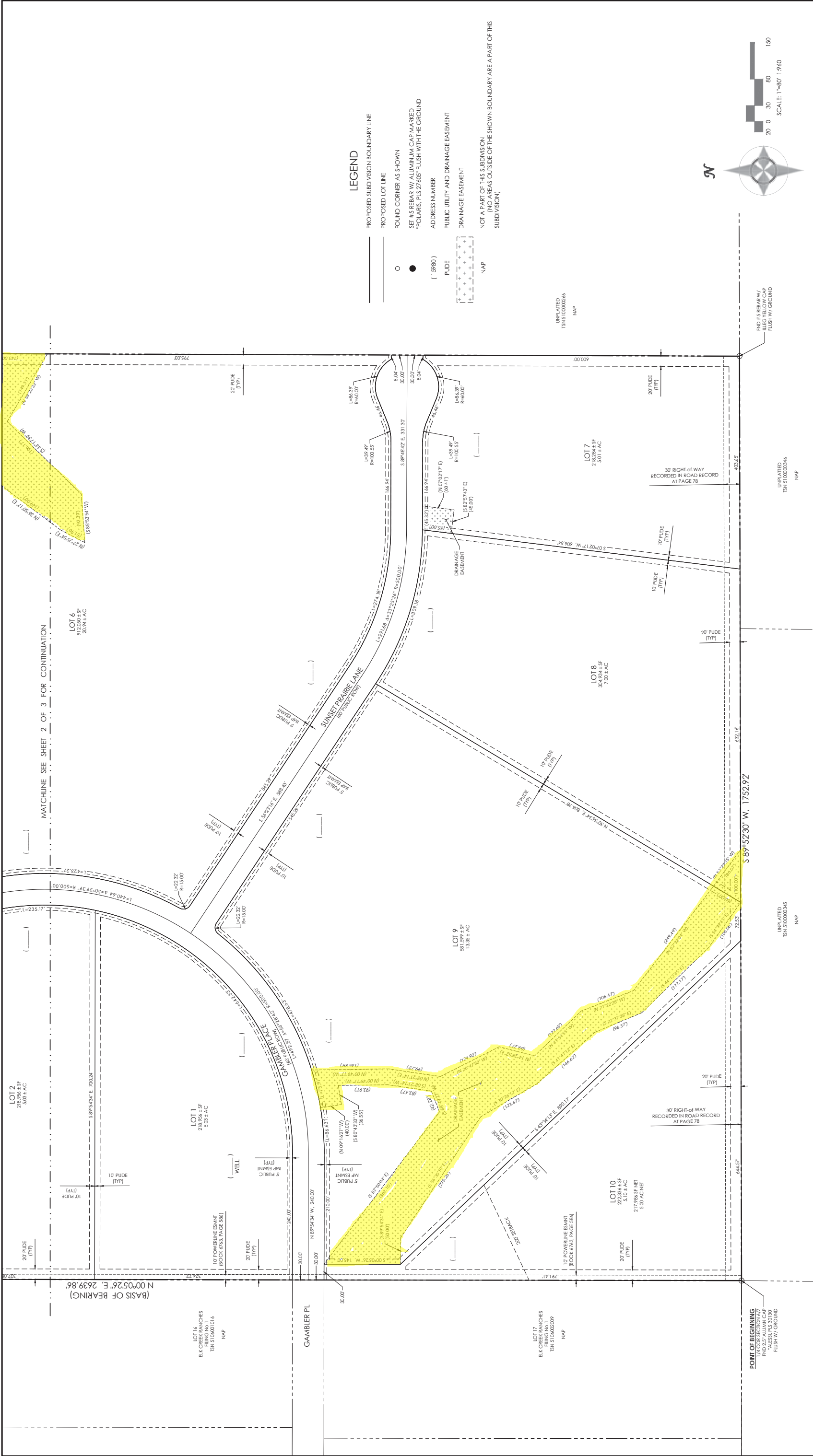
SCALE: 1"=80' 1:960

PCD FILE NO:

MINOR SUBDIVISION PLAT
TABLE ROCK HOMESTEDS

MVE, INC.
ENGINEERS & SURVEYORS

MVE PROJECT:
61223
MVE DRAWING:
61223-PLAT-CS
DATE:
JANUARY 7, 2025
SHEET:
2 OF 3



PCD FILE NO:

MINOR SUBDIVISION PLAT
TABLE ROCK HOMESTEDS

MVE, INC.

ENGINEERS SURVEYORS

1903 Liberty Street, Suite 500
Colorado Springs, CO 80904
719.535.5756 www.mveinc.com

MVE PROJECT:
61223

MVE DRAWING:
61223-PLAT-CS

DATE:
JANUARY 7, 2025

SHEET:
3 OF 3

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Urban Landing Filing No. 1 Final Plat

Agenda Date: February 12, 2025

Agenda Item Number: #6 - E

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 Communities, for the Urban Landing Filing No. 1 Final Plat. The site is located southeast of Monument, south of the intersection of Baptist and Struthers Roads. This submittal consists of 49 single-family residential lots on 6.57 acres with a minimum lot size of 2,520 square feet. The site is currently zoned R-4 with this concurrent rezoning application to Planned Unit Development (PUD).

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 125 feet west of the project site on the west side of Struthers Road where it is proposed to turn westward and join the New Santa Fe Regional Trail, which is located 0.50 miles west, while the existing and proposed Fox Run Regional Trail is located approximately 0.65 miles north of the site. Urban Landing does not significantly fall within any Candidate Open Space Area.

The Urban Landing Filing No. 1 Final Plat shows 1.82 acres, or 27.7%, of open space dedicated to landscape tracts, and public open areas and trail corridors, thus meeting and exceeding the Land Development Code's 10% open space requirement. The open space includes Tract A, a nearly 1 acre centrally located neighborhood park with active use amenities, as highlighted on the submitted Landscape Plan. The applicant's Letter of Intent states the following in regard to recreational and multi-modal opportunities in and around the proposed development:

- *"Trails and Open Space: There are 1.82 acres of useable open space provided within the PUD. Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 6.57-acre site requires 0.65 acres of open space, .16 acres of which must be contiguous. The project satisfies these requirements. Approximately 150 feet from the site's western property line, the County-proposed Jackson Creek Regional Trail is located along Struthers Road and will connect to the existing New Santa Fe Regional Trail."*
- *"The new sidewalks along Spanish Bit Drive will connect to the existing infrastructure on Struthers Road and will provide residents with continuous, safe walking spaces, relieving the need for dangerous commutes within and alongside the roadway. The project is within a one-mile walking or bicycling distance from King Soopers, Walgreens, Big R, churches, banks, and multiple fast-food restaurants, encouraging walkability and bikability in an interconnected, multi-use neighborhood."*

- *“El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site. The area north of the site, south of the intersection of Baptist Road and Struthers Road, is identified as a candidate open space area, as is the land on the western side of Interstate Highway 25. The proposed 9.28-mile Jackson Creek Regional Trail is proposed on the west side of Struthers Road, approximately 150 feet from the proposed Urban Landing property line. This trail is imagined to start at Highway 105, following the Jackson Creek Parkway south to Baptist Road before splitting into two segments; one of which will connect to the New Santa Fe Regional Trail, and the other will connect to the City’s trail system at the Northgate Open Space.”*

As no park land or trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

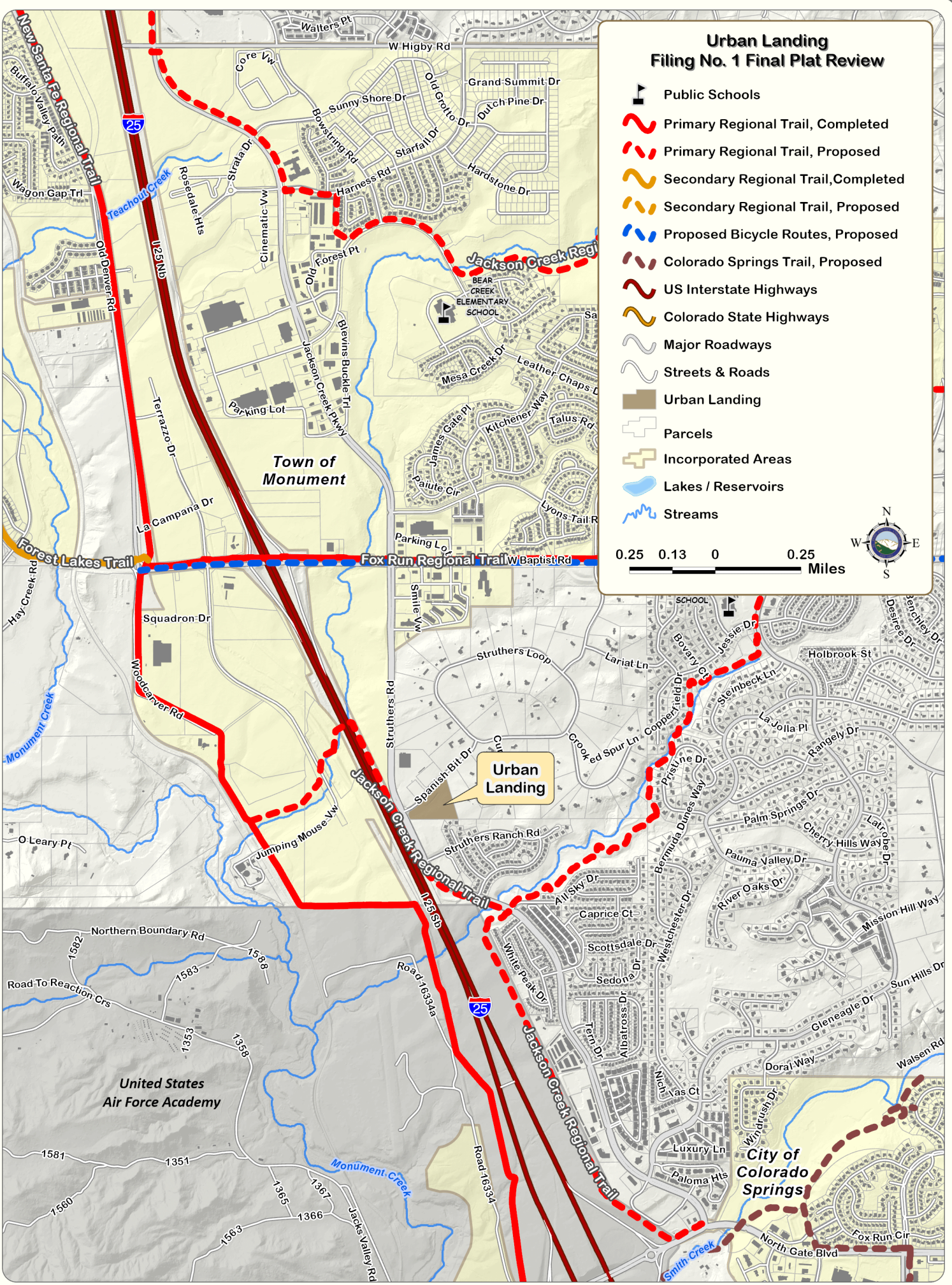
Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Urban Landing Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 to be paid at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to Urban Park Fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Urban Landing Filing No. 1 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Urban Landing
- Parcels
- Incorporated Areas
- Lakes / Reservoirs
- 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

February 12, 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:	Urban Landing Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-002	Total Acreage:	6.57
		Total # of Dwelling Units:	49
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	18.65
Classic Communities	N.E.S., Inc	Regional Park Area:	2
Joe Loidolt	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 49 Dwelling Units = 0.951
Total Regional Park Acres: 0.951

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 49 Dwelling Units =	0.18
Community:	0.00625 Acres x 49 Dwelling Units =	0.31
	Total Urban Park Acres:	0.49

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 49 Dwelling Units = \$24,745
Total Regional Park Fees: \$24,745

Urban Park Area: 2

Neighborhood:	\$119 / Dwelling Unit x 49 Dwelling Units =	\$5,831
Community:	\$184 / Dwelling Unit x 49 Dwelling Units =	\$9,016
	Total Urban Park Fees:	\$14,847

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 Urban Landing Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 to be paid at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to Urban Park Fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

FINAL PLAT

LETTER OF INTENT

DECEMBER 2024

OWNER:

ELITE PROPERTIES OF AMERICA, INC.
JOE LOIDOLT
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

JOEL@CLASSICHOMES.COM
(719) 592-9333

APPLICANT:

CLASSIC COMMUNITIES
JOE LOIDOLT
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

JOEL@CLASSICHOMES.COM
(719) 592-9333

CONSULTANT:

N.E.S. INC
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903

ABARLOW@NESCOLORADO.COM
(719) 471-0073

SITE DETAILS:

TSN: 7136001045

ACREAGE: 6.57 AC

CURRENT ZONING: R-4 (RECENTLY APPROVED FOR PUD PER PUDSP243)

CURRENT USE: VACANT LAND

REQUEST

N.E.S. Inc. on behalf of Classic Communities requests approval of the following applications:

1. Final Plat for 49 single-family lots on the 6.57-acre property, equating to a density of approximately 7.5 dwelling units per acre.
2. A finding of water sufficiency with the PUD Development/Preliminary Plan, thus this Final Plat to be approved administratively.

LOCATION

Urban Landing is located east of the intersection of Spanish Bit Drive and Struthers Road in the Gleneagle community. Spanish Bit Drive forms the northern boundary of the property. Across Spanish Bit Drive is a Big R retail store and 4.5 acres of planned commercial development. To the east of the property is the 2.5-acre lot Chaparral Hills rural residential subdivision (.4 du/ac), an enclave surrounded by suburban residential and commercial uses. To the south is the Struthers Ranch suburban residential subdivision (zoned PUD with a net residential density of 5.5 du/ac), as well as the proposed Cathedral Rock Church and Rocky Mountain Cycle Plaza. The property is bounded on the west by Struthers Road and Interstate-25, across which the planned Falcon Commerce Center will be located. The site comprises approximately 6.57 acres.



HISTORY

The site was zoned R-4 (Planned Development District) in 1975 and was accompanied by a Plot Plan for Jackson Creek Junction that covered a much broader, 376-acre area that spanned both sides of I-25. At that time, the site was identified as part of a 67-acre area of medium density housing at a density of 7.5 du/ac. This density was not expressed as a maximum density.

In 2021, it was proposed to rezone the site from R-4 to RM-30 to accommodate 120 units in five multi-family apartment buildings along with a daycare center. Based on input from the community, this proposal was revised and decreased to RM-12 zoning to allow 47 single-family units. Ultimately, residents of surrounding neighborhoods felt that R-12 zoning was too dense, and requested the site not

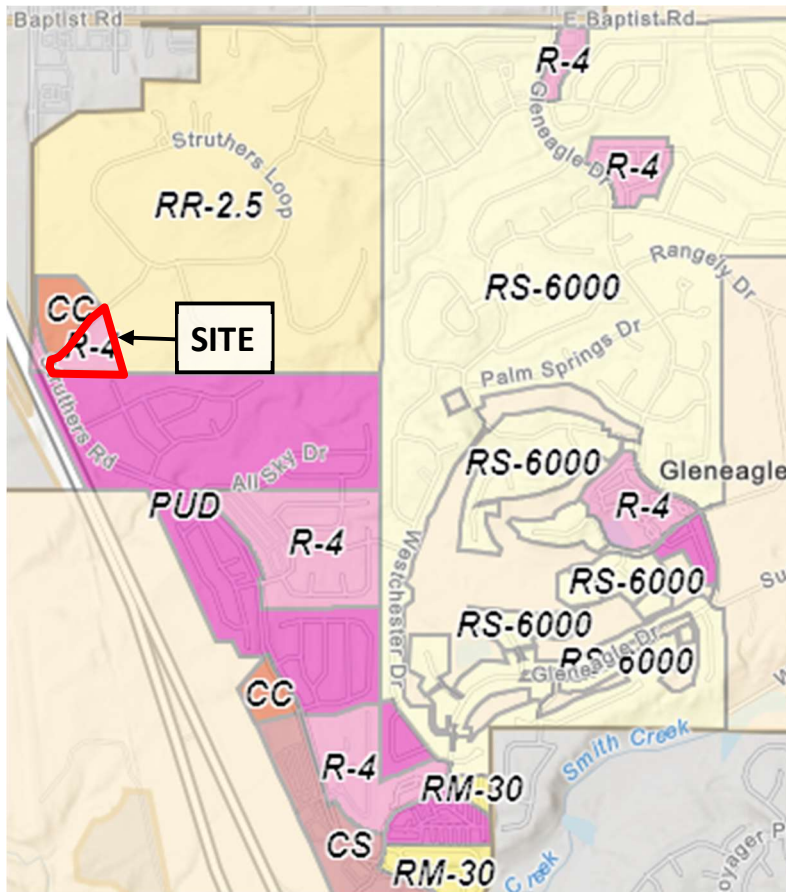
exceed the density of the R-4 zoning. As such, the project was then reimagined as a PUD with 49 single-family units and 1.82 acres of useable open space. This density is consistent with the 7.5 DU/AC originally planned for the R-4 zone. This PUD Plan (PUDSP243) was recently approved by El Paso County Planning Commission December 5, 2024 (Resolution No. PUDSP243) and Board of County Commissioners.

COMMUNITY OUTREACH

On December 1, 2023, N.E.S. Inc. distributed a letter to approximately 21 neighbors within a 500-foot radius of the site to notify them of a Neighborhood Open House to discuss the proposed PUD/Preliminary Plan for Urban Landing (at that time, called Urban Edge). The Neighborhood Open House was held Tuesday, December 12th, 2023 from 5:30pm until 7:00pm at the Fairfield Inn & Suites located at 15275 Struthers Road. Representatives from the owner/applicant, NES, and Classic Consulting Engineering & Surveyors LLC were available to review the project design and process and to address questions. Only one member of the public attended.

PROJECT DESCRIPTION

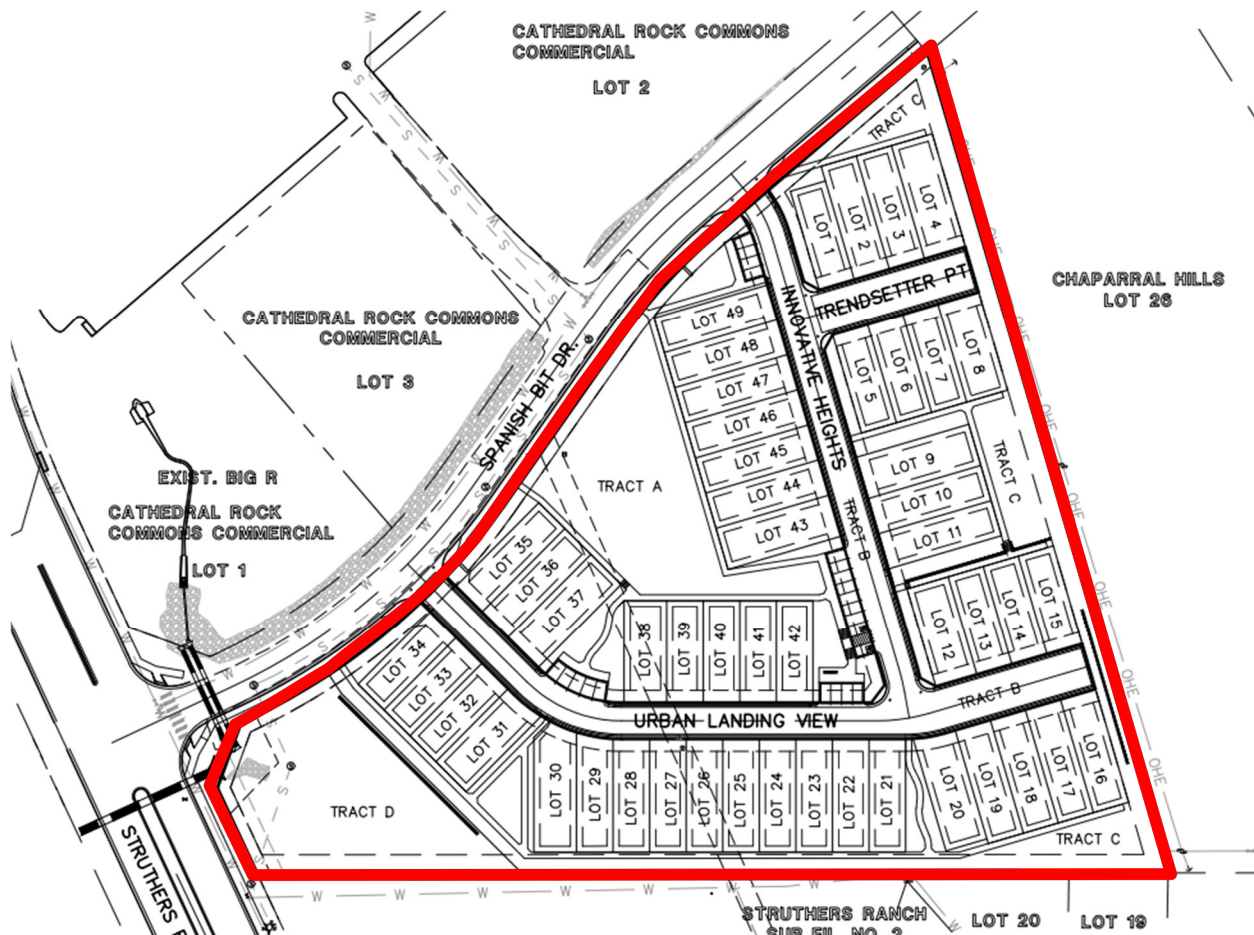
The site is now zoned PUD (Planned Unit Development) per the above PC Resolution.



The PUD zoning allows for flexibility in the dimensional and design standards to accommodate the proposed small, single-family product and associated neighborhood parks. This new product range for Classic Homes has been purposely designed to meet the growing demand for more housing choice at attainable price points and lower maintenance homes. The project will provide an innovative neighborhood model that reflects both changing market conditions and the surrounding urban fabric of single-family residential and commercial zoning.

The Final Plat proposes 49 units on 6.57 acres; a density of 7.5 dwelling units per acre. This is consistent with the 1975 Plot Plan for Jackson Creek Junction. The maximum height of

the buildings is 30 feet, and each unit will have a two-car garage or two parking stalls on the lot. An additional 22 guest parking spaces are provided within the development, two of which are ADA-accessible. Building footprints will not exceed 800 square feet, excluding the garage. Maximum lot coverage is 70%. 1.82 acres will be provided as useable open space in Tracts A, C, and D, which includes a detention pond. These areas will be owned and maintained by the Urban Landing HOA.



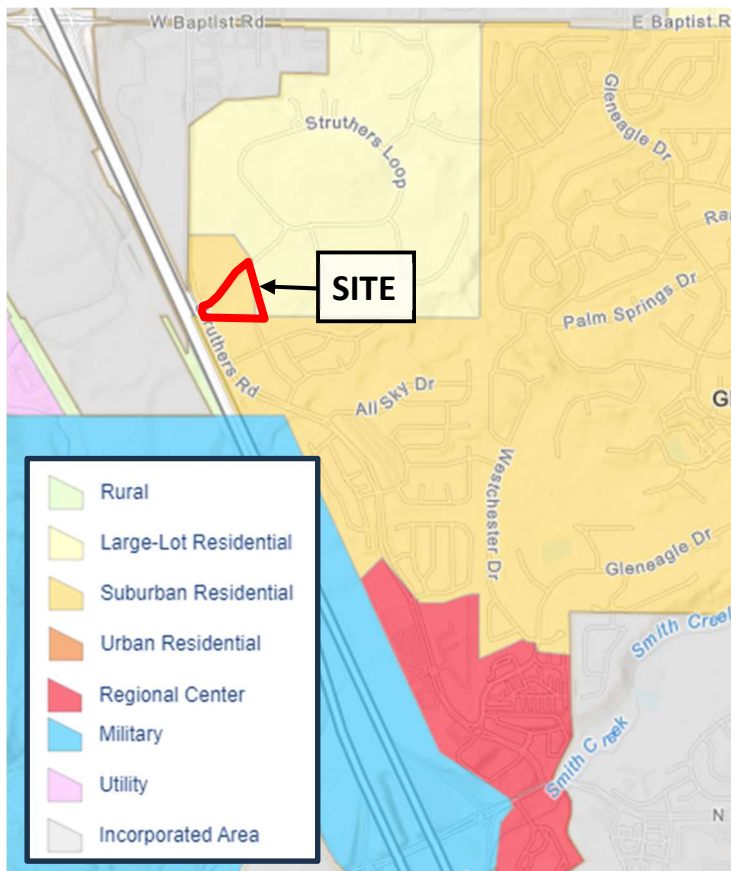
Each lot will have a 14-17 foot front setback, a 5-foot side setback, and a minimum 10-foot rear setback. Standard side yard setbacks apply to lots adjacent to a tract. The site will have a 15-foot landscape buffer to adjacent residential uses on the east and south and a 10-foot landscape buffer adjacent to public rights-of-way on the north and east. A retaining wall with a maximum height of four feet will be located on the east side of the site. A retaining wall with a maximum height of 10 feet will be located on Tract D between the proposed detention pond and Lots 31-34. A five-foot wide sidewalk will extend around the perimeter of the site on its north and east sides along Spanish Bit Drive and Struthers Road.

PUD/PRELIMINARY PLAN CONSISTENCY:

The Urban Landing Preliminary Plan for 49 single family dwelling units on 6.57 acres was recently approved December 5, 2024. The proposed gross density of this development is 7.5 DU/AC and is consistent with the densities on the approved Preliminary Plan.

ACCESS AND CIRCULATION: The site will have two full-movement access points onto Spanish Bit Drive. Access A will be located at the intersection of Spanish Bit Drive and the existing Big R store's access drive. Access B will be located west of this intersection and east of Struthers Road on Spanish Bit Drive.

COMPATIBILITY/TRANSITIONS: The site is surrounded by residential and commercial development of various densities. The majority of the surrounding region is within the Suburban Residential placetype, which has a primary land use of single-family detached residential with lots smaller than 2.5 acres per lot, up to 5 units per acre. Supporting uses include single-family attached, multifamily residential, commercial retail, and commercial services.



These supporting uses predominate the immediate vicinity to the north and south. To the north, across Spanish Bit Drive, is an existing Big R retail store and 4.5 acres of planned commercial development. To the south, immediately abutting the site, is the proposed Cathedral Rock Church and Rocky Mountain Cycle Plaza, a powersports vehicle dealer. Also to the south of Urban Landing is the Struthers Ranch PUD, which slightly exceeds the typical Suburban Residential placetype primary land use density at 5.5 du/ac. Though located within the limits of the Town of Monument, the areas west and north of the site have consistent uses as well. The planned Falcon Commerce Center will be located across I-25 to the west, and a commercial center containing retail uses, fast food restaurants, a hotel, and The

Marq at Monument Ridge apartment complex is located at the intersection of W Baptist Road and Struthers Road.

Further south is the Gleneagle Regional Center placetype, which has primary land uses that include restaurant, commercial, entertainment, and multi-family residential. Supporting uses include office, institutional, mixed-use, and single-family attached residential. The 2021 Your El Paso County Master Plan specifically describes the Gleneagle Regional Center as “an extension of the regional commercial

development at the northern edge of Colorado Springs.” Moreover, “Overall, the County should expand this Regional Center to include larger commercial development, including large retail centers to support more residents and travelers along Interstate 25.”

The County Master Plan recognizes and encourages a trend of intensifying development along Struthers Road and I-25, which Urban Landing supports. With a density of 7.5 du/ac, the project is compatible with not only the density of the 1975 Plot Plan for Jackson Creek Junction, but also with other residential properties along the Struthers Road corridor, including the Marq at Monument Ridge apartment complex to the north, and the Struthers Ranch, Summer Glen, Falcon View, Ridge Point, and Sunrise Townhomes subdivisions to the south, among others, which range from 5.5 du/ac to 16.4 du/ac. These developments, as well as RS-6000 zoned properties to the east, surround the RR-2.5-zoned Chapparal Hills rural residential subdivision, which is an anomalous Large-Lot Residential enclave. The small, residential lots of Urban Landing will buffer Chapparal Hills from Struthers Road while promoting more attainable, dense housing with easy access to I-25 and within close proximity to existing commercial centers.

TRAFFIC: A Traffic Impact Analysis was prepared for the site by SM Rocha, LLC in 2024 and is included in this submittal. The Study provides an analysis of anticipated project impacts concludes the following:

- The proposed Preliminary Plan will generate 462 total daily trips, with 34 trips occurring during the peak morning hour and 46 trips occurring during the peak afternoon hour.
- An analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impacts on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The study intersections are projected to operate at future levels of service comparable to Year 2044 background traffic conditions.
- Projected 2044 traffic operations with the project indicate that the stop-controlled intersection of Struthers Road with Spanish Bit Drive has turn movement operations at or better than LOS B during the morning peak traffic hour and LOS A during the afternoon peak traffic hour. Exceptions include the westbound left and right turning movement, which operates at LOS F during the afternoon peak traffic hour due to the through traffic volume along Struthers Road and the stop-controlled nature of the intersection. The stop-controlled intersection of Spanish Bit Drive with the Big R Stores access drive has turn movement operations at LOS B or better during both peak traffic hours.
- By Year 2044 without the proposed development, the stop-controlled intersection of Struthers Road and Spanish Bit Drive expects turn movement operations at or better than LOS B during the morning peak traffic hour and LOS A during the afternoon peak traffic hour. Exceptions would include the westbound left and right turning movement which operates at LOS E during the afternoon peak traffic hour.

An existing Development Agreement for the adjacent Big R Stores to the north defines off-site improvements and cost participation for potential Struthers Road and Spanish Bit Drive improvements, including the construction or modification of auxiliary lanes along Struthers Road and the paving of

Spanish Bit Drive from the Big R Stores' east property line to Urban Landing's east property line. In addition to these improvements, potential public improvements for Urban Landing include the following, which would be paid for through a cost sharing agreement or participation in a cost-recovery with other adjacent owners benefitting from the Struthers off-site improvements:

INTERSECTION/ ROADWAY	PUBLIC IMPROVEMENT	TIMING	RESPONSIBILITY
Struthers Road	Construct northbound right turn lane on Struthers Road at Spanish Bit Drive	When warranted	Cathedral Rock Commons Commercial
	Lengthen southbound left turn lane on Struthers Road at Spanish Bit Drive	When 95 th percentile queuing exceeds existing lane length	Cathedral Rock Commons Commercial
Spanish Bit Drive	Pave Spanish Bit Drive east to eastern edge of property line	With Site Development	Urban Landing
	Install curb, gutter, and sidewalk along northside of Spanish Bit Drive	With Development North of Spanish Bit Drive	Cathedral Rock Commons Commercial
	Install curb, gutter, and sidewalk along southside of Spanish Bit Drive	With Site Development	Urban Landing

WATER: This site will be served by Donala Water & Sanitation District Area A. A commitment letter for water is included in this submittal. A finding of water sufficiency with the PUD and Preliminary Plan is requested, with subsequent Final Plat to be approved administratively. Donala has sufficient supply and infrastructure in the area to serve this development. The total commitment is 16.13 acre-feet.

A Water Resources Report, provided by Classic Consulting, is included in this submittal. It is expected that 49 residential units less than 3,500 sf in size will generate an annual demand of 9.8 acre-feet, and 2.53 acres of active net irrigation will result in an annual demand of 6.33 acre-feet. In total, the site has an annual demand of 16.13 acre-feet. Donala's current water supply is 3,216 acre-feet per year, with an estimated annual demand of 1,922 acre-feet per year in 2023, resulting in an excess of 1,294.3 acre-feet per year for additional buildout.

WASTEWATER: Public sewage disposal is addressed in the Wastewater Disposal Report prepared by Classic Consulting. The average daily maximum month flows are expected to be 8,027 gallons per day. The wastewater commitment from Donala is 8,027 gal/day on an average daily-maximum monthly basis. The additional flow expected from this project results in a total loading of 75.3% of Donala's total owned capacity. Sufficient supply is available as demonstrated by the wastewater commitment letter.

OTHER UTILITIES: Mountain View Electric Association, Inc. will supply electricity service. The utility commitment letter is submitted with this application. The site will rely on electric service only and will not have natural gas connections.

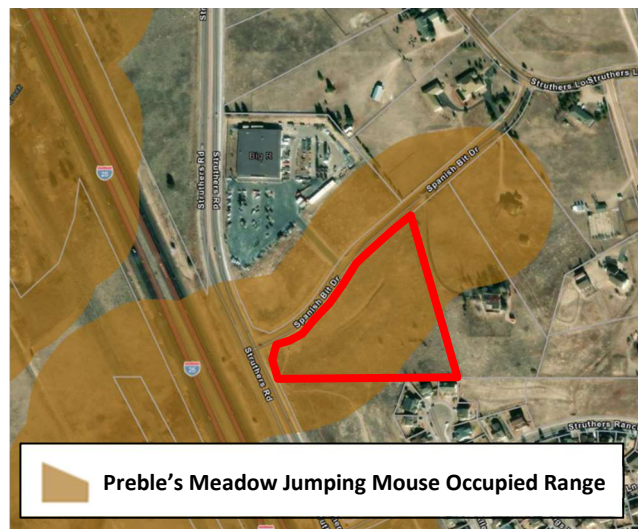
DRAINAGE: The majority of the site is located within the Jackson Creek Drainage Basin. The drainage improvements associated with the project are consistent with the Master Development Drainage Plan. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Black Forest Drainage Basin Planning Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. See Preliminary Drainage Report by Classic Consulting for more details.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0287G, effective December 7, 2018.

WETLANDS: The National Wetlands Inventory indicates there is an intermittent, seasonally flooded riverine system that is located on a small portion of the western edge of the site. This designation indicates a channel that contains flowing water during only part of the year, and in which surface water may be present early in the growing season but is absent by the end of the growing season in most years. This stream is non-jurisdictional because it is not adjacent to a navigable waterway, nor does it have a significant nexus to a navigable waterway. The stream will be filled as part of the project's site development.



WILDLIFE: According to the Colorado Parks and Wildlife Species Activity Map, the site falls within the overall range of black bear, elk, mountain lion, mule deer, and white-tailed deer. The site is also within the overall range of Preble's meadow jumping mouse and is within the species' Occupied Range according to the El Paso County Planning and Community Development Application Map. However, the Urban Landing site is not within an area of Critical Habitat designation. Moreover, the site has no perennial water source nor a mid-story sapling/shrub vegetative layer, which are both critical requirements for Preble's Meadow Jumping Mouse. The site does not offer suitable habitat and is therefore exempt from Section 1.106.6 of the El Paso County Land Development Code. There is no other known habitat for threatened or endangered species on the project site.



WILDFIRE: The fire risk on this site is low to moderate according to the Colorado State Forest Service Wildfire Risk Viewer. Developed areas will be landscaped and irrigated, reducing wildfire hazard potential. New landscaping will meet Firewise recommendations for separation.

GEOLOGIC HAZARDS: No geologic hazards were identified that are believed to preclude development of the site. Two soil types and two bedrock types were encountered in the 17 test borings drilled for the subsurface investigation. Highly expansive clays have been encountered in the area. Groundwater was encountered in three of the test borings but will likely not affect the construction of shallow foundation systems on the site. Deep utility excavations may encounter water. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. More information is provided in the Subsurface Soil Investigation prepared by Entech Engineering, Inc.

VEGETATION: The majority of the site has been disturbed and does not contain trees. There is a small patch of shrubs in the western corner of the site next to an existing drainage pipe. All new plantings on the site will be native species. All tracts will be owned and maintained by the Urban Landing HOA.

TRAILS AND OPEN SPACE: There are 1.82 acres of useable open space provided within the PUD. Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 6.57-acre site requires 0.65 acres of open space, .16 acres of which must be contiguous. The project satisfies these requirements. Approximately 150 feet from the site's western property line, the County-proposed Jackson Creek Regional Trail is located along Struthers Road and will connect to the existing New Santa Fe Regional Trail.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Donala Area A Sanitation and Water District
- Tri-Lakes Monument Fire District
- Mountain View Electric Association

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.h of the LDC allows for a PUD modification of a general development standard in the LDC or criteria of the ECM. The following PUD Modifications are requested:

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE HOA.
2	LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	
3	ECM SECTION 2.2.4.B.7, FIGURE 2-17, TABLE 2-7 ECM SECTION 2.3.8	URBAN LOCAL (LOW VOLUME) CROSS SECTION ROADWAY TERMINATION CUL-DE-SAC REQUIRED	24' PAVED WIDTH, 12' LANE WIDTH CUL-DE-SAC AT ANY DEAD-END ROADWAY	22' PAVED WIDTH (MIN.) 11' LANE WIDTH (MIN.) SHORT DEAD-END PRIVATE ROADWAY DOES NOT TRIGGER TURN-AROUND PER MONUMENT FIRE AND FIRE CODE.	A SMALLER PRIVATE ROAD CROSS SECTION STILL MEETS THE INTENT OF COUNTY LOCAL ROAD STD. THE SHORT DEAD-END PRIVATE ROADS ALLOW FOR ADEQUATE RESIDENT ACCESS WITH NO TURN-AROUND REQ. PER FIRE CODE.
4	8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.
5	LDC CHAPTER 6.2.2.B	ROADWAY LANDSCAPE REQUIREMENTS	STREET TREES REQUIRED ON RESIDENTIAL STREETS WITH URBAN DENSITY	NO STREET TREES ARE PROPOSED AS THE STREETS PROVIDE REAR GARAGE ACCESS TO THE LOTS AND THERE IS NO ROOM FOR TREE PLANTINGS	THE PUD ZONE IS INTENDED TO PROVIDE DESIGN FLEXIBILITY TO CREATE COMPACT LAYOUTS WITH MORE COMMON OPEN SPACE. THE LANDSCAPE PLAN INCLUDES AMPLE TREE AND SHRUB PLANTINGS IN COMMON TRACTS AND THE FRONT YARD OF THE LOTS WILL BE LANDSCAPED.

PUD Modification Justification:

The proposed modifications and deviations support the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community.

The proposed unique lot configuration and community design reflect the need for shared, 30-foot wide private roads that directly connect to public streets. These private roads will deviate from the requirements of ECM Section 2.2.4.B.7 by having a typical paved width of 22 feet and a lane width of 11 feet. All private roads will be owned and maintained by the Urban Landing HOA. No street trees are proposed as The private streets provide rear garage access to the lots, which limits the ability to provide street trees as required by LDC Chapter 6.2.2.B. To compensate, the landscape plan includes ample tree and shrub plantings in common open space tracts and the front yard of the lots will be landscaped.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County Plans for Urban Landing are the Your El Paso 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



Your El Paso County Master Plan designates the site as a Suburban Residential placetype, which has a primary land use of single-family detached residential with lot sizes smaller than 2.5 acres and up to 5 units per acre. Supporting uses include single-family attached, multifamily residential, and parks/open space. The Suburban Residential placetype is characterized by predominantly residential areas with mostly single-family detached housing and often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections

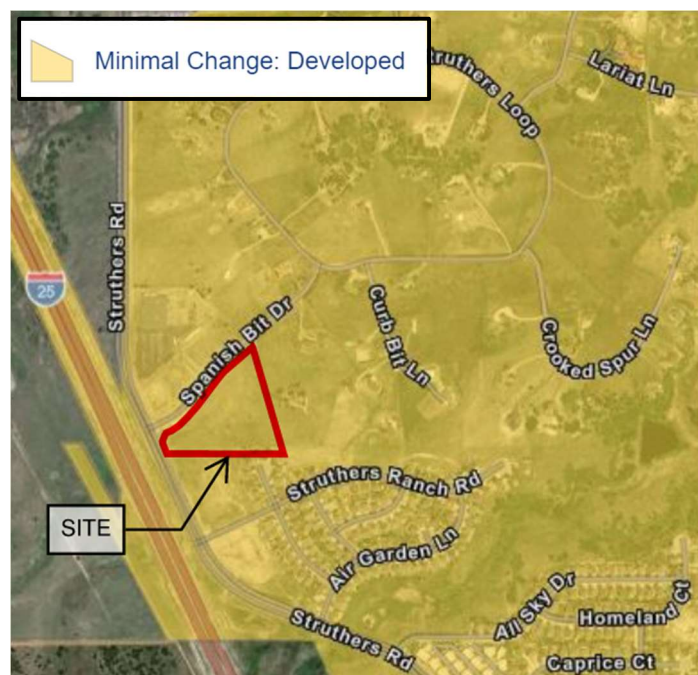
or along perimeter streets. The proposed Urban Landing development is consistent with this character because it maintains the form of a single-family detached residential neighborhood while providing a density transition to the adjacent retail and service uses located in the commercial centers on the north and south sides of the intersection of Spanish Bit Drive and Struthers Road. Although the proposed density is greater than 5 du/ac, the character of the product is similar to high density single-family attached, which is an allowable supporting use in this placetype.



This site is located within the Tri-Lakes area on the Key Areas map, which is characterized by significant suburban development and some mixed-use development. The Tri-Lakes area is the most well-established community in the northern part of El Paso County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment options. The Plan notes that future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor. The proposed Urban Landing development

will provide an alternative housing option to the 2.5-acre single-family lots to the east and north, and the smaller single-family homes in the PUD and R-4 zoning to the south, which generally range from approximately 7,000 – 12,000 square feet lots. The Urban Landing development will strengthen and diversify the housing options in Gleneagle and the surrounding region by offering single-family detached homes on lots that range from approximately 2,520 – 3,555 square feet, thereby expanding homeownership opportunities to young families, single people, and those looking to age in place. The additional households will also support existing commercial and employment businesses.

This site also lies in an area of Minimal Change - Developed on the Areas of Change map. This designation recognizes pockets of undeveloped areas and the high likelihood of intense future infill development that will significantly impact the character of an area. The Plan specifically sites an example for this area in which “a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population.” The Urban Landing development will represent an infill



development as it is surrounded by existing development. While the proposal is denser than the existing Chaparral Hills and Struthers Ranch single-family subdivisions to the east and south, it represents a more urban transition to the existing and planned commercial land uses immediately to its north and south.

The Urban Landing Final Plat supports Your El Paso Master Plan core principles, goals, and objectives by ensuring compatibility with the surrounding neighborhoods, increasing the diversity of housing types, supporting aging-in-place, and promoting more walkable communities with access to employment centers and amenities.

Core Principle 1: Land Use & Development

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Goal LU3: Encourage a range of development types to support a variety of land uses.

- *Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*
- *Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.*

The Urban Landing development will integrate within the present spectrum of adjacent uses: single family detached housing of various densities, commercial uses, and a faith-based organization. The project's location along Struthers Road, which is classified as a minor arterial roadway, and proximity to I-25 ensures that residents living at Urban Landing will have adequate access to public street infrastructure. The project is consistent with the density of the 1975 Plot Plan for Jackson Creek Junction and is within the planned capacity of areas road and utility infrastructure.

Core Principle 2: Housing and Communities

Goal HC1. Promote development of a mix of housing types in identified areas.

- *Objective HC1-4: In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*
- *Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

Goal HC3. Locate attainable housing that provides convenient access to goods, services, and employment.

- *Objective HC3-1: Emphasize redevelopment of smaller enclaves to denser urban residential uses such as multifamily and single-family attached dwelling units where compatible and appropriate in the context of the existing neighborhood, which may also require parcel consolidation if existing businesses leave.*

- *Objective HC3-3: Redevelopment in the smaller enclaves should emphasize residential development first and then accommodate supporting uses.*

Goal HC4. Support aging-in-place housing options to meet residents' needs through all stages of life.

- *Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*
- *Objective HC4-3: Support the development of housing types that further support aging in place.*

The Gleneagle and Monument areas will benefit from Urban Landing's addition to the availability of housing options, particularly in the Suburban Residential placetype. The project's high-density, single-family homes provide an appropriate transition in density from the existing, larger-lot single-family homes to the east and south, to the more intense commercial development immediately north and south of the site. Open space within the development preserves areas for recreation on-site. In addition, the smaller lots proposed by the development in conjunction with HOA maintenance creates a living situation with fewer and less taxing property maintenance demands, which provides a needed housing option to allow those of all ages and abilities to remain in the neighborhoods and areas they desire.

Core Principle 4: Transportation & Mobility

Goal TM1. Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

- *Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when needed.*

Goal TM2. Promote walkability and bike ability where multimodal transportation systems are feasible.

- *Objectives Objective TM2-1: Transportation improvements should prioritize active modes of transportation and connections to local destinations over vehicular travel and regional trips.*

The new sidewalks along Spanish Bit Drive will connect to the existing infrastructure on Struthers Road and will provide residents with continuous, safe walking spaces, relieving the need for dangerous commutes within and alongside the roadway. The project is within a one-mile walking or bicycling distance from King Soopers, Walgreens, Big R, churches, banks, and multiple fast-food restaurants, encouraging walkability and bike ability in an interconnected, multi-use neighborhood.

Core Principle 5: Community Facilities

Goal CFI3. Ensure adequate provision of utilities to manage growth and development.

- *Objective CFI3-2: Promote urban level development in areas served by centralized utilities.*
- *Objective CFI3-4: Locate new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Goal CFI4. Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

- *Objective CFI4-6: Encourage development that incentivizes and incorporates water-efficient landscaping principles.*
- *Objective CFI4-16: Stormwater detention, retention ponds, or other best management practices (BMPs) should be required to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants.*

Urban Landing is an infill project that will connect to existing utilities, minimizing the need to construct new infrastructure. At 7.5 single family detached homes per acre, the development introduces an appropriately urban density while reflecting the more traditionally suburban scale of surrounding neighborhoods. The landscaping will incorporate native and drought-tolerant design to maximize the water efficiency of the site. A retention pond will be located on-site to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants.

Water Master Plan

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

Goal 1.2 – Integrate water and land use planning.

The Water Resources Report prepared by Classic Consulting and submitted with the PUD Preliminary Plan application provides calculations on the potable water supply. The quality of the water produced by the Donala Sanitation District for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and Donala Sanitation District.

Goal 4.2 – Support the efficient use of water supplies.

Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

The project will emphasize water-efficient landscaping and xeriscape design to accommodate the soils and arid conditions of the region. As an infill development, Urban Landing will connect to existing water infrastructure and will have a density consistent with the Plot Plan created for the site nearly 50 years ago.

Goal 6.0 – Require adequate water availability for proposed development.

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

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

The project is located within the State of Colorado Division of Water Resources Region 2 (Monument Area). The El Paso County Water Master Plan specifically states: “Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040.”

The WMP notes that Region 2 has a current water supply of 13,607 acre-feet per year and a current demand of 7,532 acre-feet per year. The 2040 water supply is projected to be 20,516 acre-feet per year and the projected demand is 11,713 acre-feet.

2040 Major Transportation Corridor Plan

The 2040 Improvements map does not identify any roadway improvement to the site or its immediate vicinity. The 2060 Corridor Preservation map shows I-25 as a Freeway and nearby Baptist Road as a Principal Arterial.

El Paso County Parks Master Plan

The Parks Master Plan does not identify any proposed parks or candidate open space on this site. The area north of the site, south of the intersection of Baptist Road and Struthers Road, is identified as a candidate open space area, as is the land on the western side of Interstate Highway 25. The proposed 9.28-mile Jackson Creek Regional Trail is proposed on the west side of Struthers Road, approximately 150 feet from the proposed Urban Landing property line. This trail is imagined to start at Highway 105, following the Jackson Creek Parkway south to Baptist Road before splitting into two segments; one of which will connect to the New Santa Fe Regional Trail, and the other will connect to the City’s trail system at the Northgate Open Space.

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 Urban Landing Filing No. 1 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

Urban Landing Filing No. 1 is consistent with the Urban Landing PUD Preliminary Plan and substantially conforms with the plans. The Urban Landing PUD Preliminary Plan illustrates a similar lot layout with the same number of lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes tracts for open space, parking, and access.

- 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; A few PUD Modifications are requested as described above, otherwise, all development standards are met. All relevant reports and studies have been included with the application submittal demonstrating conformance with all other 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 will be approved with the PUD Preliminary Plan for Urban Landing 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 49 lots into the Donala Water and Wastewater District public sewer system with the District 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 loose soils, expansive soils, areas of erosion, groundwater, potentially unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study. However, the report finds that 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 a combination of public rights-of-way and private tracts. Public ROW will be constructed to meet County standards and the private tracts are designed to be sufficient for access and will be maintained by the HOA.

- 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 Donala Water and Wastewater District for water and wastewater services and MVEA for electric. No gas service will be extended to the site as these units are planned to be served by electric only. The site is within the Monument Fire Protection District which will provide emergency services to the subdivision. As noted above, access to the site will be provided via a combination of public rights-of-way and private tracts. Public ROW will be constructed to County standards, the private tracts are designed to be sufficient for access.

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 Donala 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 (Monument Fire Protection District) 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 Urban Landing Filing No. 1 Final Drainage Report.

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.

FINAL PLAT

URBAN LANDING FILING NO. 1

SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR (NO CAP), FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH 1.25 INCH ILLEGIBLE YELLOW CAP, FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- C. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH ORANGE PLASTIC CAP STAMPED BY 26965, FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- D. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH YELLOW PLASTIC CAP STAMPED "2372" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- E. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "9853" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- F. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH 1.5 INCH ILLEGIBLE ALUMINUM CAP FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- G. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH ILLEGIBLE RED PLASTIC CAP, FOUND 1.0' BELOW GRADE.
- H. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR (NO CAP), FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- I. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH RED PLASTIC CAP STAMPED BY "20881", FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- J. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPED BY "10376", FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
- K. INDICATES REFERENCE TO A FOUND + ON ELECTRIC VAULT

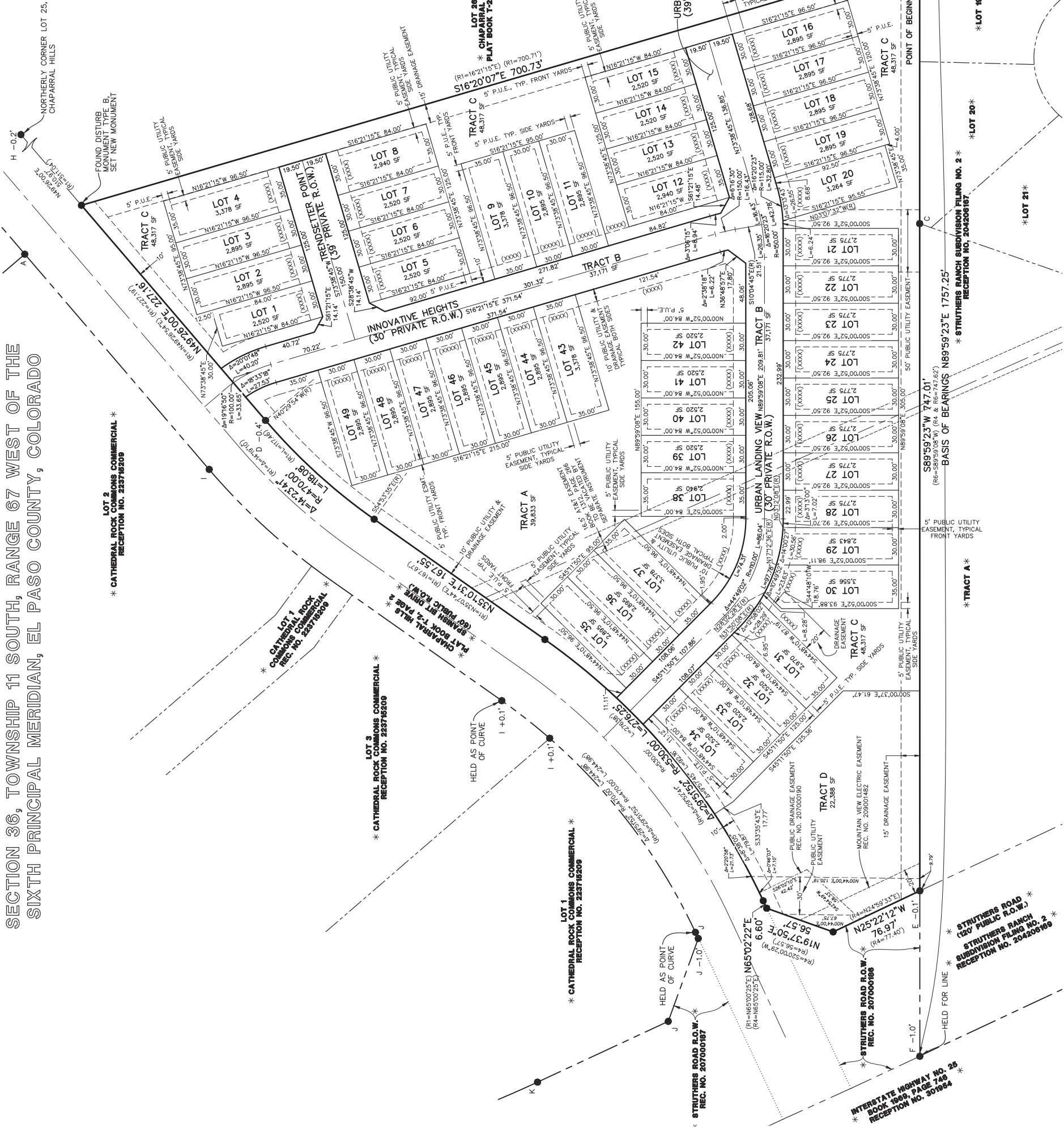
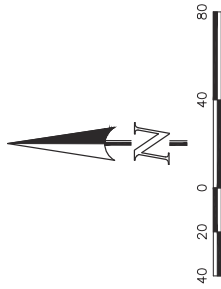
RECORD REFERENCE LEGEND:

(RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER)

- R1= CHAPARRAL HILLS, SUBDIVISION PLAT RECORDED AUGUST 26, 1991 UNDER RECEPTION NO. 000824585, PLAT BOOK T2 AT PAGE 2.
- R2= STRUTHERS RANCH SUBDIVISION FILING NO. 2 PLAT RECORDED DECEMBER 17, 2004 UNDER RECEPTION NO. 204206167.
- R3= STRUTHERS RANCH SUBDIVISION FILING NO. 3 PLAT RECORDED DECEMBER 17, 2004 UNDER RECEPTION NO. 204206169.
- R4= SPECIAL WARRANTY DEED RECORDED JANUARY 1, 2007 UNDER RECEPTION NO. 207000186.
- R5= CHAPARRAL HILLS 1A, SUBDIVISION PLAT RECORDED FEBRUARY 5, 2009 UNDER RECEPTION NO. 209712920.
- R6= WARRANTY DEED RECORDED DECEMBER 19, 2023 UNDER RECEPTION NO. 223103173.

LEGEND

- * NOT PART OF THIS SUBDIVISION
- (R1=) RECORD DOCUMENT TABLE REFERENCE
- AC ACRES
- SQ. FT. SQUARE FEET
- ADDRESS
- PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- (R) RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED BY 20971
- MONUMENT TYPE AS NOTED IN MONUMENT LEGEND
- A -0.3' INDICATES THE LOCATION OF THE TOP OF THE MONUMENT RELATIVE TO THE MONUMENT GRADE OF THE GROUND



SHEET 2 OF 2
DECEMBER 11, 2024
JOB NO. 1308.00
URBAN LANDING FILING NO. 1





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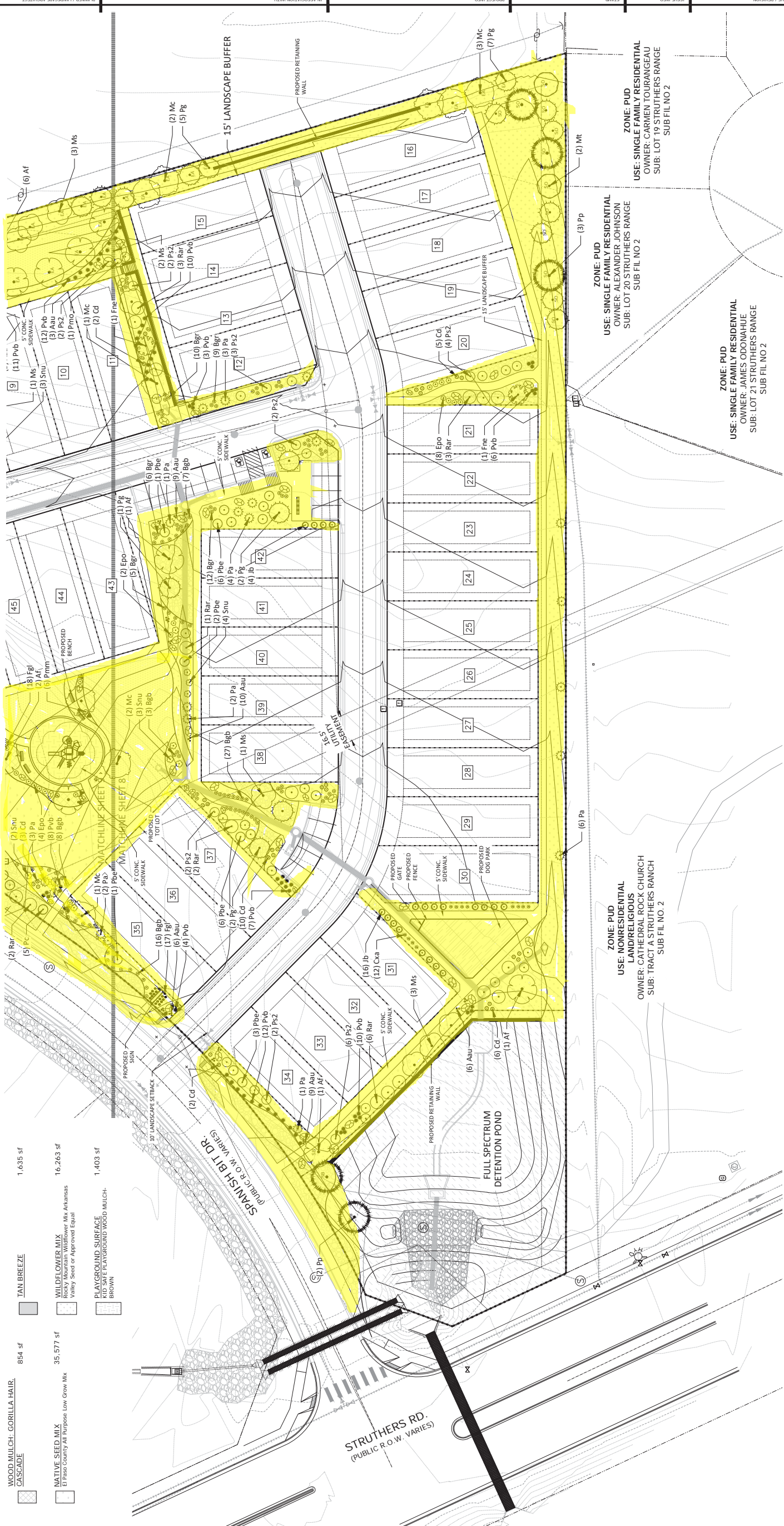
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SPANISH BIT DRIVE

E: 05/15/2024
S: B. SWENSON
PREPARED BY: A. LANGHANS

DATE:	BY:	DESCRIPTION:
5/15/2024	BY	A LANGHANS
9/12/2024	BY	A LANGHANS
0/25/2024	BY	A LANGHANS
0/28/2024	BY	A LANGHANS

8 OF 9













ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL
OWNER: CARMEN TOURANGEAU
SUB: LOT 19 STRUTHERS RANGE
SUB FIL NO 2









ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL
OWNER: ALEXANDER JOHNSON
SUB: LOT 20 STRUTHERS RANGE

ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JAMES ODONAHUE
SUB: LOT 21 STRUTHERS RANGE
SUB FIL NO 2

ZONE: PUD
USE: NONRESIDENTIAL
LAND/RELIGIOUS
OWNER: CATHEDRAL ROCK CHURCH
SUB: TRACT A STRUTHERS RANCH
SUB FIL NO. 2

CONCEPT PLANT SCHEDULE	
	1-1/2" ROCK MULCH
19,709 sf	
	ROCK COBBLE
26,066 sf	
	BLUEGRASS SOD Tall Fescue Blend
15,499 sf	
	WOOD MULCH: GORILLA HAIR, CASCAD
854 sf	
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix
35,577 sf	
	SYNTHETIC TURF
7,045 sf	
	RETENTION SEED MIX All Purpose Detention Mix Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Yellow Needlegrass - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% All remaining seed weight Hydroseed @ 19.3 PLS/acre
43,456 sf	
	TAN BREEZE
1,635 sf	
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal
17,263 sf	
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH- BROWN
1,403 sf	

CONCEPT PLANT SCHEDULE

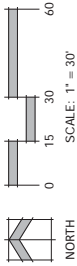
	SYNTHETIC TURF	7,045 sf
	1-1/2" ROCK MULCH	19,709 sf
	ROCK COBBLE	26,066 sf
	BLUEGRASS SOD Tall Fescue Blend	15,499 sf
	WOOD MULCH: GORILLA HAIR, CASCADE	854 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Young Seed or Approved Equal	16,263 sf
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH- BROWN	1,403 sf

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: RR2
USE: SINGLE FAMILY RESIDENTIAL
OWNER: PAUL DRAUSE
SUB: LOT 26 CHAPARRAL HILLS



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www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN
LANDING

FINAL LANDSCAPE
PLAN
SPANISH BIT DRIVE

PROJECT INFO
DATE: 05/15/2024
PROJECT MGR:
PREPARED BY: A. SWENSON
A. LANGHANS

STAMP

ENTITLEMENT

ISSUE INFO

DATE	BY	DESCRIPTION
05/15/2024	BY	A. LANGHANS
09/12/2024	BY	A. LANGHANS
10/25/2024	BY	A. LANGHANS
10/28/2024	BY	A. LANGHANS

ISSUE / REVISION

SHEET TITLE

9

9 OF 9

PUDSP243

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Villages at Sterling Ranch Final Plat

Agenda Date: February 12, 2025

Agenda Item Number: #6 - F

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for endorsement of The Villages at Sterling Ranch Final Plat, which includes 227 small single-family and townhome residential lots on 39.06 acres, with a minimum lot size of 1,695 square feet. The property is currently zoned Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.45 miles west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate north and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The Villages at Sterling Ranch Final Plat falls partially within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located approximately 0.45 miles east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The current application shows 8.46 acres, or 21.6%, of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail. The letter of intent states the following in regard to parks, trails, and open spaces:

- *"Trails and Open Space: The Villages at Sterling Ranch provides 8.46 acres of open space which is 21.6% of the total development area. 3.4 AC can be considered useable open space which is 40% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units and provide common open spaces between the*

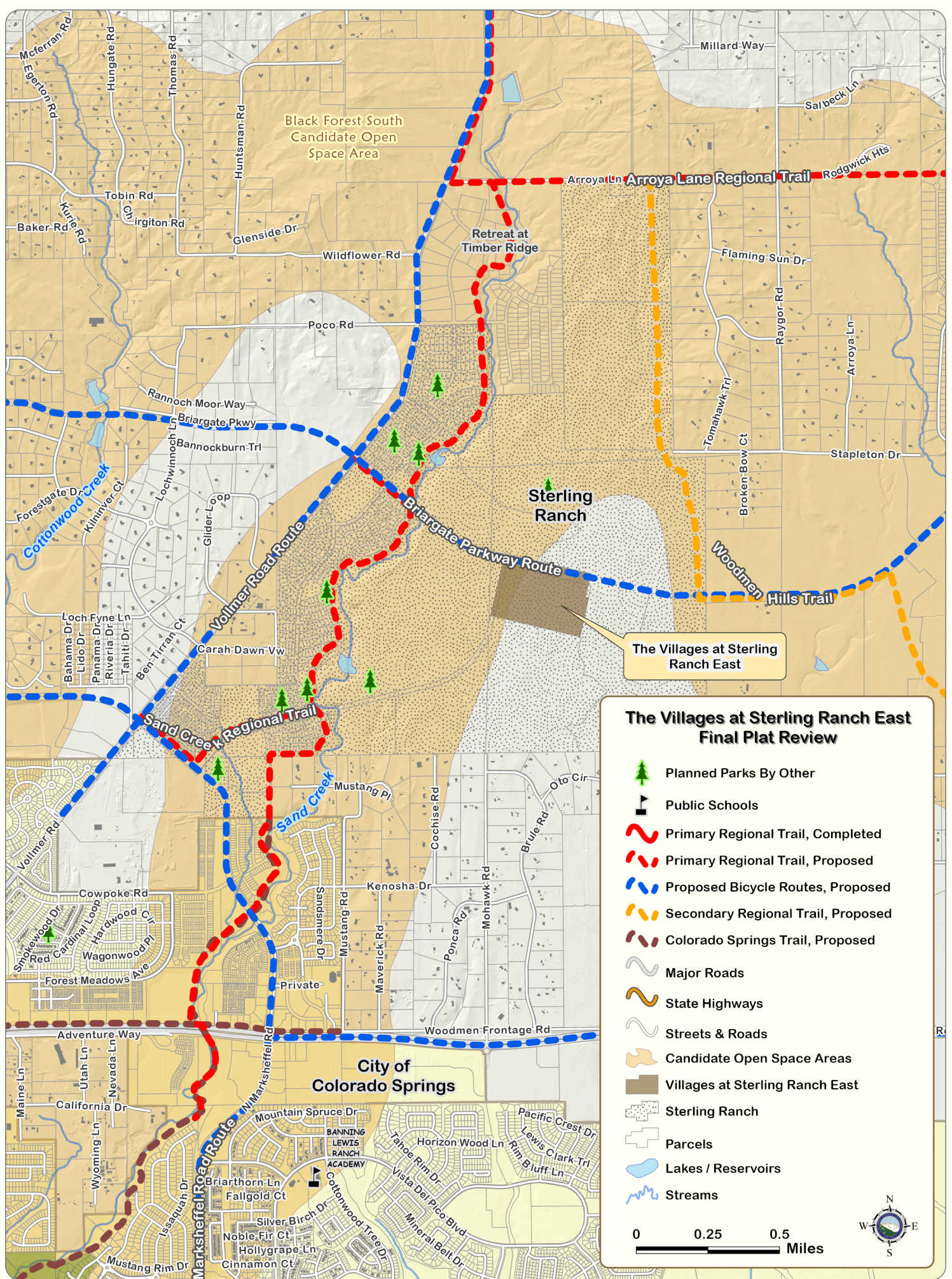
residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.”

- *“Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous, usable open-space. The project satisfies these requirements.”*
- *“El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 29.3-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.”*
- *“The Villages at Sterling Ranch provides 8.49 acres of usable open space, including a 3.4 acres of usable open space located within Tract A that is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units to provide small open spaces between the residential roadways and the proposed lots. All pedestrian walks provide connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.”*

In the time since the Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan was originally reviewed and endorsed by the Park Advisory Board in August 2022, The Villages at Sterling Ranch has been included in the Sterling Ranch Regional Park Lands Agreement (Res. 24-403A, Rec. 223099821) which waives regional park fees in exchange for the construction of the Sand Creek Regional Trail through Sterling Ranch. Furthermore, the Villages at Sterling Ranch has also been included in an Urban Park Lands Agreement (Res. 24-491, Rec. 224100564) which waives urban park fees in exchange for the construction of the Sterling Ranch Community Park. As such, staff acknowledges the waiver of \$114,635 in regional park fees and \$68,781 in urban park fees for The Villages at Sterling Ranch Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Villages at Sterling Ranch Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.



Development Application Review Form



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

February 12, 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:	The Villages at Sterling Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-039	Total Acreage:	39.06
		Total # of Dwelling Units:	227
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	14.53
Classic SRJ Land, LLC	N.E.S., Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	3
Colorado Springs, CO 80921	619 North Cascade Avenue	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 227 Dwelling Units = 4.404		Neighborhood:	0.00375 Acres x 227 Dwelling Units = 0.85
Total Regional Park Acres: 4.404		Community:	0.00625 Acres x 227 Dwelling Units = 1.42
		Total Urban Park Acres: 2.27	
FEE REQUIREMENTS		Urban Park Area: 3	
Regional Park Area: 2		Neighborhood:	\$119 / Dwelling Unit x 227 Dwelling Units = \$27,013
\$505 / Dwelling Unit x 227 Dwelling Units = \$114,635		Community:	\$184 / Dwelling Unit x 227 Dwelling Units = \$41,768
Total Regional Park Fees: \$114,635		Total Urban Park Fees: \$68,781	

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 Villages at Sterling Ranch Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

Park Advisory Board Recommendation:

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

LETTER OF INTENT

NOVEMBER 2024

OWNER:

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

APPLICANT:

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

CONSULTANT:

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

SITE DETAILS:

TSN: 5200000553 & 5200000573

Location: SE corner of the intersection of Sterling Ranch Road & Briargate Parkway

ACREAGE: 39.058 AC

CURRENT ZONING: RR-5

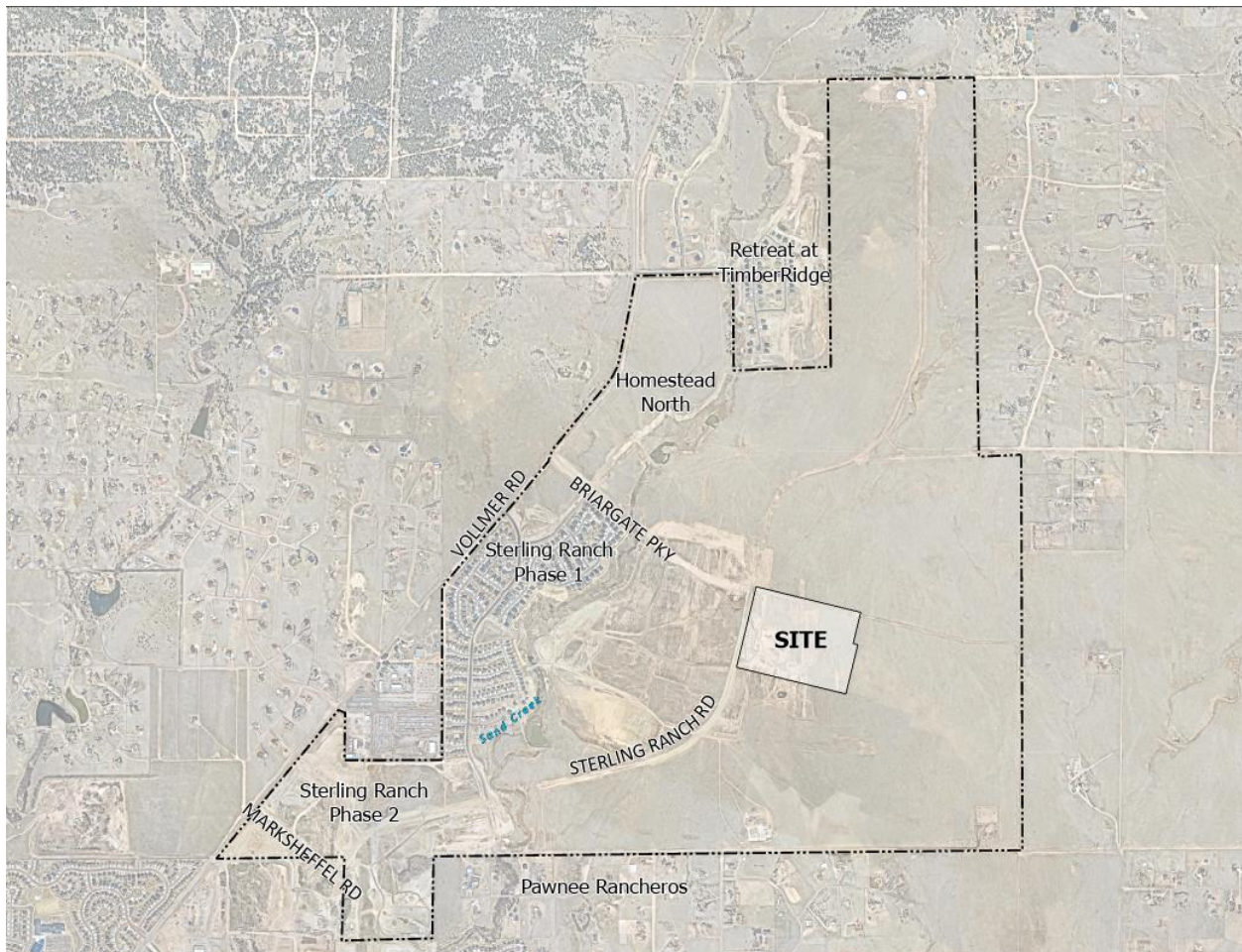
CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests administrative approval of the Final Plat for Villages at Sterling Ranch consisting of 39.058-acres. The Final Plat includes 227 single-family lots including 54 attached units, 173 detached single-family units, and 38 single-family detached units with the option for an ADU.

LOCATION

The Villages at Sterling Ranch Final Plat includes 39.058 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies just south of the proposed extension of Briargate Parkway and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Preliminary Plan area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan area. The remainder of the Sterling Ranch property is situated to the east.

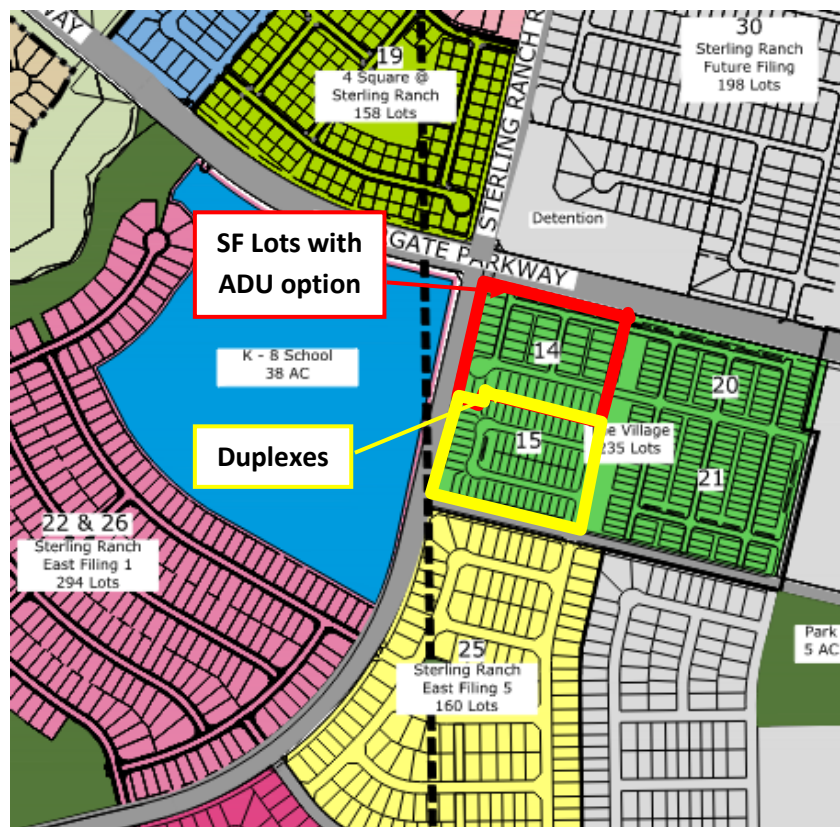


PROJECT DESCRIPTION AND CONTEXT

The project proposes 227 small-lot detached and attached single-family lots on 39.058 acres, with a proposed gross density of 5.81 dwelling units per acre, which is within the 5-8 DU/AC range designated in the Sterling Ranch Sketch Plan Amendment approved March 14, 2024. The average lot size is 3,113 square feet. All units are rear loaded lots and provide an interior walkway with a common open space between units where possible. In total, this Final Plat proposes 54 attached and 173 detached single-family lots.

The Villages at Sterling Ranch includes three product types: duplexes (54 lots), which include two attached single-family units; Preamble units (135 lots), which are less than 800 square-foot single-family detached units; and single-family lots with the option for Accessory Dwelling Units (ADUs) (38 lots). The duplex lots will be approximately 2,800sf in size. The Preamble single-family detached lots will range from 2,865sf to 3,342sf. The single-family lots with the ADU option will range from 4,000sf to 4,500sf.

The ADUs are optional at the time of home construction and may be rented out by the owner, or provide independent accommodation for a family member, or simply be incorporated into the main home as additional living space. The ADUs will not be allowed to be sold as fee simple lots via a condo plat. The continued accessory use of the ADUs will be controlled by The Villages at Sterling Ranch CC&Rs. As ADUs are accessory to the principal single-family detached dwelling use, they do not affect the overall unit count and density will remain the same even if all 38 lots include the optional ADU.



Setbacks for each unit vary by product type. Typical minimum lot setbacks for the entire development are front 5' minimum, side 0-5', and rear varies. Typical detached single-family units (ADUs and Preambles) have a minimum side setback of 5', resulting in a 10' separation between buildings. Typical attached single-family units (duplexes) have a side setback of 0' where they are attached and a side setback of 5' where they are not attached, resulting in a 10' separation between buildings. Standard side yard setbacks apply to all corner lots adjacent to a tract. All the corner lots within the development are adjacent to a tract and will adhere to internal lot setbacks as described above. Sight distance lines will not encumber individual lots due to proposed tract locations.

Parking will be provided on each individual lot. The Preamble, single-family detached lots (Lots 93-227) will include 2 off-street parking stalls. These off-street stalls will be rear loaded and either provided on private driveways or within 2-car garages. The first option will accommodate parking within a 2-car garage with an 11.5' driveway that will not allow parking. The second option is a 2-car detached garage with a 20' driveway that will allow 2 parking spaces, or the third option is for two uncovered parking stalls that are 19.5' in length with wheel stops. The preamble units are not allowed an optional ADU so these parking options will be retained. The single-family lots with the option for an ADU (Lots 55-92) will include a rear loaded 2-car garage and an 18.5' driveway. When the optional, integrated ADU is selected, the driveway will be widened to 27' to accommodate a third off-street parking space. The duplex lots (lots 1 – 54) will include a front loaded, 1 or 2-car garage and a 22.5' driveway that will accommodate 1 or 2 parking stalls on the driveway. The guest parking requirement for the development is 14 spaces and an additional 193 guest parking stalls, including 7 ADA stalls, are proposed to be dispersed throughout the development. These guest parking stalls are located within Tracts. Tracts A, B, J, I, H, and M will include parking stalls. On-street parking is not allowed in the development.

Proposed roadways are a mix of public and private. All public roadways are designated as public local with 50' ROW and 5' easements. The site does not connect to Briargate Parkway, and no lots have direct driveway access to Sterling Ranch Road, Oak Park Drive, or Indianapolis Drive. Units that do not front a public roadway and are serviced by 30' private residential access roads. Permanent cul-de-sacs are proposed where it is not feasible for public roadways to connect. PUD Modification requests for the use of private roads, roadway widths and terminations, private road cross section dimensions, lot frontage on and access from a public road, and private roadway intersections with ramps for 3-way crossings have been included with this submittal. Private driveways will be maintained by the homeowner.

A 6' concrete panel noise wall is proposed along the rear of the lots facing Briargate Parkway for noise mitigation and privacy. A detail of the 6' concrete panel wall is provided in the PUDSP plan set. A 25-foot landscape setback is provided along Briargate Parkway.

The Villages at Sterling Ranch includes the Briargate Parkway extension from its intersection with Sterling Ranch Road to the eastern limit of the property line, which will be built with future adjacent development to the north and east. Sterling Ranch Road will be the primary access into The Villages community.

SKETCH PLAN CONSISTENCY:

The Sterling Ranch Sketch Plan Amendment for 4,800 dwelling units on 1,444 acres was approved March 14, 2024. The Sketch Plan identifies the area included within this proposed Final Plat as residential with a density of 5-8 DU/AC. The proposed gross density of this development is 5.81 DU/AC and is consistent with the densities on the approved Sterling Ranch Sketch Plan Amendment.

COMPATIBILITY/TRANSITIONS: Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Sterling Ranch Road and Briargate Parkway, where the ADUs are located in Lots 55-92. Just south along Sterling Ranch Road, the attached single-family duplexes are located in Lots 1-54. These portions of the property provide a buffer and transition from the lower density detached single family lots proposed in the Sterling Ranch East Final Plat to the west and future single family residential to the north, east, and south. The higher density of The Villages will be compatible with the higher intensity uses of the 35-acre K-8 school site to the immediate west of Sterling Ranch Road and of similar densities to FourSquare, located in the northwest corner of Sterling Ranch Road and Briargate Parkway. The proposed mix of attached and detached single-family housing will transition the major arterial & collector traffic volumes of Sterling Ranch Road and Briargate Parkway to the future detached single family lots to the north, east, and south of The Villages.

ACCESS: The Villages is located southeast of the intersection of Briargate Parkway and Sterling Ranch Road. A $\frac{3}{4}$ movement is provided at Oak Park Drive and Sterling Ranch Road which will grant access into the development. Two full movement accesses are proposed within the development to Oak Park Drive.

TRAFFIC: A Traffic Generation Analysis was prepared by LSC in April of 2024 and updated in August of 2024. This analysis assessed traffic generation for the Villages at Sterling Ranch compared to the land use assumptions for the Sketch Plan Amendment area, Rezone areas, Preliminary Plan, and Briargate Stapleton Corridor study to considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

The Traffic Study concludes the following:

- The site is subject 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.
- The Villages at Sterling Ranch is projected to generate about 2,020 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. This is about 26 more vehicle trips per day than were assumed for the same area in the Sterling Ranch Master Traffic Impact Study.
- The stop-sign-controlled intersection of Vollmer/Burgess is currently operating at LOS E for the eastbound approach during the afternoon peak hour. This intersection currently meets the criteria for all-way, stop-sign control. Based on the short-term total traffic volumes and the existing lane geometry, all approaches at this intersection are projected to operate at LOS C or better during the peak hours. This intersection currently has one-lane approaches in all directions. Based on existing traffic volumes, multiple auxiliary turn lanes would be required to meet the ECM standard. LSC recommends this intersection be reconstructed as a modern one-lane roundabout, which is projected to operate at LOS C or better for all approaches during the

peak hours, based on the projected short-term and 2044 total traffic volumes. This project may be required to contribute to future improvements at this intersection.

- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2044, these intersections will likely need to be converted to traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected short-term and 2044 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2044 total traffic volumes.
- The intersection of Oak Park/Sterling Ranch is projected to operate at LOS B or better for all movements during the peak hours as a stop-sign-controlled intersection, based on the projected short-term total traffic volumes.
- The following auxiliary turn lanes are projected to be required:
 - A northbound right-turn deceleration lane on Sterling Ranch Road approaching Oak Park Drive. This lane should be 155 feet long plus a 160-foot taper.
 - A southbound left-turn lane on Sterling Ranch Road approaching Oak Park Place. A center painted median is part of the standard Non-Residential Collector cross section and a left-turn lane is planned with Sterling Ranch East Filing 1.
 - Eastbound left-turn lanes on Park Place approaching the site-access points. A center painted median is part of the standard Non-Residential Collector cross section. The center median should be striped to provide a 255-foot-long turn lane plus a 160-foot taper approaching St. Louis Road and a 205-foot-long turn lane plus a 160-foot taper approaching Indianapolis Road.

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

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

No site-specific noise study was undertaken for The Villages at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. Because of the close proximity of The Villages at Sterling Ranch to Homestead North, the same noise study and findings were applied with this subdivision. The Homestead North Noise Impact Study recommended a minimum 6-foot-high noise barrier along Briargate Parkway arterial road to reduce

noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6-foot concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. A detail of the 6-foot concrete panel wall is provided in the PUD Preliminary plan set. Sterling Ranch Road does not require noise mitigation as it is classified as a collector.

WATER: Water, wastewater, and storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch Final Plat includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The total 300-year water supply for FAWWA is 1,963.54 annual acre-feet. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

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

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.
- It is noted that 38 of the lots have the option to add an accessory dwelling unit or additional home square footage that is roughly 670 SF in size. All lots have a single service which would not require upsizing for this purpose. Since the water allocation is based on lot size and all the 38 lots fall in a slightly higher density category than most of the remainder of the lots and therefore any slight house additions are covered in the calculations. If the DWR Guideline 2016-1 were applied to these units, the Villages units would still fall into the single-family use category.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

WASTEWATER: The wastewater commitment is for 39,044 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 3.881% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC in April 2024 and revised in August 2024. Including all commitments to date (August 30, 2024), the current committed capacity is for 2,982 SFE which is 50.983% of FAWWA contractual treatment capacity.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and is within the service area of Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage conditions and improvements associated with the Villages at Sterling Ranch were fully studied in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, which has been included as a reference attachment to the Preliminary Drainage Report filed with this submittal. A full spectrum regional detention pond is provided off-site to the south, along the southern boundary of the overall Sterling Ranch property within Sterling Ranch East Filing 5. This pond was previously located at the intersection of Sterling Ranch Road and Lake Tahoe Drive and is designed to handle the lots within Villages at Sterling Ranch as well as future adjacent residential development. See Preliminary Drainage Plan for details.

The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

WILDFIRE: The primary wildland fuel type is dry climate grassland. The Colorado State Forest Service has determined a moderate wildfire hazard potential for the site. The fire intensity scale is moderate. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal found that the site is generally suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include loose soils, expansive soils, areas of erosion, groundwater, potentially unstable slopes, and radon. Suggestions for mitigation are included in the Soils,

Geology, and Geologic Hazard Study. Per this report perimeter drains are recommended in areas where high subsurface moisture conditions are anticipated periodically.

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 1 foot between foundation components and groundwater is recommended.

SCHOOLS: The Villages at Sterling Ranch is within School District 49 and School District 20. Land for both school districts is to be dedicated with the various phases of the Sterling Ranch development to meet the needs of this growing part of the community. This includes a School District 20 K-8 school directly west of the Villages development and a School District 20 elementary school to the southwest. A formerly anticipated School District 49 elementary school to the southeast has been removed at the request of School District 49. Fees will be paid to School District 49 if dedication has not occurred or the school land agreement is not in place prior to plat recording.

TRAILS AND OPEN SPACE:

The Villages at Sterling Ranch provides 8.46 acres of open space which is 21.6% of the total development area. 3.4 AC can be considered useable open space which is 40% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units and provide common open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous, usable open-space. The project satisfies these requirements.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PUD MODIFICATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed modifications identified in the table below support the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community.

LDC / ECM Section	Category	Standard	Modification	Justification
LDC Chapter 8.4.4.E.2	Private Roads Require Waiver	Use of Private Roads shall be limited	Private Roads proposed to serve only portions of this community	Private Roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will be owned and maintained by the metropolitan district.
LDC Chapter 8.4.4.E.3	Private Roads to Meet County Standards	Private Roads shall be constructed and maintained to ECM standards	Road width and roadway terminations (see below)	
ECM Section 2.2.4.B.7 Figure 2-17 and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' paved width, 12' lane width	22' paved width, 11' lane width	A smaller private road cross section, compact road design, and the use of a hammerhead turnaround will achieve the goal of providing both residents and emergency responders access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn around areas.
ECM Section 2.3.8	Roadway Terminations	Urban cul-de-sac permanent turnarounds not permitted	Permanent hammerhead turnaround proposed on Ames Heights and Fort Wayne Heights	
8.4.4.C Public Roads Req. LDC Chapter	Lot Area and Dimensions	Lots to have frontage on and access from a public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road	The proposed unique lot configuration and community design reflect the need for private roadways that directly connect to public streets.
ECM Section 2.5.2.C.2	Accessible Curb Ramps	4-way intersections require pedestrian ramps at all corners	Private roadway intersections will provide ramps for 3-way crossings	The proximity of private roadway intersections provides adequate crossing opportunities for pedestrians.
ECM Section 2.3.3.F.3	Broken Back Curves	200' minimum tangent length required	A tangent length of 106' is provided	Short tangent lengths are a common urban development geometry layout and helps to create/maintain open space tracts as amenities for residents.

The proposed unique lot configuration and community design reflect the need for shared private driveways that directly connect to public streets. The Preliminary Plan proposes 30' shared private drives to connect attached and detached single-family lots to public roadways. All private drives will be

owned and maintained by the Sterling Ranch Metro District. Because of the limited depth, dead end design, and private use, no design speed will be posted on private roads.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Villages at Sterling Ranch proposes a mix of higher density single-family detached and attached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “new development area” on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built-out areas. These higher density Villages product is designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan 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,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.”

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch PUD and Preliminary Plan includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The current available water supply for FAWWA is 1963.54 acre feet for 300 years. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than

sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

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

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

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

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

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

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024 and updated in August 2024, FAWWA’s main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map shows the extension of Briargate Parkway/Stapleton Drive as a new 4-lane principal arterial roadway connection through Sterling Ranch. Plans for the construction of Briargate Parkway are being reviewed separately by the County (CDR-22-001). Briargate Parkway, up to the intersection of Sterling ranch Road, was approved with the Homestead North at Sterling Ranch filing No 1 and will be constructed prior to development of Villages at Sterling Ranch East.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 29.3-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.

The Villages at Sterling Ranch provides 8.49 acres of usable open space, including a 3.4 acres of usable open space located within Tract A that is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units to provide small open spaces between the residential roadways and the proposed lots. All pedestrian walks provide connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.

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 The Villages at Sterling Ranch Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

Villages at Sterling is included in the Villages at Sterling Ranch PUD Preliminary Plan and substantially conforms with the plans. The Villages at Sterling Ranch East PUD Preliminary Plan illustrates a similar lot layout with the same number of lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes tracts for open space, parking, and access.

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; A few PUD Modifications are requested as described above, otherwise, all development standards are met. All relevant reports and studies have been included with the application submittal demonstrating conformance with all other 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 will be approved with the PUD Preliminary Plan for Villages at Sterling Ranch 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 227 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District 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 loose soils, expansive soils, areas of erosion, groundwater, potentially unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study. Per this report perimeter drains are recommended in areas where high subsurface moisture conditions are anticipated periodically. However, the report finds that 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 a combination of public rights-of-way and private tracts. Public ROW will be constructed to meet County standards and the private tracts are designed to be sufficient for access and will be maintained by the metro district.

- 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. As noted

above, access to the site will be provided via a combination of public rights-of-way and private tracts. Public ROW will be constructed to County standards, the private tracts are designed to be sufficient for access.

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 Villages at Sterling Ranch 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.

VILLAGES AT STERLING RANCH

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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 LOCATED IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDED DOCUMENTS BEING THOSE CERTAIN DOCUMENTS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE WITH BEARINGS REFERENCE TO THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH PLAT NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 2253715130, BEING SHOWN AT BOTH ENDS BY NOS. 38252 ASSUMED TO BEAR N13°28'36"E, A DISTANCE OF 1166.74 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING THREE (3) COURSES:

1. THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
 2. THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
 3. THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;
- THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;
- THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;
- THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;
- THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;
- THENCE N78°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;
- THENCE N13°28'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 39.05766 ACRES (1,701,352 SQUARE FEET), MORE OR LESS

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND OTHER INTERESTED PARTIES IN THE SAID TRACTS OF LAND, HAVE READ THE TRACTS OF LAND, HAVE BEEN PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VILLAGES AT STERLING RANCH, ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO STERLING RANCH, 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 WHICH THE EASEMENTS ARE ESTABLISHED AND 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. TRACT X IS HEREBY DEDICATED TO EL PASO COUNTY ON BEHALF OF _____

OWNER:

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

BY _____ AS _____ OF _____ CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D. BY _____ AS _____ OF _____ CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

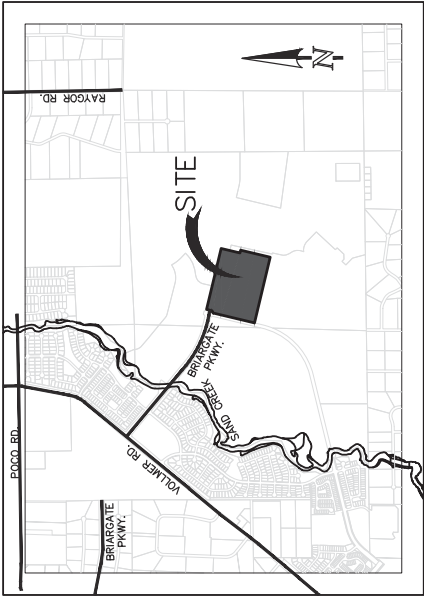
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q AND R ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____ AS: _____
OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.
STATE OF COLORADO } ss
COUNTY OF EL PASO }
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.
BY _____, AS _____
OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
1" = 2000'

GENERAL NOTES CONT'D.:

1. THE DATE OF PREPARATION IS DECEMBER 11, 2024.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-506
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: A GEOLOGIC HAZARD STUDY, A GEOTECHNICAL STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. PUDS226.
4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. THE PUBLIC DRAINAGE EASEMENTS AS SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNERS. THE PLAT PROVIDES FOR THE CONSTRUCTION OF STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES.
6. FRONT AND/OR SIDE OF ANY LOT ABUTTING A PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT AND ALL LOT LINES ADJACENT TO PRIVATE ROADWAYS HAVE A 10' PUBLIC UTILITY EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
7. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023430 AND AS INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE 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, OR THE APPLICANT/OWNER 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 SUBDIVISION IMPROVEMENTS AGREEMENT, OR THE APPLICANT/OWNER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, SHALL BE RESPONSIBLE FOR THE COMPLETION OF SAID IMPROVEMENTS. 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 BY THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY, COLORADO. THE PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR. THE PLAT RESTRICTION SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL AN EASEMENT FOR THE COMPLETION OF SAID IMPROVEMENTS IS GRANTED 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 LOT(S) FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH THE PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
13. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD.
14. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM _____ ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
15. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
16. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
17. GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN-PARCEL NO. 1, 15, 20, & 21" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2023, AND IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
18. POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
19. POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
20. HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)

SUMMARY TABLE:

TRACTS A, C, E, F, G, I, J, K, L, N, O AND R (LANDSCAPE, PARK, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, FENCES, WALLS)	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, C, E, F, G, I, J, K, L, N, O AND R (LANDSCAPE, PARK, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, FENCES, WALLS)	256,037	15.05%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
TRACTS B, D, H, AND M (LANDSCAPE, PARK, OPEN SPACE, TRAILS, MAILBOXES, SIGNAGE, PUBLIC IMPROVEMENTS, FENCES, WALLS)	109,949	6.46%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
TRACTS P AND Q (PRIVATE ACCESS, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, ELECTRIC EASEMENTS)	150,119	8.82%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
LOTS (227 TOTAL)	706,558	41.53%	INDIVIDUAL LOT OWNERS	OWNERS
PUBLIC R.O.W.	478,689	28.14%	COUNTY	COUNTY
TOTAL	1,701,353	100.00%		

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.

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 CLOSEURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH SURVEYING CODE AND STATE AND FEDERAL REQUIREMENTS AND STANDARDS FOR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS 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

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

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR VILLAGES AT STERLING RANCH 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 THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT HAS RECEIVED THE REQUIRED REQUIREMENTS OF THE DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEPARTMENT _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____O'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:

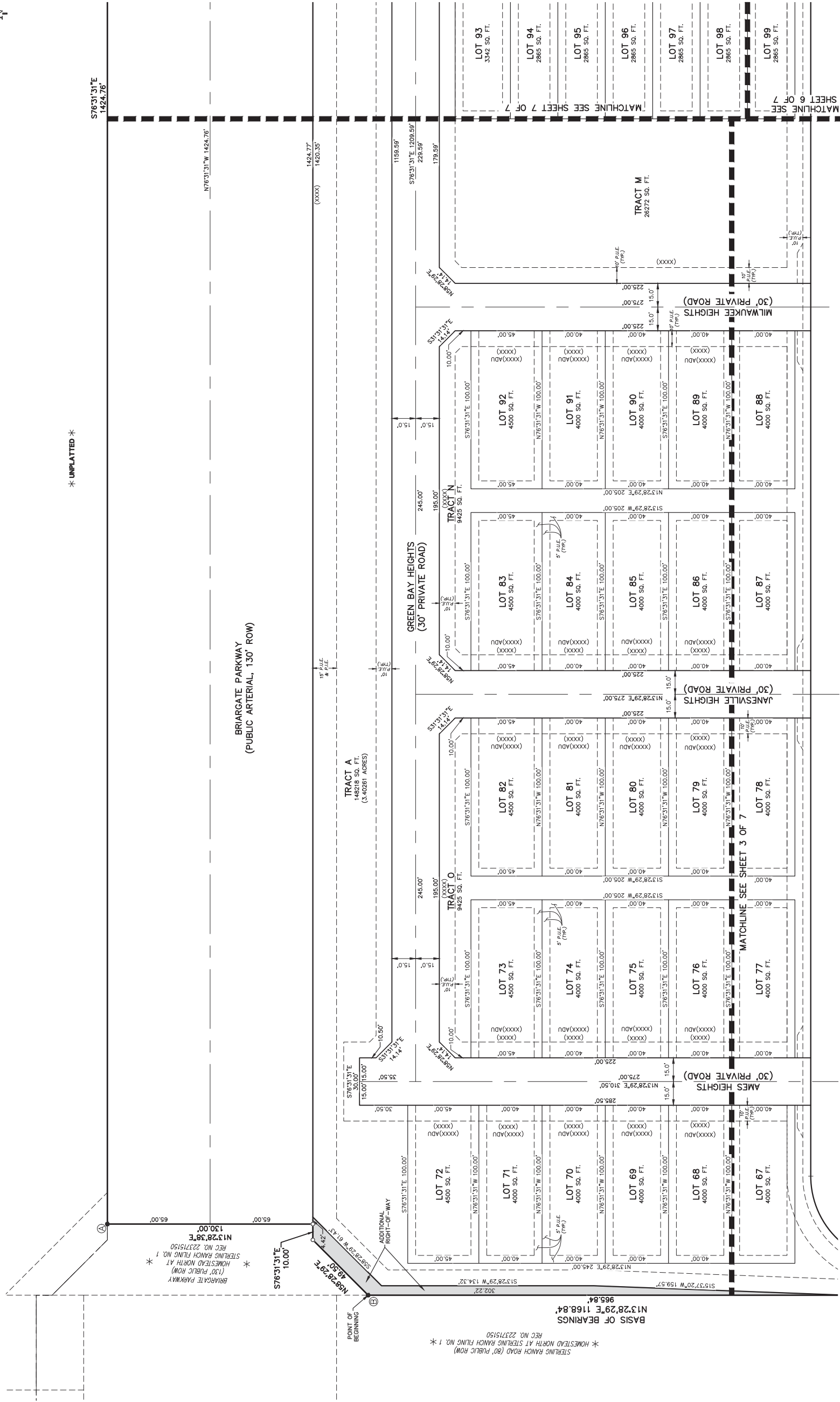
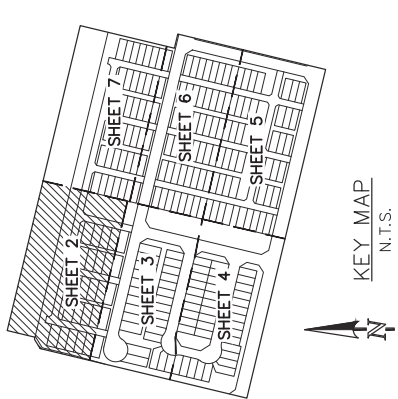
DRAINAGE: _____
BRIDGE FEES: _____
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: _____

OWNER:

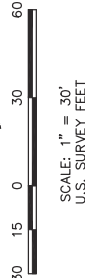
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921



VILLAGES AT STERLING RANCH



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



SHEET 2 OF 7
DECEMBER 16, 2024
JOB NO. 1183.26



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

PCD FILE NO.

VILLAGES AT STERLING RANCH

LEGEND

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

MONUMENT LEGEND

A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2" INCH ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND FLUSH WITH GRADE.
B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2" INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

KEY MAP
N.T.S.

SCALE: 1" = 30'
U.S. SURVEY FEET

STERLING RANCH ROAD (80' PUBLIC ROW)
REC. NO. 22371510
* HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 *

LOT 41 3039 SQ. FT.
LOT 40 2832 SQ. FT.
LOT 39 3088 SQ. FT.
LOT 38 3150 SQ. FT.
LOT 37 3144 SQ. FT.
LOT 36 2915 SQ. FT.
LOT 35 2896 SQ. FT.

LOT 34 2800 SQ. FT.
LOT 33 2800 SQ. FT.
LOT 32 2800 SQ. FT.
LOT 31 2800 SQ. FT.
LOT 30 2800 SQ. FT.
LOT 29 2800 SQ. FT.
LOT 28 2800 SQ. FT.
LOT 27 2800 SQ. FT.
LOT 26 2800 SQ. FT.
LOT 25 2800 SQ. FT.

LOT 24 2800 SQ. FT.
LOT 23 2800 SQ. FT.
LOT 22 2800 SQ. FT.
LOT 21 2800 SQ. FT.
LOT 20 2800 SQ. FT.
LOT 19 2800 SQ. FT.
LOT 18 2800 SQ. FT.
LOT 17 2800 SQ. FT.
LOT 16 2800 SQ. FT.
LOT 15 2800 SQ. FT.

LOT 14 3607 SQ. FT.
LOT 13 3088 SQ. FT.
LOT 12 2830 SQ. FT.
LOT 11 3089 SQ. FT.

LOT 10 2800 SQ. FT.
LOT 9 2800 SQ. FT.
LOT 8 2800 SQ. FT.
LOT 7 2800 SQ. FT.
LOT 6 2800 SQ. FT.
LOT 5 2800 SQ. FT.
LOT 4 2800 SQ. FT.
LOT 3 2800 SQ. FT.
LOT 2 2800 SQ. FT.
LOT 1 2800 SQ. FT.

LOT 220 2865 SQ. FT.
LOT 219 2865 SQ. FT.
LOT 218 2865 SQ. FT.
LOT 217 2865 SQ. FT.
LOT 216 3342 SQ. FT.

LOT 215 3342 SQ. FT.
LOT 214 2865 SQ. FT.
LOT 213 2865 SQ. FT.
LOT 212 2865 SQ. FT.
LOT 211 2865 SQ. FT.

TRACT A 148218 SQ. FT. (3.46281 ACRES)
TRACT B 8745 SQ. FT.
TRACT C 3729 SQ. FT. (8.54997 ACRES)
TRACT D 58805 SQ. FT. (1.34997 ACRES)

ST. LOUIS STREET (50' PUBLIC RIGHT-OF-WAY)
CEDAR RAPIDS LOOP (50' PUBLIC RIGHT-OF-WAY)
OAK PARK DRIVE (60' PUBLIC RIGHT-OF-WAY)

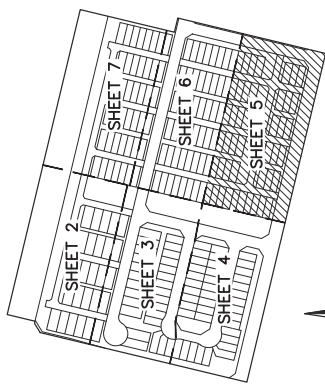
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TRACT 3 LOT 144
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CLASSIC CONSULTING

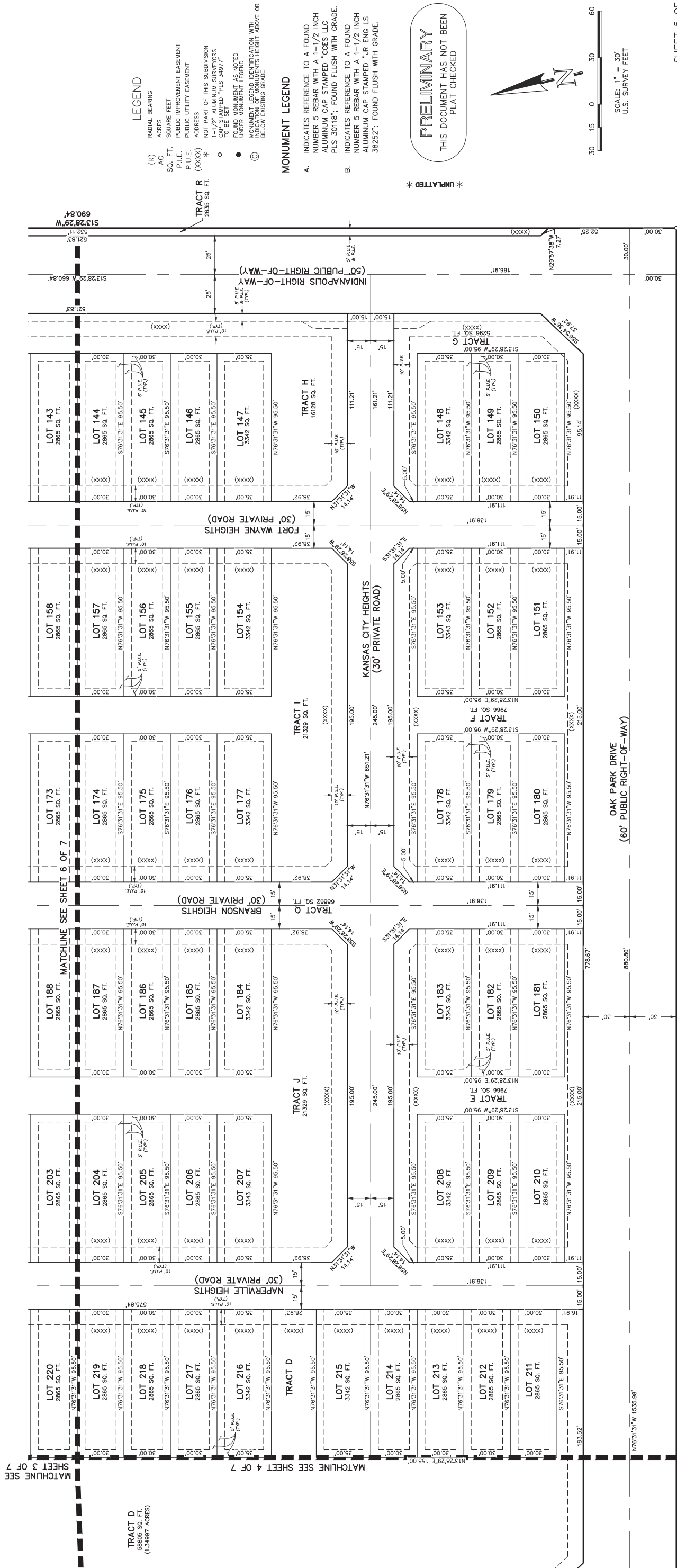
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136

VILLAGES AT STERLING RANCH



KEY MAP
N.T.S.



*** UNPLATTED ***

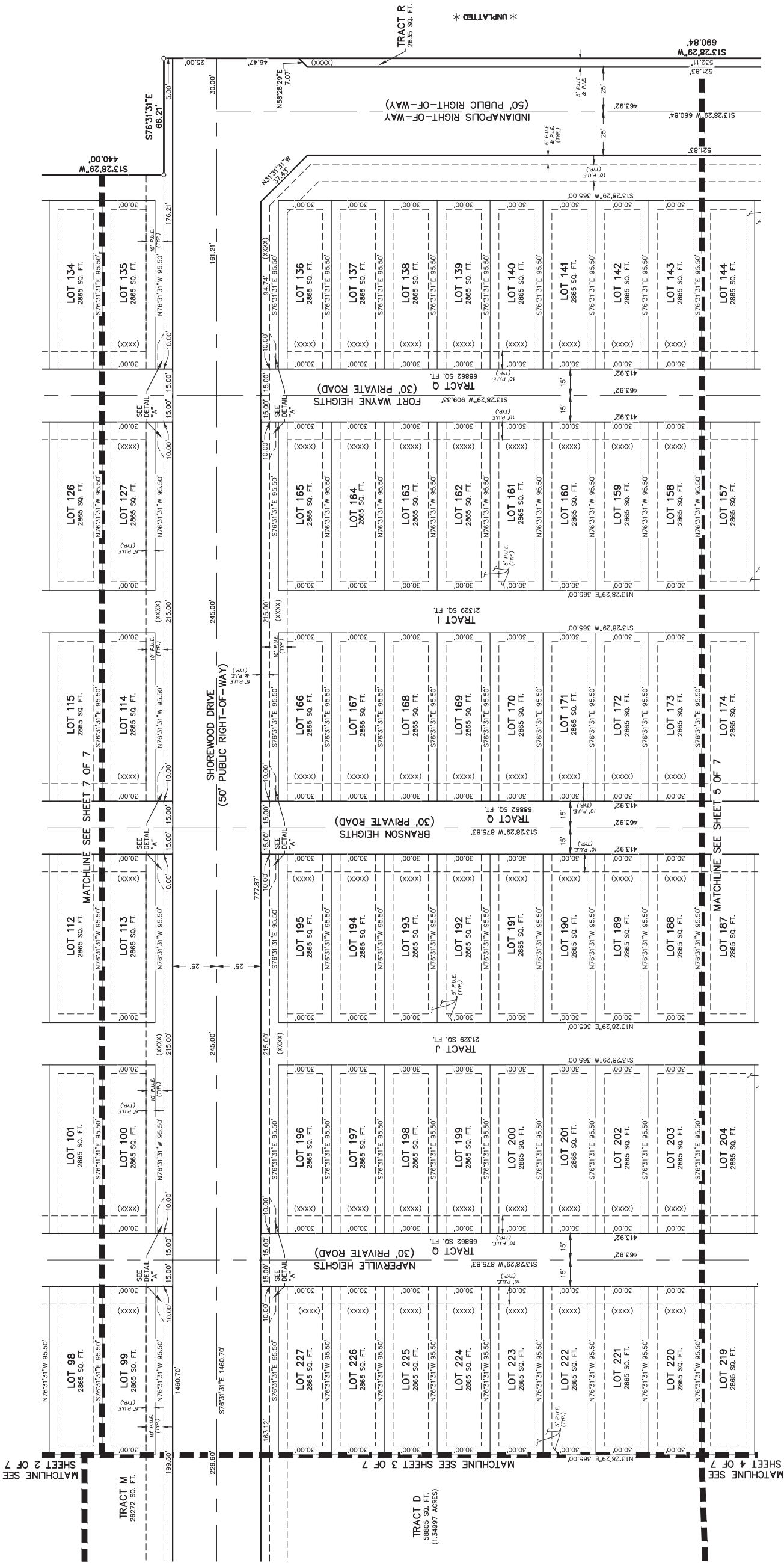
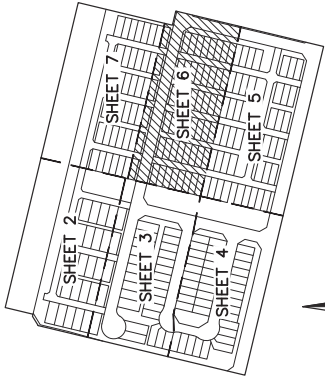
SHEET 5 OF 7
DECEMBER 16, 2024
JOB NO. 1183.26
VILLAGES AT STERLING RANCH



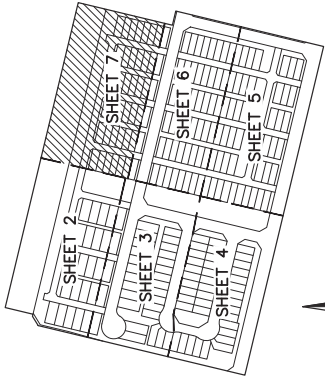
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO.

VILLAGES AT STERLING RANCH



VILLAGES AT STERLING RANCH



KEY MAP
N.T.S.

* UNPLATTED *

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

S76°31'31"E
1424.76'

N76°31'31"W 1424.76'

1424.77'
1420.35'

TRACT A
148218 SQ. FT.
(3.40261 ACRES)

1158.59'
S76°31'31"E 1208.59'
225.59'

10'

15'

10'

15'

10'

15'

10'

15'

10'

15'

10'

15'

10'

15'

10'

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15'

10'

15'

10'

15'

10'

15'

10'

15'

10'

15'

10'

15'

LEGEND

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

MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "COES LLC PLS 30118"; FOUND FLUSH WITH GRADE.
- B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



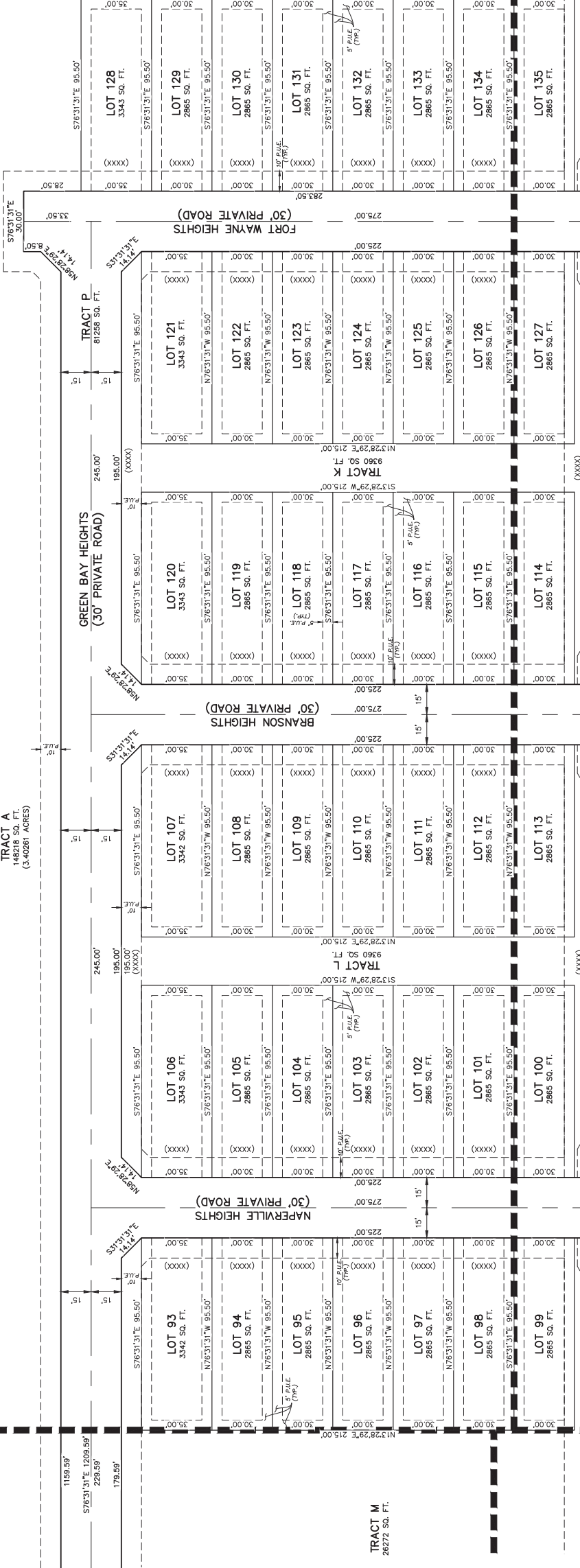
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SCALE: 1" = 30'
U.S. SURVEY FEET

SHEET 7 OF 7
DECEMBER 16, 2024
JOB NO. 1183.26
VILLAGES AT STERLING RANCH



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



SHOREWOOD DRIVE
(50' PUBLIC RIGHT-OF-WAY)

S76°31'31"E
86.21'

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPUJA DRIVE
COLORADO SPRINGS, CO 80916
719-637-4313

DATE	REVISION DESCRIPTION
8/10/2024	County comment revisions
11/11/2024	County comment revisions

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



















A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

VILLAGES AT STERLING RANCH

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS 18 OF 29
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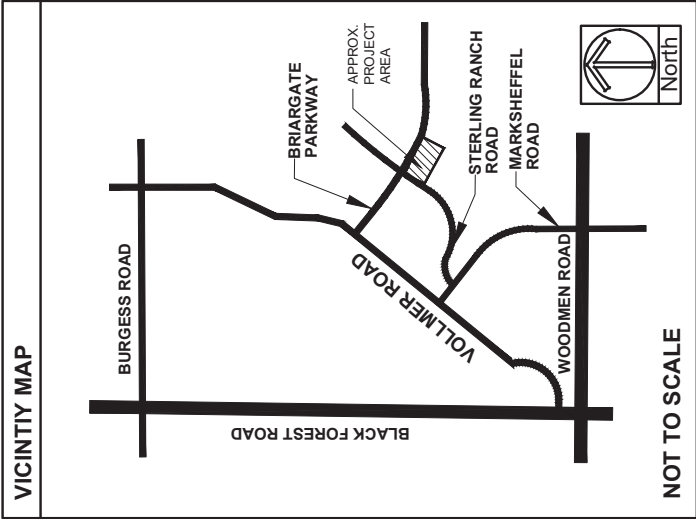
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	38	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z-4, 6.5K.S.SIG
ACT	4	Acer tiaricum	Maple, latanian	1-1/2"	Z-3, 6.5K.A.SIG
ANW	16	Acer platanoides	Maple, Norway	1-1/2"	Z-4, 6.5K.S.SIG
BAR	13	Betula pendula 'Royal Red'	Birch, Royal Red	1-1/2"	Z-4, 6.5K.S.SIG
CH	19	Crataegus crus-galli 'Ireana'	Hawthorn, Cruspur (Thornless)	1-1/2" R.DE.F.Z-4, 7.5K.A.D.SIG	
COH	12	Celtis occidentalis	Hackberry	1-1/2"	R.DE.Z-3, 7K.A.D.SIG
GSH	12	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R.DE.F.Z-4, 6.5K.A.S.SIG
MSS	34	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F.Z-4, 8.6K.S.SIG
PCR	9	Pinus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R.DE.F.Z-2, 9.5K.A.S.SIG
TAR	17	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z-3, 6K.S.SIG
EVERGREEN TREES					
JA	6	Juniperus scopulorum 'Cologreen'	Juniper, Cologreen	15 Gal. (6")	R.DE.Z-3, 8.5K.D.SIG
PB	8	Picea pungens 'Baker'	Spruce, Baker	6"	R.DE.Z-2, 8K.S.SIG
PIE	9	Pinus edulis	Pine, Pinyon	6"	X.R.DE.Z-3, 7.5K.D.SIG
PIP	6	Picea pungens	Spruce, Colorado Blue	6"	R.DE.Z-3, 10K.S.SIG
PON	19	Pinus ponderosa	Pine, Ponderosa	6"	R.DE.Z-3, 9.5K.D.SIG
DECIDUOUS SHRUBS					
ABR	58	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R.DE.Z-5, 7.5K.S.SIG
BAR	12	Baccharis hirtella 'Rose Glow'	Baccharis, Rose Glow	5 Gal	R.DE.Z-4, 7K.A.SIG
BGG	6	Berberis thunbergii	Berberis, Rose Glow	5 Gal	R.DE.Z-4, 10K.S.SIG
COP	56	Cornus alternifolia	Cornus, paking	5 Gal	R.DE.Z-2, 8K.S.SIG
CRD	24	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R.DE.Z-3, 7.5K.S.SIG
EBB	9	Eunymous alatus	Burning Bush	5 Gal	R.DE.F.Z-3, 7.5K.S.SIG
FNP	13	Forestiera neomexicana	Pivert, New Mexican	5 Gal	R.DE.Z-3, 7.5K.A.D.SIG
POA	111	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R.DE.F.Z-2, 10K.S.SIG
POG	34	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R.DE.F.Z-2, 10K.S.SIG
PRG	32	Potentilla fruticosa 'Red sunset'	Potentilla, Red Sunset	5 Gal	R.DE.Z-3, 8K.S.SIG
RGL	84	Rhus aromatica 'Go-Low'	Sumac, Go-Low	5 Gal	DE.Z-3, 9K.A.D.SIG
SCL	9	Syringa x chinensis	Lilac, Chinese	5 Gal	R.DE.Z-3, 9K.A.SIG
SPG	103	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R.DE.Z-3, 7.5K.A.S.SIG
SPV	72	Spiraea x 'Vanhouttei'	Spiraea, Vanhoutte	5 Gal	R.DE.Z-3, 7.5K.A.S.SIG
VOS	29	Viburnum opulus 'Roseum'	Viburnum, Snowball	5 Gal	R.DE. 7.5K.A.SIG
EVERGREEN SHRUBS					
JB	105	Juniperus Sabina	Juniper, Buffalo	5 Gal	R.DE.Z-3, 8.5K.A.SIG
JBM	24	Juniperus horizontalis 'Broadmoor'	Juniper, Broadmoor	5 Gal	R.DE.Z-3, 8K.A.SIG
JCS	24	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R.DE.Z-5, 7.5K.A.D.SIG
JUA	26	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R.DE.Z-3, 7.5K.A.D.SIG
PGS	35	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal	Z-2, 10K.S.SIG
PIM	20	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z-3, 9.5K.D.SIG
ORNAMENTAL GRASSES					
GR	180	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R.DE.Z-3, 6.5K.A.SIG
PSR	35	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R.DE.Z-3, 7K.D.SIG

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,464 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	28,016 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	116,266 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	46,056 SF
	2-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,223 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED)	TBD
	KENTUCKY BLUEGRASS SOD	77,648 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	66,177 SF

GROUND COVER LEGEND		QUANTITY
SYMBOL	DESCRIPTION	
	STEEL EDGING	5,464 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	28,016 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	116,266 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	46,056 SF
	2-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,223 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED)	TBD
	KENTUCKY BLUEGRASS SOD	77,648 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	66,177 SF

PROJECT SITE DATA
ZONING: PUD
PROPERTY AREA: 1,388,499 SF
PARKING SPOTS: 171
TOTAL LANDSCAPE AREA: 343,341 SF

LANDSCAPE REQUIREMENTS									
LANDSCAPE SETBACKS (LS)									
Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft.	Footage	Tree Req. / Prov.			
Briargate Parkway	Minor Arterial	20/20'	1485'	1/25	1485'	1/25	59.4 / 48		
Sterling Ranch Road	Minor Arterial	20/20'	917'	1/25	917'	1/25	36.7 / 31		
South Road	Non Arterial	10/10'	1001'	1/30	1001'	1/30	33.4 / 26		
East Road	Non Arterial	10/10'	522'	1/30	522'	1/30	17.4 / 17		
Shrub Substitutions									
	Ornamental grass	Setback		Percent Ground					
Req. / Prov.	Req. / Prov.	Abbr.		Plane Cov. Req./Pro					
110 / 110	0 / 0	LS	75%/75%						
60 / 60	0 / 0	LS	75%/75%						
70 / 70	0 / 0	LS	75%/75%						
0 / 0	0 / 0	LS	75%/75%						
Motor Vehicle (MV)									
Number of Parking									
Spots	Shade Trees (1/15	Vehicle Lot	Linear				2/3 Length		
171	Spaces) Req. / Prov.	Frontage	Footage				Frontage		
	11.4 / 12	East Drive	54 Ft.				36 Ft.		
Min. 3' High Screening									
Plants Req. / Prov.	Length Screen	Abbrev. on					% Ground Plane		
	Wall / Berm Prov. Abbr.	Plan					Cov. Req. /Prov.		
8/9	NA	MV	75%/75%				75%/75%		



Villages at Sterling Ranch

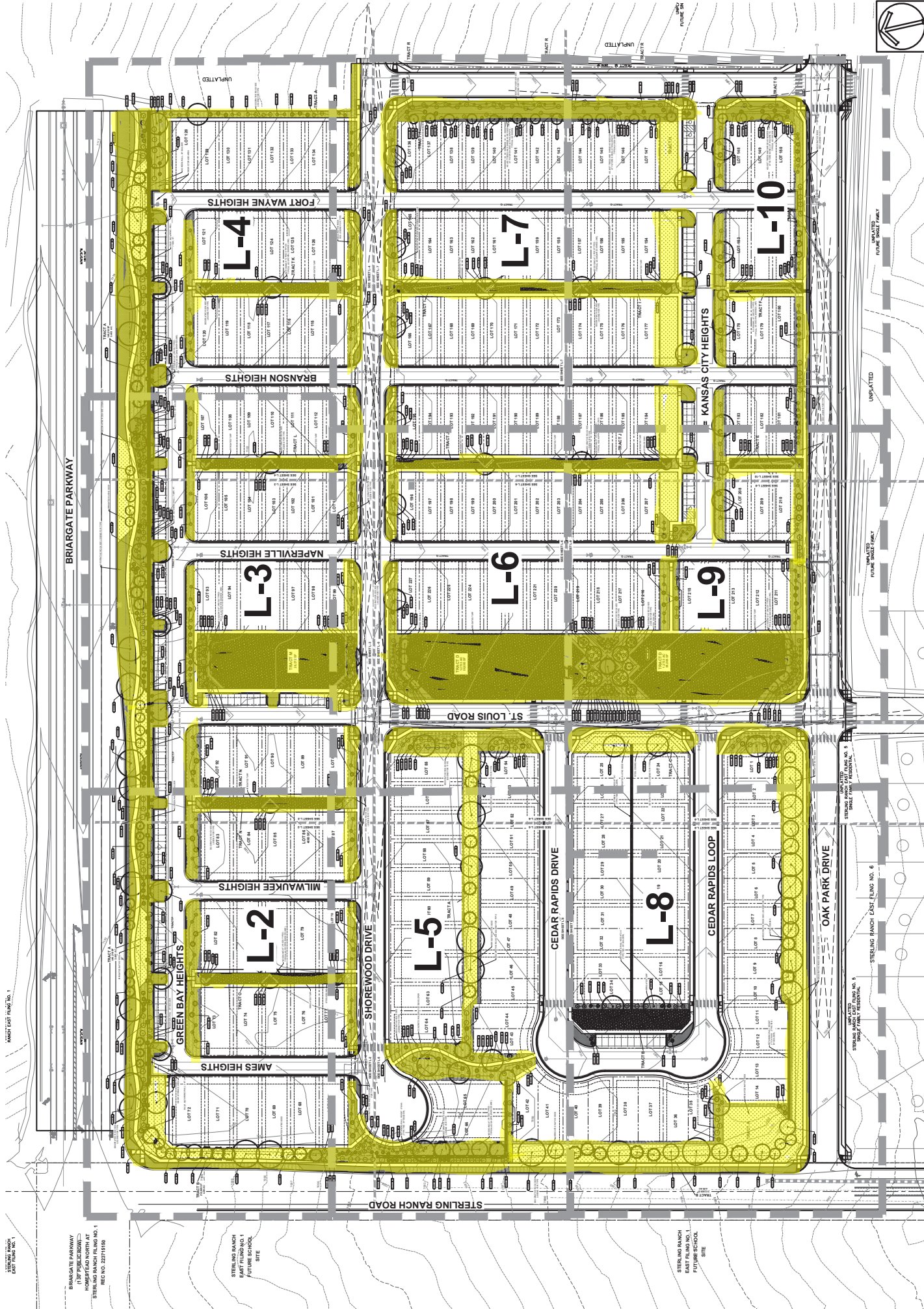
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

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
	PERENNIALS

PLANT AND TREE WARRANTY NOTE	
ALL STOCKS 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 IMPLIED, AND IS LIMITED TO THE EXTENT OF THE PURCHASE PRICE. SELLER'S LIABILITY IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.	
WARRANTY IS TO BE DONE AFTER INSPECTION 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. (TULIP INCLUDED SUCH AS ANNUALS, PERENNIALS, ROSES, ABOURNITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.)	
ALL NON-IRRIGATED NATIVE SEED CARRIES NO WARRANTY.	

SEE SHEET L-TS FOR PLANTING
AND GROUND COVER LEGEND



UTILITY NOTE

CALL 1-800-492-1887 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS, 1' 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 VENTS 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 INSTALLATION NOTES

- EDGINGS FOR TREE PLANTINGS: ROCK OR ANCHOR AREAS TO BE POLE TOP STEEL EDGINGS WITH 1/2" OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- 500 AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.

LANDSCAPE ARCHITECTURE & IRRIGATION INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80918
719-697-4913

DATE	REVISION DESCRIPTION
8/16/2024	County comment revisions
11/1/2024	County comment revisions

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/16/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL OVERALL LANDSCAPE PLAN
SHEET #	L-1 19 OF 29
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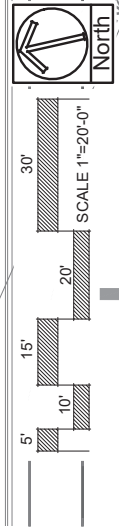


SCALE 1" = 80'-0"

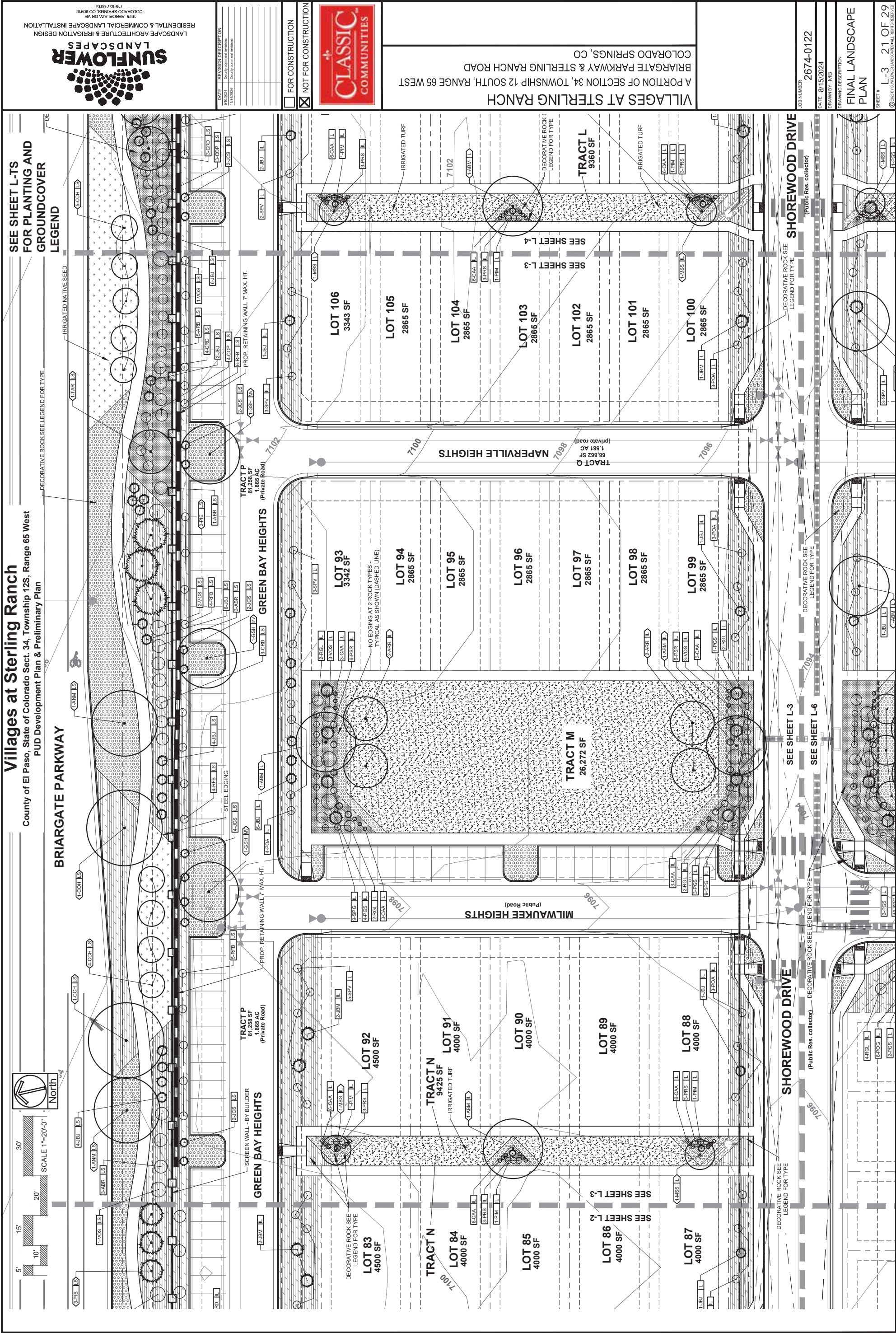
Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

BRIARGATE PARKWAY



SEE SHEET L-3
FOR PLANTING AND
GROUND COVER
LEGEND



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80918
719-587-4313

DATE	REVISION DESCRIPTION
8/16/2024	County comment revisions
11/15/2024	County comment revisions

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER

2674-0122

DATE

8/16/2024

DRAWN BY

TMB

DRAWING DESCRIPTION

FINAL LANDSCAPE PLAN

SHEET #

L-3 21 OF 29

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Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

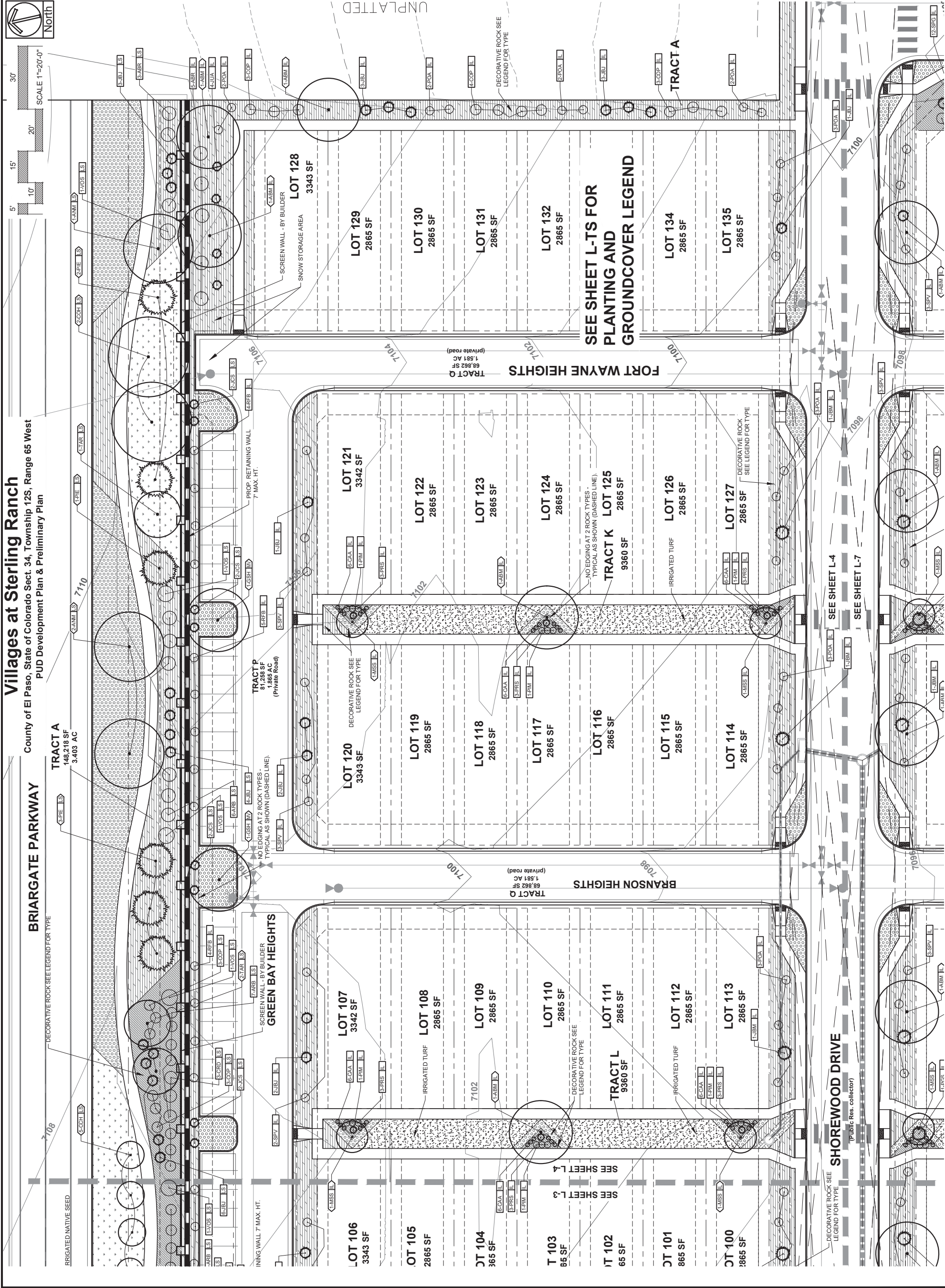
CONCLUSION

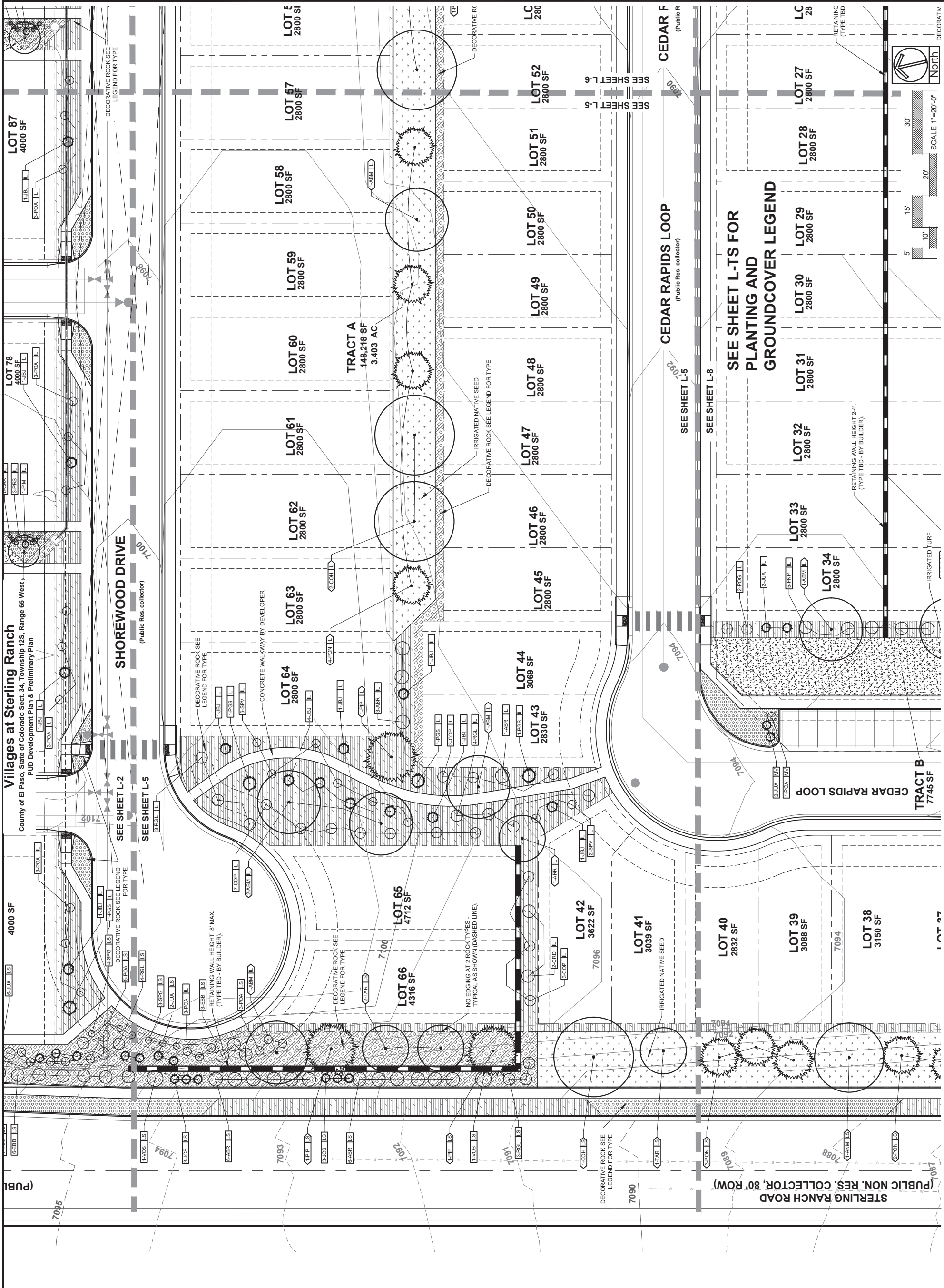


2

CAPE

OF 29
RIGHTS RESERVED





Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

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☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



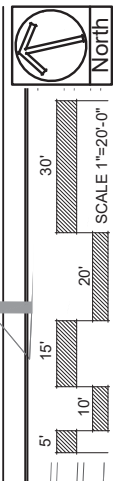
VILLAGES AT STERLING RANCH
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2674-0122

DATE 8/15/2024
DRAWN BY MB

FINAL LANDSCAPE PLAN

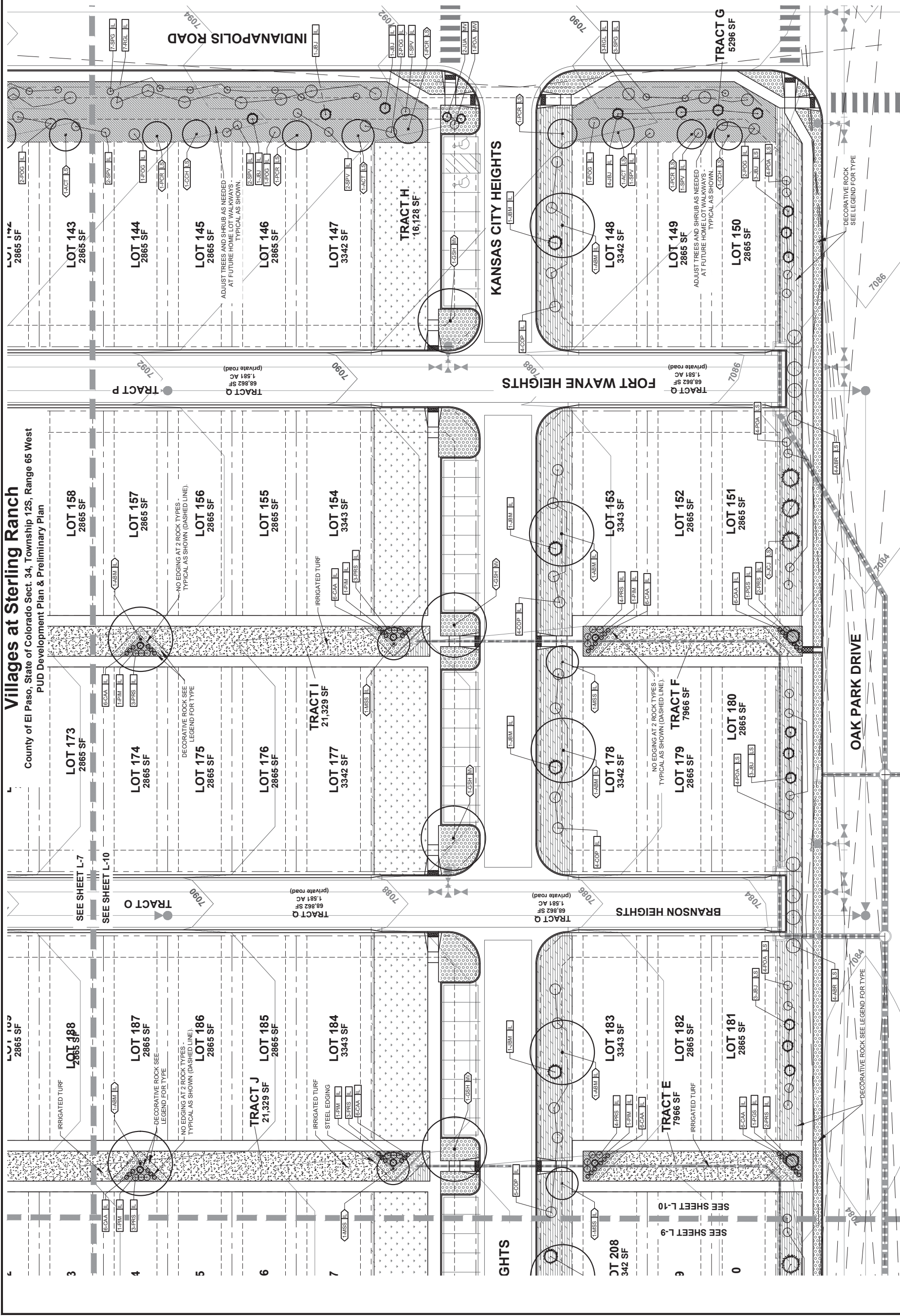
L-9 27 OF 29
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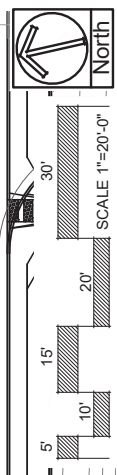
**SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND**

Villages at Sterling Ranch



County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



**SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND**



JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	NMB
REWORKING DESCRIPTION	
FINAL LANDSCAPE	
PLAN	
SHEET #	L-10 28 OF 29

 SUNFLOWER LANDSCAPES LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION 1925 AEROPOLAZA DRIVE COLORADO SPRINGS, CO 80918 719-697-0919		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11/14/2024</td> <td>Clarify contract file name</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION DESCRIPTION	11/14/2024	Clarify contract file name																			<input type="checkbox"/> FOR CONSTRUCTION <input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	 CLASSIC COMMUNITIES™	VILLAGES AT STERLING RANCH A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO
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Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.

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LANDSCAPE CONTRACTOR NOTES

1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILE SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
2. REMOVE WEEDS, DEAD TREES/ SHRUBS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCCO) 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THE SITE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
6. 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.
 - IRRIGATION SYSTEM, IRRIGATION MATERIAL, IRRIGATION SCHEDULE.
 - IRRIGATION MAINTENANCE, WEED CONTROL, INSPECTION AND ASPI (CARE).

LANDSCAPE INSTALLATION NOTES

1. EDGING FOR FURF, PLANTING BEDS, ROCK OR MULCH AREAS TO BE INST. TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 12" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 2. SOD TO BE BLUEGRASS SOD, LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 3. ALL SIZED TURF/ SOD AREAS TO BE AMENDED WITH 1 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO THE TOP 6" OF SOIL, (IF APPLICABLE)
 4. LANDSCAPE WEDDING FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STRIPES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL. IN ROCK AREAS 12" MULCH RINGS. 3" DIA. MULCH RING SHRUBS. 18" DIAMETER MULCH RING PERENNIALS AND ORNAMENTAL GRASSES 12" MULCH RING. MULCH RINGS TO BE CARSCADE MULCH 3" IN DEPTH WITH NO WEED NURSE ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 6. ALL BOLDERS (IF APPLICABLE) TO BE BURIED 10" BELOW GRADE TO PROVIDE A MULCH RING. (IF APPLICABLE)
 7. 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 OWNERS REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
 8. EXISTING SOIL IN ALL PLANTING BEDS ARE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO 12" OF 6" SOD.
 9. IF APPLICABLE, ALL PARSING ISLAND PLANTERS SHALL BE FILLED/ REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 6" TURF ON EXISTAL
 10. 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 VERIFY LANDSCAPE ARCHITECT'S DOWNPOUTS OR STORM DRAINAGE FROM ADJACENT S' WILL

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%
-GRANA BLUE	20%
-GRANA SIDOATS	29%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-DROPSID 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 FILLED INTO TOP 4" 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 CONSERVATION DISTRICT ALL-PURPOSE MIX 42 LESIACRE USING A ONE STEP HYDRO-SEED PROCESS (FIG. 80 BOTTOM). SEE BELOW FOR WHAT THE MIX CONTAINS.

—GRASS	10%
—SANDPAPER	10%
—PRARIE SANDPAPER	10%
—YELLOW INDIAN GRASS	10%
—GRAMA SEEDS	10%
—WHEATGRASS WESTERN	20%

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 FILLED INTO TOP 4" 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

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

DATE	REVISION DESCRIPTION
9/10/2024	County comment 1 (actions)
	County comment 2 (actions)
11/14/2024	County comment 3 (actions)

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER **2674-0122**

DATE **8/15/2024**

DRAWN BY **MB**

DRAWING DESCRIPTION
**PLANTING DETAILS
& NOTES**

SHEET # **L-11** 29 OF 29

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership Update

Agenda Date: February 12, 2025

Agenda Item Number: # 7 - A

Presenter: Todd Marts, Executive Director

Information: X **Endorsement:**

Background Information:

- Thomas Lachocki's first term will end in August 2025. Thomas is eligible for reappointment for a second term.
- John Wallace's first term will end in August 2025. John is eligible for reappointment for a second term.
- Vincent Prins' first term will end in August 2025. Vincent is eligible for reappointment for a second term.

Vice Chair Terry Martinez, 3rd Vice Chair Kiersten Steel and Secretary Susan Jarvis-Weber's second term will end in May 2025. The board members are not eligible for reappointment. Staff we will launch on recruiting new representatives.

We thank Terry Martinez, Kiersten Steel and Susan Jarvis-Weber
for their outstanding services.

Attached please find the current Park Advisory Board roster.

Recommended motion:

Information item

PARK ADVISORY BOARD MEMBERSHIPS						
Last Name	First Name	District	Term Started	Current Term Start	Term End	Board Position
Vincent	Prins	District 4	August 2022		August 2025	
Steel	Kiersten	District 4	May, 2019		May, 2025	3rd Vice Chair - May 2023
Janna	Blanter	District 3	June, 2023		May, 2026	
John	Wallace	District 1	August 2022		August 2025	2nd Vice Chair - May 2023
Martinez	Terry	District 3	November, 2019		May, 2025	Vice Chair - May 2023
Jane	Newman	District 2	June, 2023		May, 2026	
Thomas	Lachocki	District 5	August 2022		August 2025	Chair - May 2023
Jarvis-Weber	Susan	District 2	March, 2019		May, 2025	Secretary - May 2023
Jeremy	Chatelain	District 1	June, 2023		May, 2026	
Marts	Todd	Staff Liaison				
Bill	Wysong	Commissioner Liaison				

(PAB Members are serving two 3-year term)

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title: 2025 Budget Update

Agenda Date: February 12, 2025

Agenda Item Number: #7 - B

Presenter: Todd Marts, Parks & Community Services Executive Director

Information: X **Endorsement:**

Overview:

As part of the El Paso County Budget Process, the Parks & Community Services Department submitted proposals for additional funding requests. After a rigorous process the attached were approved by the Board of County Commissioners for the 2025 annual budget.

2025 Critical Needs Parks & Community Services

Todd Marts
Executive Director
October 22, 2024

Department's Strategic Plan Goals

OBJECTIVE 1 : INFRASTRUCTURE

- Complete the El Paso County Parks Infrastructure Plan and incorporate the County Parks Capital Improvement Program

OBJECTIVE 3 : COMMUNITY TRUST

- Track customer satisfaction at all facilities and maintain a 90% rating



Critical Needs and Justification

Asset Management Specialist

\$132,496

To establish a productive Asset Management System (AMS) for Parks and Community Services which includes completing a comprehensive inventory, assessment, and ongoing management to support the county-wide strategic plan infrastructure objective. This position will have direct coordination with other departments to ensure success of the county-wide strategic plan objective.

Strategic Plan – Objective 1 - Infrastructure

The county-wide strategic plan has identified several preliminary action items to ensure each department can reach a sustainable level of asset management. For Parks and Community Services this includes completing a thorough assessment of the county park system and formation of an AMS system to integrate with other county AMS efforts. The Tactical Asset Management Plan identifies this asset management system need as critical.

Outcomes & Measurable Data Results

Completing a comprehensive inventory and assessment of Parks and Community Services using City Works software to inform asset management, critical needs, and capital expenditures. This will be folded into the larger county AMS framework to assist with county-wide AMS, budgets, and expenditures.

Following DPW success with City Works software, and ongoing efforts with the strategic plan, outcomes will be very visible and measured by the completion and implementation of the Asset Management Plan.



Critical Needs and Justification

Project Design and Construction Support

\$150,000

Contracted professional services to support Parks and Community Services projects identified in the Capital Improvement Program, Asset Management Plan, and critical needs by completing project design, engineering, construction management, inspection and testing services.

Strategic Plan – Objective 1 - Infrastructure

Objective 1 - Infrastructure - asset management & completing projects identified in the assessment

Objective 2 - Service Quality - increase ability to address deferred maintenance increasing the quality of services provided in the parks, trails and nature centers.

Demonstrated Need & Data

Current project demands are in excess of Park Planning Division capacity with a staff of 3. Professional construction support services such as project management, project coordination, and inspection services will ensure projects are completed efficiently. Stormwater requirements are making a significant impact on advancement of projects. These professional services can help address this through engineering, permitting, and inspection services. Additionally, due to scope and complexity of projects, engineering and permitting expertise is needed to advance projects identified in the CIP, AMS, and critical needs.



Critical Needs and Justification

Project Design and Construction Support

Demonstrated Need & Data

Examples of capital projects that could utilize this contracted support (Current and Future):

- Flood Damage Projects NRCS/FEMA
- Fox Run Gazebo and Pond
- ADA accessibility projects
- Fox Run Nature Center
- Fox Run Mitigation Project
- Fairgrounds Barn Replacement
- Forest management/mitigation projects
- Bathroom Refurbishment
- Fountain Creek Disc Golf Course
- Restore Fishing at Willow Springs Ponds
- Bear Creek Pickleball/Tennis Courts
- Falcon Regional Park Baseball Field
- Ute Pass Regional Trail
- Playground Replacement

Measurable Outcomes

Contracted professional services will provide the expertise needed to advance projects in an efficient manner. Services will provide support throughout a project life cycle, from project engineer and design, permitting, and construction support.

Projects will be completed in a timely manner as Park Planning staff can delegate construction support services. Project engineering and development will advance at a faster pace, allowing more projects to be completed.



Base Budget & Critical Needs

<u>Description</u>	<u>2025 Base Budget</u>	<u>2025 Critical Needs/Requests</u>	<u>2025 ABB</u>
Environmental Services	382,669		382,669
Parks Administration	3,418,712	251,538	3,670,250
Interpretive Services	14,155		14,155
Parks MX District	812,116		812,116
CSU Administration	304,114		304,114
Community Services - GF	4,931,766	251,538	5,183,304
Community Svcs-Restricted	669,000		669,000
Conservation Trust Fund	1,471,000		1,471,000
Household Hazardous Waste	1,435,000		1,435,000

Funding Request for 2025

Ongoing:

- Asset management Specialist – Fully loaded cost: \$117,496
Parks budget: \$86,538 (Salary & FICA)
Self Insurance & Retirement: \$30,691
DST O365 License: \$267
- Project Design and Construction Support- \$150,000
One Time:FTE Set-up \$15,000

Parks & Community Services





Questions?

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual City / County Park Advisory Board Meeting

Agenda Date: February 12, 2025

Agenda Item Number: # 7 - C

Presenter: Todd Marts, Executive Director

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs Park Advisory Boards and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and discuss collaborative projects.

The 2025 meeting will be conducted on **(Date: TBD), 2025, at 11:30 a.m.** at the Fountain Creek Nature Center, 320 Pepper Grass Lane, Fountain, CO 80817.

A light lunch will be provided.

Recommended motion:

Information item

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Park Advisory Board Tour
Agenda Date: February 12, 2025
Agenda Item Number: #7 - D
Presenter: Brian Bobeck, Division Manager – Park Operations
Information: X **Endorsement:**

Background Information

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

In 2024, the Park Advisory Board tour was in the North District. The following districts are potential tour opportunities for 2025:

- Central District
- East District

We would also appreciate your feedback on potential Friday dates in June:

- June 6
- June 13
- June 20

Recommended Motion:

Discussion

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	Status pending
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	Status pending
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	Status pending
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	Status pending
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	Status pending
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 park system	Objective 1 - Infrastructure	Status pending
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	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	Status pending
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	Status pending
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Status pending

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	Status pending
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	Status pending
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	Status pending
Jessica	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	Status pending
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	Status pending
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	Status pending
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	Status pending

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	Status pending
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Community Services Department							
Parks / Recreation & Cultural Services Divisions							
January 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	\$ 28,070	\$ 151,930		\$ 39,531	\$ 36,594
County Fair / Fairgrounds		\$ 301,000	\$ 10,339	\$ 290,661		\$ 16,712	\$ 6,289
Total		\$ 481,000	\$ 38,409	\$ 442,591		\$ 56,243	\$ 42,883
<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	\$ 15,500	\$ 64,500		\$ 49,500	\$ 7,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 7,500	\$ 37,500		\$ 15,000	\$ 45,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 4,390	\$ 5,610		\$ 2,096	\$ 725
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 428	\$ 24,572		\$ 1,000	\$ 335
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ -	\$ 40,000		\$ 80,000	\$ -
Total		\$ 200,000	\$ 27,818	\$ 172,182		\$ 147,596	\$ 53,560
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2025	2025	2025	2024	2024	2023	2023
<u>Year to Date</u>	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1626		10	1072	11	966
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	10	1626	0	10	1072	11	966

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>January</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		1	1000	1	1000	1	800	
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		2	16	8	68	9	66	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions		5	300					
Trails		1	300					
Disc Golf Course						1	100	
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut		1	10					
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
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>				1	4			
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		10	1626	10	1072	11	966	

Fairgrounds Facility Reservations		2025	2025	2025	2024	2024	2023	2023
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January		40	1,745		17	385	8	173
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		40	1,745	N/A	17	385	8	173
Fairgrounds Facility Reservations		2025	2025	2024	2024			
January		Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds								
Calhan Posse Mtg.		1	15	1	30			
Fair Corp tMtg.		1	5	1	10			
Fair Advisory Board Mtg.		1	25	1	20			
4-H Hitch N' Post Mtg		1	20	1	20			
4-H Club Mtg.		1	20	1	50			
Jr. Livestock Committee Mtg.		1	20	1	25			
Calhan School Testing		1	20	1	25			
EPC Veterans Outreach Event		1	150	4	100			
Birthday Party		1	75					
Joe Bellm Banquet		2	250					
Grand Stands Building								
Track								
Barns				1	100			
Livestock Arena								
4H Mini Horse Clinic		1	200					
4H Mini Horse Show		1	25	5	5			
Whittemore - Fairgrounds								
Youth Wrestling		22	440					
Youth Basketball		2	30					
FFA Fundraiser		1	200					
Joe Bellm Tradeshow		2	250					
Arena								
Month Total Fair Facility Reservations		40	1,745	17	385			
Vandalism Report								
Incident	Date	Location	Area	Cost				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
			Total	\$600				

Volunteerism		2025		2024		2023		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		N/A	N/A	167	827	138	728	
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		0	0	167	827	138	728	
		2025						
January		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		15	45					
Fairgrounds Corporation		4	8					
Fair and Events Center		0	0					
Friends of the Nature Centers		30	303					
Adopt-A-Park / Trail / Volunteer Projects		82	423					
Total		131	779					
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								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	41	846		48	1434	45	1152

		2025	2025	2025				
January	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek & Puppet Theater	BCNC	2	15	5.00				
Habitat	BCNC	1	12	5.00				
Winter Adaptations	BCNC	2	41	5.00				
In-Class: UTE	BCNC	1	32	5.00				
Birthday Party: All About Animals	BCNC	2	35					
Little Wonders: Come Play with Squirrel	BCNC	2	51	5.00				
Nature Explorers: Go Go Gopher!	BCNC	2	39	5.00				
Drawing the Winter Landscape	BCNC	1	12					
Volunteer January Jubilee	BCNC	1	18					
Preschool Field Trip- Come & Play with Towhee	BCNC	1	14					
Central District Maintenance Team Breakfast Gathering	BCNC	1	13					
Nature Adventures: Sleeping Snakes	FCNC	2	45	5.00				
2s & 2s Outdoors: Under the Ice	FCNC	2	46	5.00				
Morning Hike & Campfire	FCNC	1	24	5.00				
Winter Bird Count	FCNC	1	23					
Program Room Rental	FCNC	3	75					
Birthday Party: Rad Reptiles	FCNC	2	52	5.00				
Children's Coping Skills with Tessa	FCNC	1	30	5.00				
Live Birds of Prey	FCNC	1	55	5.00				
Group Visit: Aiken Audubon	FCNC	1	20					
Group Visit: MAMBO & Adult Care Group	FCNC	2	20					
Group Visit: Colorado College	FCNC	1	25					
Group Visit: Fountain Valley Communities That Care	FCNC	1	15					
Group Visit: Denver Field Ornithologists	FCNC	1	12					
Friends of El Paso County Nature Centers Board Meeting	FCNC	1	12					
Cornhole League	FEC	4	60					
Fair Queen Clinic	FEC	1	50					
TOTALS		41	846	5.00				
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	645	566	0	0				

PARKS & COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

January 2025

General Updates:

1. Facility rentals have generated \$28,070 which is 15% of our annual \$180,000 revenue goal.
2. Staff is busy booking events and assisting customers with their 2025 reservations at County Parks. 35 special events, which include running events, community events, sports camps, dog agility, disc golf etc., are scheduled so far.

Special Events:

1. The Pikes Peak Road Runners have kicked off their 2025 running season on New Year's day. 1,000 runners participated in the 47th annual "Rescue Run" 5K /10K on the east trail system of Bear Creek Regional Park. All proceeds from this event benefit El Paso County Search and Rescue
2. In mid-January, the Pikes Peak Road Runners held their "Winter Series" running series at Fountain Creek Regional Park including the Fountain Creek Regional trail. 300 runners participated in this event.



"Rescue Run" participants @ Bear Creek

PARKS & COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

COMMUNITY OUTREACH

Monthly Report – January 2025

Community Outreach

Partners in the Park:

Park Advisory Board Partner Presentation:

We are honored to celebrate our 2024 Partners in the Park at the upcoming Parks Advisory Board meeting on Wednesday, March 12, at 1:30 PM. This special event will feature a brief video showcasing the meaningful impact of their partnership, followed by the presentation of Partner awards and light refreshments.

Our County Parks and Nature Center Supervisors will also be on hand to personally express their gratitude and appreciation. We deeply cherish the dedication of our partners and look forward to recognizing their invaluable contributions to our parks, trails, open spaces, and nature centers.



Fox Run Nature Center:

Staff is working together to schedule our community outreach events for 2025. Stay tuned!

Great American Clean Up:

Our community-wide clean-up is scheduled for Saturday, May 3. For more information please visit <https://www.fountain-crk.org/great-american-cleanup/>



PARKS & COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division
MONTHLY REPORT: January 2025

Programs & Special Events:

- Nature center staff treated volunteers to a cozy, hot lunch for our second annual **January Jubilee**. Staff provided a variety of soups and volunteers brought potluck side dishes and dessert. After lunch, staff and volunteers visited together and played bird trivia and bingo! Since this time of year is a little slower paced, we loved being able to spend quality time with our volunteers without having to rush off to do other things. We are lucky to be surrounded by such wonderful people who care so much about nature and our community!
- On a snowy winter Saturday morning, Bear Creek Nature Center hosted '**Drawing the Winter Landscape**' led by practicing artist Saraiya Kanning of Raebird Creations. Inspired by the snow falling outside the windows of the nature center, participants used water-soluble Pilot V5 ink pens to draw a variety of local trees, snow-capped mountains, and icy creeks in this fun, all-levels class. The class was well-received, and Bear Creek is looking at future partnership opportunities with Saraiya.
- Fountain Creek Nature Center was a hub for birders looking to start their new year off with lots of great bird sightings! Denver Field Ornithologists, Aiken Audubon, MAMBO, and Colorado College all flocked down to observe species unique to our site like Virginia Rails and the Winter Wren. The **35th Annual Fountain Creek Regional Park Bird Count** hosted 23 birders who counted 1,429 birds across 47 species, continuing a large data set that can be used to monitor bird population trends in the park.
- Fountain Creek Nature Center isn't just all birds, though, our sunny trails and vast ponds are great for spotting reptiles! However, the **Rad Reptiles Birthday** parties we hosted this month were on days with below-freezing temperatures and trails covered in inches of snow. Instead of hikes, our staff brought the heat with indoor games and activities like Through the Rattlesnake's Den, Catch the Lizard's Tail, Turtle dress up, and a meet-and-greet with our resident bull-snake and box turtle. The kids even got to watch the snake eat a mouse!
- Fountain Creek Nature Center recently partnered with TESSA of Colorado Springs to offer a **Coping Skills program** for elementary-aged children. The group began with a hike along the nature trail and engaged in a few grounding and mindfulness exercises along the way. After the hike, participants enjoyed an indoor presentation led by TESSA staff and learned how to tame their 'Anxiety Monsters'.



Outreach Events and Other Items:

- Bear Creek Nature Center welcomes two **Interns from Pikes Peak State College** for the Spring semester. Cierra Brombila and Kamryn Sunding are both students of the Zookeeping Technology program and will each spend 16 hours per week at the nature center. They will help to lead field trip programs, engage with nature center visitors, help with day-to-day nature center operations, and will participate with special events and community outreach events. Bear Creek Nature Center has welcomed numerous Interns from Pikes Peak State College over the last few years and values this great partnership!
- Though place-based education is our forte, Bear Creek Nature Center staff made their way to Howbert Elementary School to present the **Ute Knowledge and STEM in-class program** to 32 fourth grade students. This program and the accompanying kit are made available by the Colorado History Museum and Ute elders and tribal leaders. This program explores the cultural and scientific knowledge that the Ute people of the past and present utilize to live in what is now Colorado. The winter months don't often yield numerous field trips but the inclusion of this in-school field trip allows staff to further connect students with their natural and cultural resources.
- Bear Creek Nature Center benefits immensely from the hard work and support of El Paso County's Central District Maintenance team, who frequently goes above and beyond to assist the nature center with projects and special events. On a Thursday morning in January, **nature center staff thanked the Maintenance team with breakfast** at Bear Creek. Nature Center and Maintenance staff enjoyed breakfast burritos, coffee, and good conversation. Kudos to the Maintenance team for their dedication and positivity!
- January was a fantastic start to the year at the **El Paso County Fair & Events Center**. We continued to host Calhan youth basketball and high school girls' wrestling practices multiple days each week. The annual Fair Queen Clinic welcomed 16 participants and featured the 2025 Fair Queen Coronation, celebrating the next ambassador of our fair. Cornhole remained popular on its new Tuesday night schedule, while we were honored to host a Veterans Services claims clinic, providing essential resources to local veterans. Several private rentals also kept the venue active with special celebrations and gatherings.





Special Events and Program Calendar
February 12 - March 12, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
February 12	Thursday	Nature's Classroom Homeschool Field Trip- UTE Knowledge & STEM/ Winter Adaptations	Bear Creek Nature Center	Ages 5-11	1-3pm, \$4 per person
Februar 13	Thursday	2s & 3s: Love Birds	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3 per person
February 14	Friday	2s & 3s: Love Birds	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3 per person
February 15	Saturday	Winter Food Storage in Nature	Fountain Creek Nature Center	All Ages	10am-12pm, \$5 per person
February 15	Saturday	Rainbow Falls Winter Waterfall Viewing	Rainbow Falls Historic Site	All Ages	10am-4pm, \$20/vehicle
February 18	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10 per person
February 19	Wednesday	Little Wonders - Come and Play with Deer	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15am & 1-2:15 pm, \$3/person
February 22	Saturday	Rainbow Falls Winter Waterfall Viewing	Rainbow Falls Historic Site	All Ages	10am-4pm, \$20/vehicle
February 22	Saturday	Puppet Theatre	Bear Creek Nature Center	All ages welcome	1-2pm/ \$2 per person or \$5 per family
February 25	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
February 26	Wednesday	Nature Explorers - Come Fly Away	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
February 29	Saturday	FCCLA Cornhole Tournament	Fair & Events Center	Teens & Adults to Play; All ages welcome	10:30 am, \$50/Team (advanced), \$30/Team (Social)
March 1	Saturday	Kids' Entomology with Cronk	Fountain Creek Nature Center	Children ages 6-12 with an adult	10am-12pm, \$10 per shild, register at www.cronkartco.com
March 1	Saturday	Women's Cold Weather Hiking Essentials and Outdoor Skills	Fox Run Regional Park	Woman 18+	9-11am, \$30/person
March 4	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10 per person
March 4	Tuesday	A Date with Nature: Adults-Only Nature & Social Night	Fountain Creek Nature Center	Adults 18+	6-7:30pm, \$10 per person
March 5 or March 8	Thursday or Saturday	Mighty Mindful Kids - Move Your Body, Find Your Calm	Bear Creek Nature Center	Kids age 5-10	1-2:30pm, \$30 per child
March 6	Thursday	Nature Adventures: What's on Your Head?	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
March 7	Friday	Nature Adventures: What's on Your Head?	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
March 8	Saturday	Building for the Birds	Fountain Creek Nature Center	Ages 5+	10am-12pm, \$10 per person
March 8	Saturday	Rainbow Falls Photography Workshops	Rainbow Falls Historic Site	Photographers, Youth must be accompanied by an adult	10-12:30 & 1-3:30, \$30/person
March 8	Saturday	Organic Vegetable Gardening - Tips for Success	Bear Creek Nature Center	Adults	9:30-11:30am, \$3 per person
March 11	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
March 12	Wednesday	Nature Explorers - Who Dung It?	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
March 15	Saturday	Game Expo	Fair & Events Center	All ages welcome	10am-4pm, Free

* 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
JANUARY 2025**

Park Planning Division

Capital Project Management / Planning:

Crews Gulch Regional Trail Paving – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street was gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The newly paved trail section was completed and opened to the public in late July. EPC Parks has been awarded a \$195,000 2024 Community Development Block Grant to complete the second phase of the 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 February 2025 with the final installation of the guardrails.

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.

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 (25+). 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 February. The restrooms will be opened 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. 60% design and review has been completed with final design anticipated March / 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 by March 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.

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. DHM Design has been chosen to facilitate and develop the Master Plan, which will be completed by early 2025. The Master Plan was presented to and endorsed by the Park Advisory Board for on December 11th and approved by the Board of County Commissioners on December 17th.

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 – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs at each entrance of the open space on the New Santa Fe Regional Trail. The 2024 CIP has 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. Trail corridor forestry work has been completed 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 early 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 is underway and anticipated to be completed in April 2025.

Other:

Development Permit Application Reviews - Staff reviewed five development applications for endorsement at the February 2025 meeting and provided internal administrative comments for an additional 10+ applications during January 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.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production. Staff received training in the new ArcGIS Pro mapping software program and are migrating existing maps to the new format.

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 January. Maintenance yard and shop organization, snow removal, daily illegal camping checks and lumber preparation for a bridge renovation project were priorities during the reporting period.

Park staff continue weekly monitoring visits to Rainbow Falls Historic site to check for graffiti, remove trash, and provide additional maintenance. The site will host multiple Recreation and Cultural Services events throughout the winter months, requiring additional support from our team. Staff recently discovered new graffiti at the site, cleaned the areas where feasible, and will be contracting removal on larger rock surfaces.

The Central team will be renovating another bridge on the east side of Bear Creek Park this spring. This project will involve replacing all the wood decking, support posts, and railing on the large bridge. The team has been busy staining the lumber for this project and will start the decking replacement as weather permits during the next reporting period.

The Downtown team continued their multi-month-long task of pruning plants and shrubs at all properties. Multiple January snow events have slowed this process, but the team continues to work diligently on this task as the weather permits.

East District:

District Properties – El Paso County Fair and Events Center, Falcon Regional Park, Falcon Regional Dog Park, Homestead Ranch Regional Park, Paint Mines Interpretive Park, Rock Island Regional Trail, Drake Lake Open Space, Palmer Divide Trail at Wood Lake, Heritage Ranch Open Space, Latigo Trails Open Space, Falcon Vista Open Space, Peyton Pines Open Space, Forest Green Open Space

Monthly Summary – The County Fairgrounds had no major events for the month of January. This month is usually one of the slower months of the year when it comes to rentals. Our team assisted with cleaning and setting up smaller community events like youth basketball and youth wrestling. Other smaller events included club meetings, a Veteran's Outreach Day and cornhole tournaments.

The fairgrounds team has continued work on our winter/spring tasks list. Projects that have been completed include painting of floors in Swink Hall cleaning closet, shop restrooms, and caulking and painting all other restrooms. The team was also able to get a few drywall repair projects completed this month as well.

The parks team has been working on their tasks list as well. They have completed painting of trash cribs in the district and were able to complete repairs to the work bench in Homestead Ranch maintenance shop. The team completed paint touch-ups in the restroom areas as well.

During the bitter cold temperatures experienced this month we only had one minor issue at Homestead Ranch Regional Park. A supply line to the drinking fountain froze and broke. The team was able to repair the damage and insulated the waterline to mitigate future issues

Fortunately, we have not had any other major vandalism or burglary issues at Homestead. The doors are much more secure, and additional security measures are being implemented. The only issue we had out there this month was someone broke multiple ceramic dishes by the restroom building. No major damage to the building was found and we were able to sweep up the mess with little effort.

The parks team spent a day thinning out a couple stands of trees along the entrance road corridor to Homestead Ranch. These areas were smaller scaled projects that we opted to complete in-house rather than paying a contractor to tackle. The team thinned the trees and chipped the slash while onsite. We have a couple smaller areas we would like to address as soon as we are able to reach them. The other areas will depend on the weather and snow melt conditions.

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 continued working on pine needle removal, facility organization, small equipment winter maintenance, removal of forest forts, and road maintenance between the snow storms this month. Snow removal and maintaining the safety of the parks and County facilities is always the top priority. All North District staff attended a County sponsored training “Navigating Difficult Conversations in the Workplace”. It was an informative class, and we all learned something from the class.

We completed chipping the Christmas trees for the annual Tree Cycle fundraiser at Baptist Road Trailhead. We greatly appreciate the assistance offered by the East District team! The program was utilized by the local community and helped raise money for a good cause.

The Oak Meadows and Pine Meadows restroom renovation project at Fox Run Regional Park is complete. We did a final walk through and noted punch list items to be completed before opening it this spring. The design for the Fox Run Regional Park gazebo, lake surround, liner replacement, and ADA compliance upgrades have reached 60% completion. Bid and construction is scheduled for early summer.

Two members of the North District staff recently helped support the annual Winter Fun at Fox Run event. They contributed to the event by assisting with the facility set-up and operating hayrides through the park.

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, leaf and pine needle removal, general parks cleaning, snow removal, gate repairs, and landscape maintenance.

The team has been going through the gates across our district and making repairs, welding them, painting and resealing them to the posts. We have completed 4 gates so far and have several more to go. Most recently, the gate at Ceresa Park was rebuilt, painted, and reinstalled. 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 FCRP and Widefield Community Park. We have cut and hauled 8 loads of suckers from the trees. This work will continue throughout the winter as resources allow.

The crew started a landscape bed renovation project near the horseshoe pit at FCRP. They have removed the old landscape material, repaired broken irrigation, removed roots, and prepped for new rock. There is still more prep work to do, but it will have to wait until the ground thaws to finish. Staff spent a lot of time this month dealing with snow removal as we have had several storms move through the area. In between storms, time is also spent maintaining snow equipment and fixing any issues to ensure it is ready for the next event.

Flood repair efforts have begun at Willow Springs Ponds. Our team is assisting the project team as needed to ensure safe passage through the park during construction.

Staff also made repairs to trash cans throughout the parks, as well as repairs to the basketball goals at Fountain Creek Regional Park.

Our team continues to work on 5S standards throughout the shop and maintenance yard. This will ensure that we operate in the most efficient way possible and with the best materials and equipment available.