

Park Advisory Board

Meeting Agenda

**Wednesday, June 11, 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.	Introduction of new Park Advisory Board members Andrew Dwyer, Bryan Williams	Chair	Information
B.	2025 El Paso County Fair Update	Andschana Aljets	Information
C.	Fountain Creek Nature Center ADA Improvements Project Summary	Ross Williams	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 North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Amendment	Ross Williams	Endorsement
B.	The Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing No. 1 Retreat at Prairie Ridge South	Ross Williams	Endorsement
B.	Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing Nos. 2 and 4	Ross Williams	Endorsement
C.	Annual Joint City / County Park Advisory Board Luncheon	Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the May 14, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Terry Martinez, Vice Chair
Kiersten Steel, 3rd Vice Chair
Vincent Prins
Jane Newman
Janna Blanter
Jeremy J. Chatelain

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Brian Bobeck, Division Manager - Park Operations
Jason Meyer, Division Manager - Park Planning
Theresa Odello, Division Manager – Rec. & Cultural Services
Ross Williams, Senior Parks Planner

Absent: Susan Jarvis-Weber, John Wallace

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: **Terry Martinez made a motion to approve the meeting agenda. Kiersten Steel seconded the motion. The motion carried 7 - 0.**
 3. Approval of Minutes: **Kiersten Steel made a motion to approve April 10, 2025, meeting minutes. Janna Blanter seconded the motion. The motion carried 7 – 0.**
 4. Introductions and Presentations:
- A. **Terry Martinez Proclamation**

Terry Martinez served as Vice Chair on the El Paso County Park Advisory Board from November 2019 to May 2025. Mr. Martinez served two terms as the district 3 representative. Chair Thomas Lachocki read the proclamation into record and expressed his gratitude for his many years of service to the community.

B. **Kiersten Steel Proclamation**

Kiersten Steel served as 3rd Vice Chair on the El Paso County Park Advisory Board from May 2019 to May 2025. Mrs. Steel served two terms as the district 4 representative. Chair Thomas Lachocki read the proclamation into record and expressed his gratitude for her many years of service to the community.

C. Susan Jarvis-Weber Proclamation

Susan Jarvis-Weber served as Secretary on the El Paso County Park Advisory Board from March 2019 to May 2025. Mrs. Jarvis-Weber served two terms as the district 2 representative. Chair Thomas Lachocki read the proclamation into record and expressed her gratitude for her many years of service to the community.

Janna Blanter made a motion to approve the three proclamations as stated. Vincent Prins seconded the motion. The motion passed 7 – 0.

(The board recessed for the purpose of taking pictures)

D. NRCS EWP Project Summary

Jason Meyer presented the Natural Resource Conservation Service – Emergency Watershed Protection Program project summary and presented the board with a PowerPoint summary of the project. El Paso County partnered with the NRCS EWP to complete repairs at the Willow Springs and Duckwood Trailhead along Fountain Creek from the 2023 flooding disaster. Total engineering and design costs were approx. \$413,000 and construction costs were approximately \$2.1M.

5. Citizen Comments:

Commissioner Bill Wysong provided public comments regarding two activities he recently participated in. Commissioner Wysong highlighted the Fountain Creek clean-up event and a two-day Park tour he participated in, touring many parks, trails and open spaces he has not previously visited. The park tours were organized by park staff. Chair Thomas Lachocki expressed his gratitude for Commissioner Wysong's continued support in Parks.

6. Development Applications:

A. Deim Minor Subdivision Final Plat

Ross Williams presented the Deim Minor Subdivision Final Plat and addressed property access questions by board members.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Deim Minor Subdivision Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the southern side of Hodgen Road and outside of the future right-of-way and known utility easements, that allows for the construction, maintenance, and public access of the Fox Run Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$2,020. Terry Martinez seconded the motion. The motion passed 7 – 0.

B. Monument Ridge East Filing No. 1 Final Plat

Ross Williams provided an overview of the Monument Ridge East Filing No. 1 Final Plat and addressed a question by a board member.

Jeremy J. Chatelain recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Monument Ridge East Filing No. 1 Final Plat: (1) recalculate open space acreage and assign specific uses to each open space tract; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$18,685 and urban park purposes in the amount of \$11,211 to be paid at time of the recording of this Final Plat. Kiersten Steel seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. 2025 - 26 Officer Elections

The Park Advisory Board By-Laws include the election of officers at the May meeting.

Kiersten Steel moved to elect the following slate of officers for the 2025 - 2026 year.

Chairperson -	Thomas Lachocki
Vice-Chairperson -	Vincent Prins
Second Vice-Chairperson -	John Wallace
Third Vice-Chairperson -	Janna Blanter
Secretary -	Jane Newman

Jane Newman seconded the motion. The motion passed 7 – 0.

B. Dissolution of the Park Fee Advisory Committee

Todd Marts lead a discussion for the dissolution of the Park Fee Advisory Committee. In the ongoing effort to ensure efficient and non-redundant County services, staff believes that the Park Fee Advisory Committee is no longer needed and has recommended its dissolution to the board. The fees are determined by a predefined formula in the Land Development Code and are then endorsed by the Park Advisory Board and approved by the Board of County Commissioners. Janna Blanter and Vincet Prins also pointed out the redundancy of this committee.

Janna Blanter moved to recommend to the Board of County Commissioners that the Park Fee Advisory Committee be dissolved to improve efficiency and reduce redundancy in County Park services. Kiersten Steel seconded the motion. The motion passed 7 – 0.

8. Monthly Reports:

Todd Marts expressed his gratitude to Commissioner Wysong and Commissioner Applegate for attending and actively participating in the two-day park tours. The commissioners not

only wanted to drive by the properties but also walked and explored the parks, trails and open spaces. A third tour is scheduled for June 13th and will include the Park Advisory Board members as well.

Chair Thomas Lachocki pointed to the park statistical numbers in the monthly reports and highlighted the increase in visitor numbers for park reservations. The Fairground numbers are also outstanding with special events being very well attended.

9. Board/Staff Comments:

Theresa Odello highlighted recent events: Kylee Taylor with the Bear Creek Nature Center presented the 2024 Trailability Program trail extension in Bear Creek Canyon Park at the Colorado Parks and Recreation Association Tradeshow in Greeley. Mrs. Odello highlighted her presentation at the Pikes Peak Outdoor Leadership Summit about the topic of stewardship and action. Two other presentations were also highlighted: Mary Jo Lewis with the Bear Creek Nature Center gave a presentation about the Greenback Cutthroat Trout at the Colorado Parks and Wildlife Partners in the Outdoor Conference and the “Trailblazing Accessibility: El Paso County’s Path to Inclusive Outdoor Experiences”, an informative presentation about the accessible resources provided by the Nature Centers as well as the Fair & Event Centers.

Mrs. Odello also stated that the parks department was awarded a \$30,000 grant for the purchase of a new Terrain Hopper to be used at Fox Run Regional Park along with modifications to be made to the two existing Terrain Hoppers to make accessing and exiting the vehicles easier. She thanked board member Jeremy J. Chatelain for bringing this grant opportunity to her attention.

Chair Thomas Lachocki inquired about a “Ring the Peak Trail” update. Todd Marts stated that this project has been envisioned for decades. Several agencies/land managers are working on a collaborative agreement to work towards a common goal. This is a long process with many different hurdles to be overcome but he is encouraged that we are headed in the right direction. The board has also been provided with a new brochure for the Fox Run Nature Center showing changes that have been made to the design. A 3-D video is also in the works. The video is scheduled for completion next month.

10. Adjournment:

Kiersten Steel made a motion to adjourn. Terry Martinez seconded the motion. The meeting was adjourned at 2:36 p.m.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Introduction of new Park Advisory Board members Andrew Dwyer, Bryan Williams

Agenda Date: June 11, 2025

Agenda Item Number: #4 - A

Presenter: Chair Thomas Lachocki / Todd Marts

Information: X **Endorsement:**

Background Information:

Introduction of new Park Advisory Board Members:

- Andrew Dwyer - District 3
- Bryan Williams – District 6

Recommended Action:

Information Only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 El Paso County Fair Update

Agenda Date: June 11, 2025

Agenda Item Number: #4 - B

Presenter: Andschana Aljets,
Fair & Events Center Supervisor

Information: X **Endorsement:**

Background Information:

Staff will present an overview of the upcoming 2025 El Paso County Fair, scheduled for **July 12–19**, with the theme “**A Spudtacular Journey**”—a celebration of 120 years of community tradition, honoring the Fair’s origins as a local potato festival.

The presentation will highlight key elements of this year’s event, including:

- **Strategic partnerships** that support programming and operations
- **Marketing and promotional efforts** to boost attendance and community engagement
- **Program schedule**, featuring new and returning attractions, livestock shows, youth activities, and entertainment
- A brief appearance and remarks from the **2025 El Paso County Fair Queen**, representing the Fair’s continued investment in youth leadership and agricultural heritage.

Staff will also share how this year’s Fair blends history with innovation, with a focus on accessibility, inclusivity, and community celebration.

Recommended Motion:

Information only

EL PASO COUNTY




F A I R



JULY 12 - 19 | CALHAN, CO

A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

Presented By



ED GREEN CONSTRUCTION

WWW.ELPASOCOUNTYFAIR.COM

2025 FAIR OVERVIEW

In 1905, the El Paso County Fair began as a **Potato Festival**, providing a community celebration and showcase of our region's agriculture.

2025 marks the **120th anniversary of the El Paso County Fair**. As the oldest and longest-running community celebration produced by El Paso County, we are proud to honor our history and heritage, ***A Spudtacular Journey***, this **July 12 - 19 in Calhan**.

Our Fair resonates with our community, and we are proud to partner with our community to provide a fun, accessible event for all ages.



2025 FAIR PARTNERSHIPS

We proudly partner with over **50 local businesses and organizations** to make our Fair successful. In 2025, we gained **5 new partners** and captured over **\$113,500 in cash sponsorships** and over **\$140,000 of in-kind value**.

We are honoring our partnership in various ways, including:

- Signage throughout Fairgrounds and on promotions
- *Sponsor Spotlight* social media promotions
- Features in the event Fair guide
- Features in the digital newsletter
- Digital promotions onsite throughout the Fairgrounds



EL PASO COUNTY FAIR | JULY 12 - 19
A SPUDTACULAR JOURNEY
Celebrating 120 Years of Fair

2025 FAIR PARTNERSHIPS *Monetary & In-Kind Value Partners*



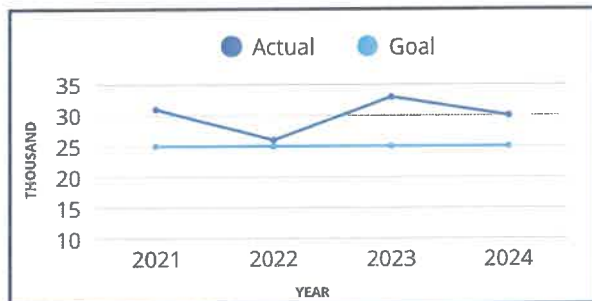
We are grateful for your continued support!

2025 FAIR PROMOTION

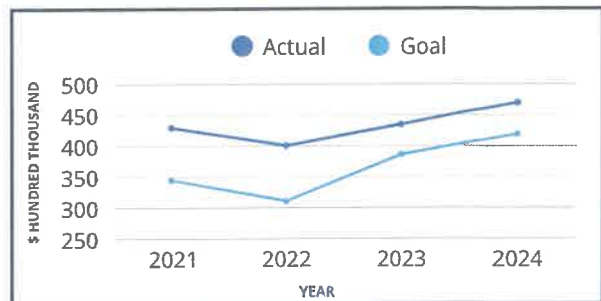
Data Driven Decisions

We are committed to being accountable by being good stewards of County resources. Our marketing initiatives maximize our budget and ensure we are doing what we can to raise event awareness and participation.

ATTENDANCE

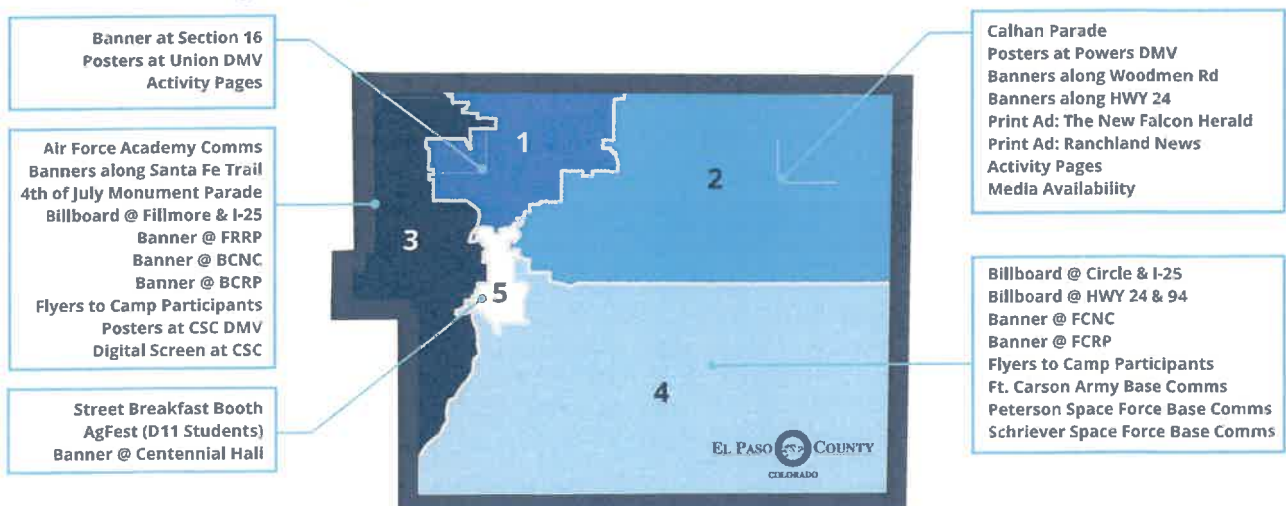


REVENUE



2025 FAIR PROMOTION

Marketing Implementation Map



COUNTYWIDE: NEWS RELEASES & MEDIA | POSTERS | TELEVISION | RADIO | SOCIAL MEDIA | DIGITAL

2025 FAIR PROGRAMMING

- **Journey through the ages** each day to celebrate a different decade of Fair.
- Free entertainment featuring a thrilling human cannonball **stunt show**, extreme **juggling**, a hilarious **ventriloquist**, a high-energy **hype crew**, and a **petting zoo**.
- Free **daily decade themed events** from Golden Age of Magic to 80's roller skating and more.
- Ticketed Arena entertainment features **two nights of auto races, rodeos, mounted shooting** and our crowd favorite, **demolition derby**.
- **Free Arena entertainment** including, Youth Bull Riding, Rural Olympics, and Open Class Master Showman.
- A **carnival, concerts, exhibits**, and **livestock shows** round out the week, providing something for everyone.



EL PASO COUNTY FAIR | JULY 12 - 19

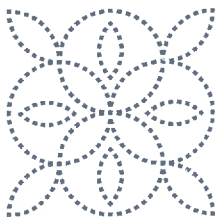
A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

2025 FAIR PROGRAMMING

Community Engagement

Like the potato festival that began our journey, we provide multiple opportunities to celebrate our region's history and heritage.



Creative Arts



Homestead



Vendors



Community



EL PASO COUNTY FAIR | JULY 12 - 19

A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

2025 FAIR PROGRAMMING

Youth Development & Agriculture

The **4-H Program** is facilitated through **Colorado State University Extension** providing many opportunities for County youth to participate in development programs. Programs range from livestock to public speaking, heritage arts to shooting sports. These programs are focused on ***making the best better***.

The Fair also hosts students participating in **FFA**, which is in-school programming offered at select schools throughout El Paso County.

Youth participating in livestock projects have the opportunity to sell at the **El Paso County Junior Livestock Sale** held Saturday, **July 19**.



EL PASO COUNTY FAIR | JULY 12 - 19

A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

2025 EL PASO COUNTY FAIR QUEEN



Madison Finlay-Wagner

- Official El Paso County Fair representative
- Ambassador & Event host for the El Paso County Fair
- Promotes the Fair through in-person events and social media
- Advocates for agriculture and youth development programs



EL PASO COUNTY FAIR | JULY 12 - 19

A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

EL PASO COUNTY



JULY 12 - 19 | CALHAN, CO



A SPUDTACULAR JOURNEY

Celebrating 120 Years of Fair

Presented By



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fountain Creek Nature Center ADA Improvements Project Summary

Agenda Date: June 11, 2025

Agenda Item Number: #4 - C

Presenter: Ross Williams, Senior Parks Planner

Information: X **Endorsement:**

Background Information:

For many years, the main sidewalks leading from the main parking lot to the front entrance at the Fountain Creek Nature Center did not meet modern ADA compliance. Additionally, the existing storm drains protecting the front entrance were not adequately sized to convey stormwater, resulting in damage to the Nature Center after major rain and snowmelt events. In 2022, El Paso County Parks contracted Baseline Engineering to complete a major redesign of all sidewalks leading to the Nature Center, as well as an enhanced stormwater system. In July of 2023, El Paso County Parks was awarded a \$160,000 Community Development Block Grant (CDBG), and subsequently a contract was awarded to CMS of Colorado Springs in May 2024 for construction of the new sidewalks and stormwater system. Demolition and construction began in October 2024 and was completed in late April 2025.

Attachment:

FCNC ADA Improvements Project Presentation

Recommended Action:

Information Only

Fountain Creek Nature Center ADA Improvements Project

El Paso County Park Advisory Board
Wednesday, June 11th, 2025

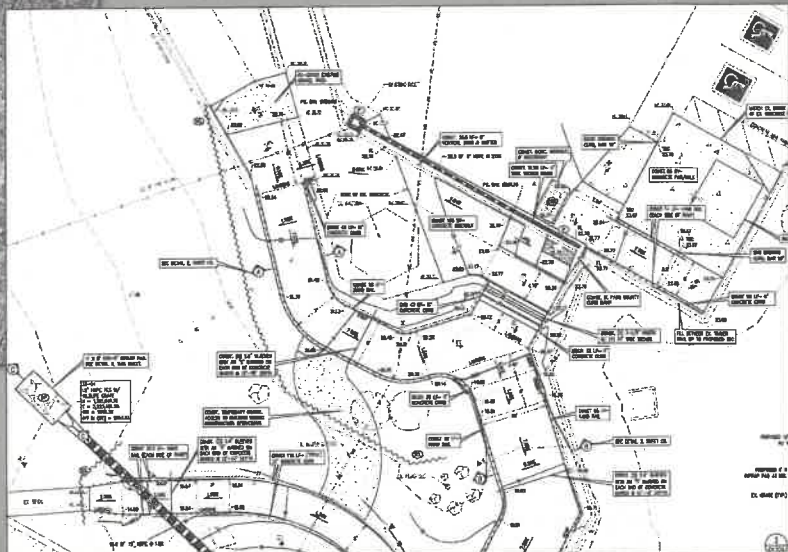
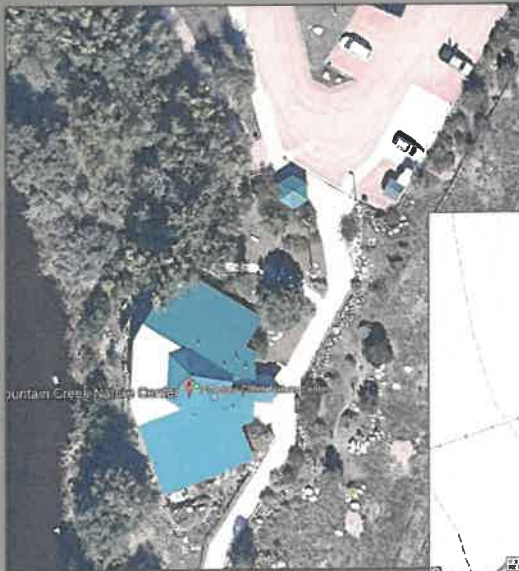
Project Overview

- Project Design
 - 2022: Baseline Engineering contracted for design work
 - ADA compliance proved challenging due to topography and steep, constraining terrain
- Project Funding
 - EPC Parks awarded \$160,000 Community Development Block Grant
- Project Construction
 - 2024: CMS of Colorado Springs awarded \$200,000 contract for construction.
 - April 2025: Work completed, and site opened to public

Fountain Creek Nature Center (Before)



Project Design



Project Kick-Off (2024)



Ground Breaking



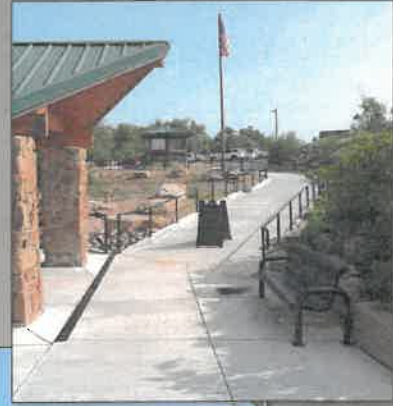
Concrete Completed



Project Complete



Project Complete



Questions?



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Amendment

Agenda Date: June 11, 2025

Agenda Item Number: #6 - A

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing Nos. 6 & 7 include a combined 105 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 436.8 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

Background: In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan (included in packet). At that time, Flying Horse North consisted of 283 single-family rural residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space (22%), and a 199.1-acre 18-hole golf course. A portion of the original 2016 PUD Development Plan was abandoned with the submittal of the Flying Horse North Phase II Sketch Plan / PUD Development Plan and Preliminary Plan in June 2022. Consistent with the previously endorsed plan, the Phase II Plan proposed a dedication of open space that far exceeded the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open space, but also included approximately three miles of the proposed Fox Run Regional Trail. As such, El Paso County Parks integrated the realigned Fox Run Regional Trail into its 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

Current Submittal. The current Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment has reverted to the original 2016 PUD Development Plan. Because of the new stormwater regulations and updated engineering criteria, each filing henceforth will be submitted under a similar arrangement: a PUD amendment followed by a final platting. Upon receipt of the initial amendments, Parks staff was immediately concerned about the future of the Fox Run Regional Trail and contacted HR Green for clarification. HR Green staff explained the situation and also submitted a plan for the Fox Run Regional Trail for the remainder of this development, which includes the current amendment. The representative also stated that the amended PUD Development Plans and Preliminary Plans and Final Plats would also show more open space than was included in the original 2016 plan.

HR Green explained that their staff sought to create a trail alignment that is constructable and sustainable by following the terrain and avoiding steep areas. The attached Flying Horse North Trail Exhibit included in this packet shows the planned alignment, which is included within the bounds of Filing Nos. 6 & 7. The current submittal shows much of the updated trail alignment, as well as the planned open space.

In the submitted Letter of Intent, the applicant mentions the following in regards to parks, trails, and open space:

- *“Trail connections are proposed throughout Filing No. 6 & 7, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.”*
- *“Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN.”*
- *“...Additionally, consideration was given to adding additional trail connections to existing trails...With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.”*
- *“Future Park land, open space and trail connections will continue to be provided with future filings in FHN.”*

Although El Paso County Parks staff supports the general alignment of regional trail as shown in the Flying Horse North Trail Exhibit, staff continues to encourage the applicant to plan and develop a constructable and sustainable trail corridor in all future PUD Amendments and Final Plats. A well-planned trail alignment will allow for an easily constructable and maintainable trail in areas of rolling terrain, natural drainages, and other natural or manmade constraints, such as stormwater detention facilities and roadways.

Recommended Motion (PUD Development Plan / Preliminary Plan Amendment):

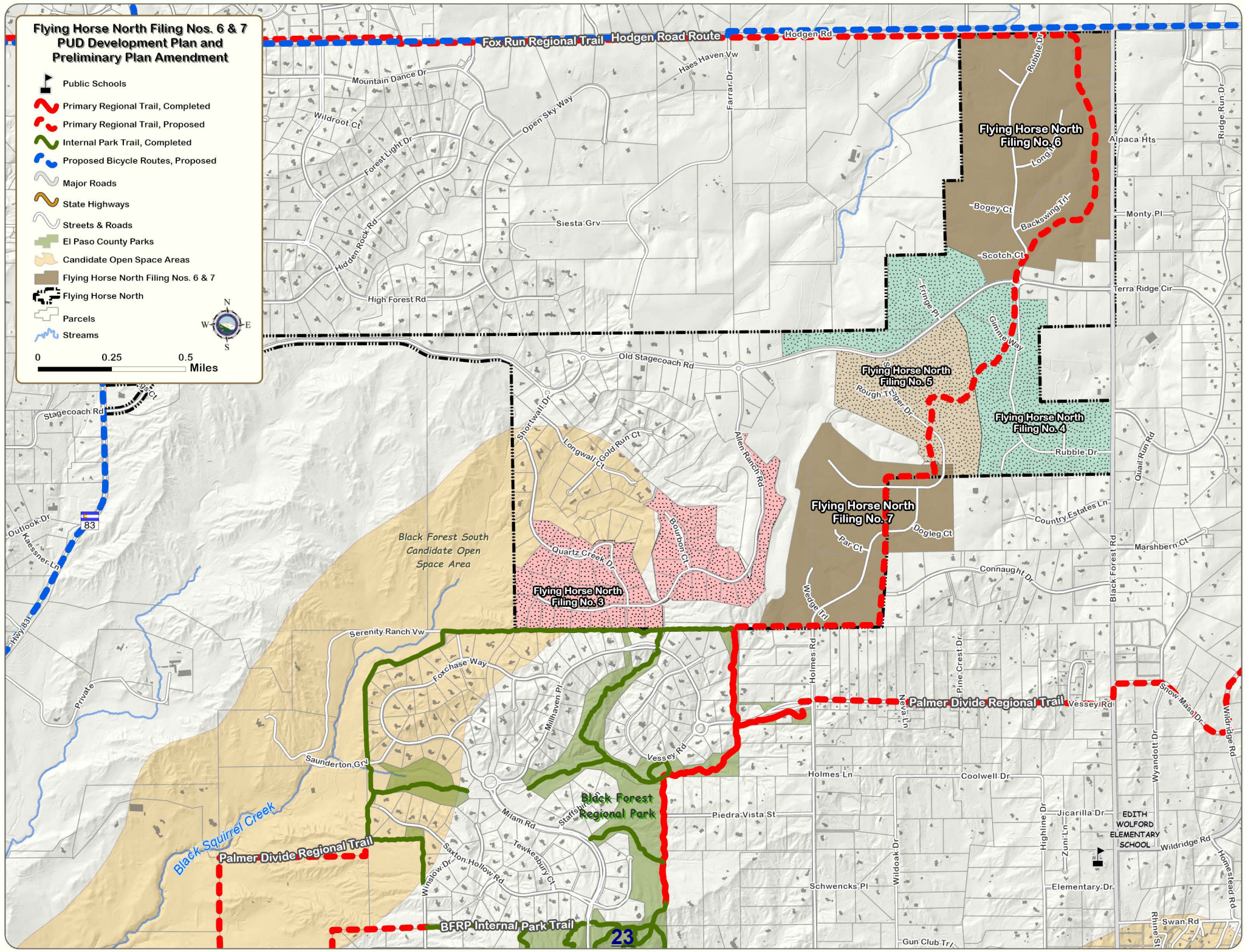
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment: (1) designate and provide to El Paso County 25-foot wide public regional trail easements through Filing Nos. 6 & 7 that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be shown, noted, and dedicated to the County via the forthcoming Final Plats; and (2) fees in lieu of land dedication for regional park purposes in the combined total amount of \$53,025 will be required at time of the recording of the forthcoming Final Plats. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Areas
- Flying Horse North Filing Nos. 6 & 7
- Flying Horse North
- Parcels
- Streams



0 0.25 0.5 Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 11, 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:	Flying Horse North Filing Nos. 6 & 7 PUD Prelim Plan Amend	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-24-005	Total Acreage:	436.80
		Total # of Dwelling Units:	105
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.60
PRI #2, LLC.	HR Green Development, LLC.	Regional Park Area:	2
Drew Balsick	Richie Lyon / Blaine Perkins	Urban Park Area:	1,2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Existing Zoning Code:	PUD
Colorado Springs, CO 80919	Colorado Springs, CO 80920	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): **NO**

Regional Park Area: 2

Urban Park Area: 1,2

0.0194 Acres x 105 Dwelling Units = 2.037

Neighborhood: 0.00375 Acres x 105 Dwelling Units = 0.00

Community: 0.00625 Acres x 105 Dwelling Units = 0.00

Total Regional Park Acres: 2.037

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1,2

\$505 / Dwelling Unit x 105 Dwelling Units = \$53,025

Neighborhood: \$119 / Dwelling Unit x 105 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 105 Dwelling Units = \$0

Total Regional Park Fees: \$53,025

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 conditions when considering and/or approving the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment: (1) designate and provide to El Paso County 25-foot wide public regional trail easements through Filing Nos. 6 & 7 that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be shown, noted, and dedicated to the County via the forthcoming Final Plats; and (2) fees in lieu of land dedication for regional park purposes in the combined total amount of \$53,025 will be required at time of the recording of the forthcoming Final Plats. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

Park Advisory Board Recommendation:

FLYING HORSE NORTH

PUD PRELIMINARY PLAN MAJOR AMENDMENT

Letter of Intent

February 19, 2025



Owner:

Flying Horse Development, LLC

Applicant:

HR Green Development, LLC



PCD File Number:

PUDSPXXX



FLYING HORSE
NORTH

Owner / Applicant Information

Owner:

Company: PRI #2, 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 application: Schedule No. 5131000002, 5130000002, 6136000011, 5130000006, 5130000005, 5100000437, 5100000291, and 5130000007.

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North* by HR Green & Peregrine Fire
- *Natural Features Report* by NES Inc.
- *Noxious Weed Management Plan* by CORE Consultants
- *Traffic Impact Study* by SM Rocha
- *Wastewater Disposal Report* by Entech Engineering Inc.
- *Water Resources Report* by HR Green
- *Wildland Fire & Hazard Mitigation Plan* by Stephen Spaulding

Application Request

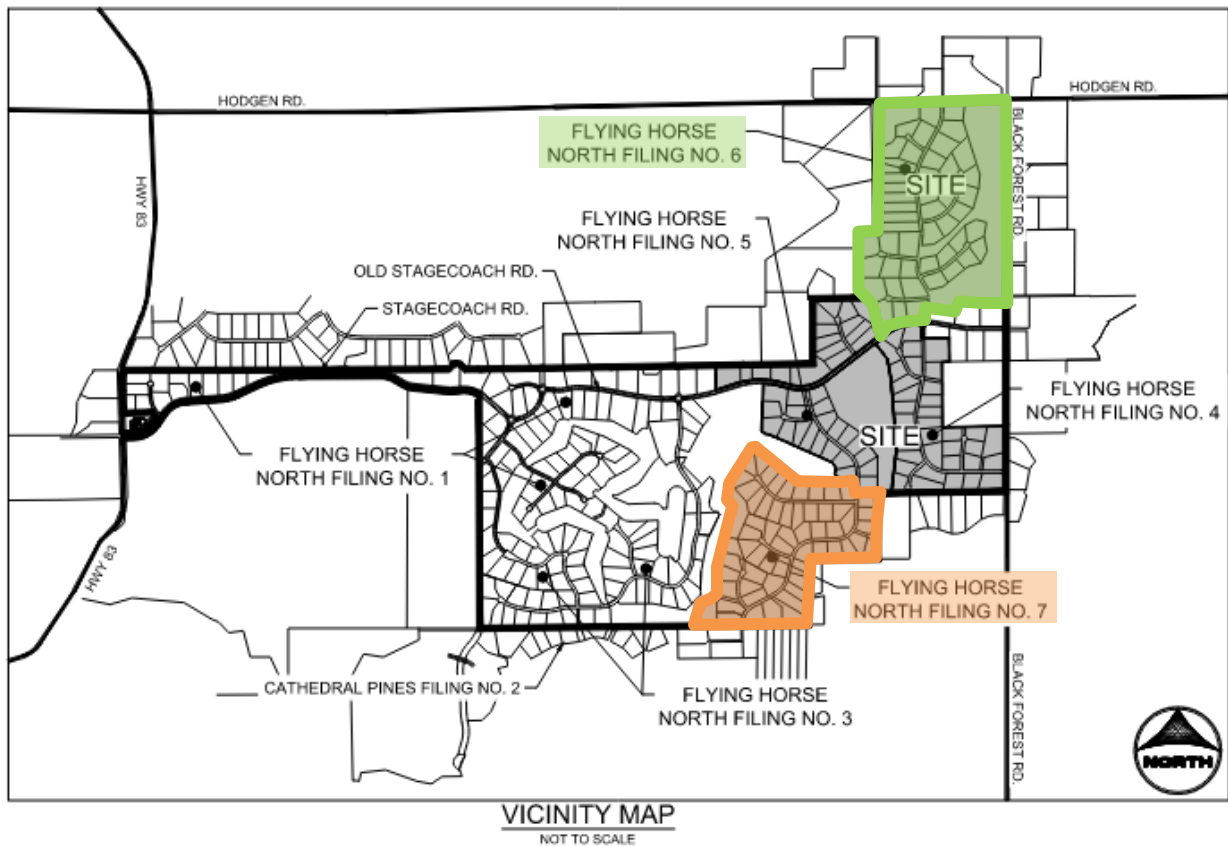
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Major Amendment to the approved 2016 Flying Horse PUD, PUD Preliminary Plan Flying Horse North.

Project Description

The overall Flying Horse North community (hereafter called "FHN") is generally located east of Highway 83, north and south of Old Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. **This PUD Amendment increases the total overall FHN community from approximately 1417.5 acres (2016 PUD PP) to approximately 1,499.721 acres and the total lot count from 283 (2016 PUD PP) to 306.** The increase in overall acreage compensates for the additional lots and the density of dwelling units per acre identified on the original PUD Preliminary Plan is not impacted by the proposed amendment and remains at 2.0 DU/AC. The existing approved filings 1-5 are not affected by this amendment application.

FLYING HORSE NORTH PUD/PP MAJOR AMENDMENT

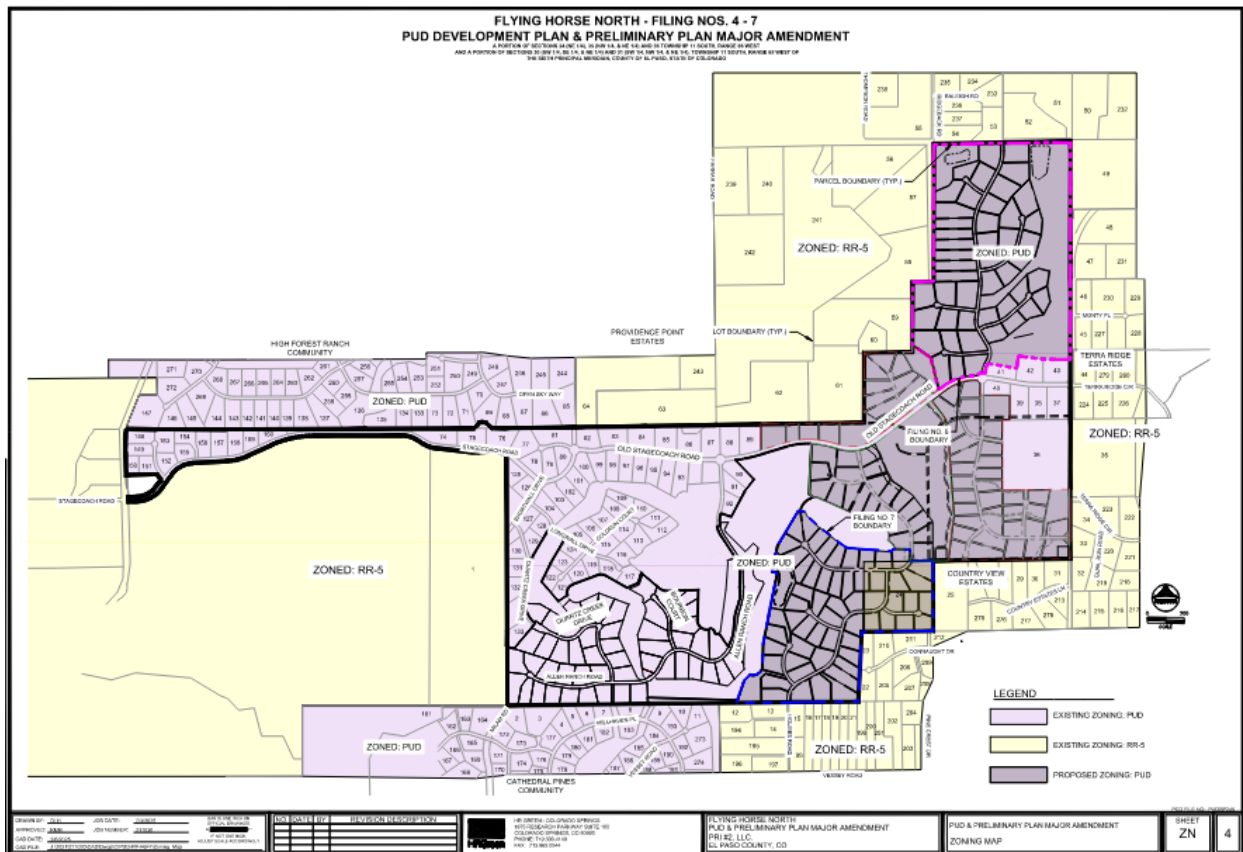


LAND USE TRANSITION

In the context of the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning, the proposed PUD Major Amendment provides an appropriate land use transition within this area of El Paso County. Although the minimum lot size for the PUD/Preliminary Plan is 2.5-acres the majority of the lots proposed are well over that minimum requirement and closer to 5-acres. The PUD/PP Major Amendment also identifies many regional trail connections within the overall FHN PUD that will ultimately connect to the existing trail network.



ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared an updated traffic analysis for FHN Major PUD/PP Amendment, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis.

FLOODPLAIN

FHN Major PUD Amendment does not lie within a designated floodplain per the FEMA flood insurance rate map 08041C0315, effective date December 7, 2018.

GEOLOGIC HAZARDS

Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. A map of these constraints showing their location has also been provided within the PUD Preliminary Plan amendment that was submitted for review.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHN Major PUD Amendment application showing that there was not a mineral estate owner on the property.

WATER

The FHN Major PUD Amendment development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

The FHN Major PUD Amendment consists of estate lots that are a minimize of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The Major PUD Amendment application includes a Wastewater Report and a Soils and Geology Report that assesses the greater FHN area in regards to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this Major PUD Amendment application. Natural tertiary drainageways throughout the site were assessed for any required permanent erosion and sediment control measures. Overland flow across undisturbed areas is the most common method of conveyance within this Major PUD Amendment and proposed roadside swales, public and private culvert pipes, and proposed drainage swales are implemented within the design to convey stormwater to the respective Ponds A, B, or C for full spectrum detention. The ponds and their outlet structures are designed for detention and release rates to drain off-site at or below historical rates, as required. Water quality is provided within the ponds for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within this filing will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

FHN Lies within the Lewis-Palmer School District #38 and Academy School District #20. Neither school district has requested land for a future school site within FHN.

ECOLOGIC/WILDLIFE ANALYSIS

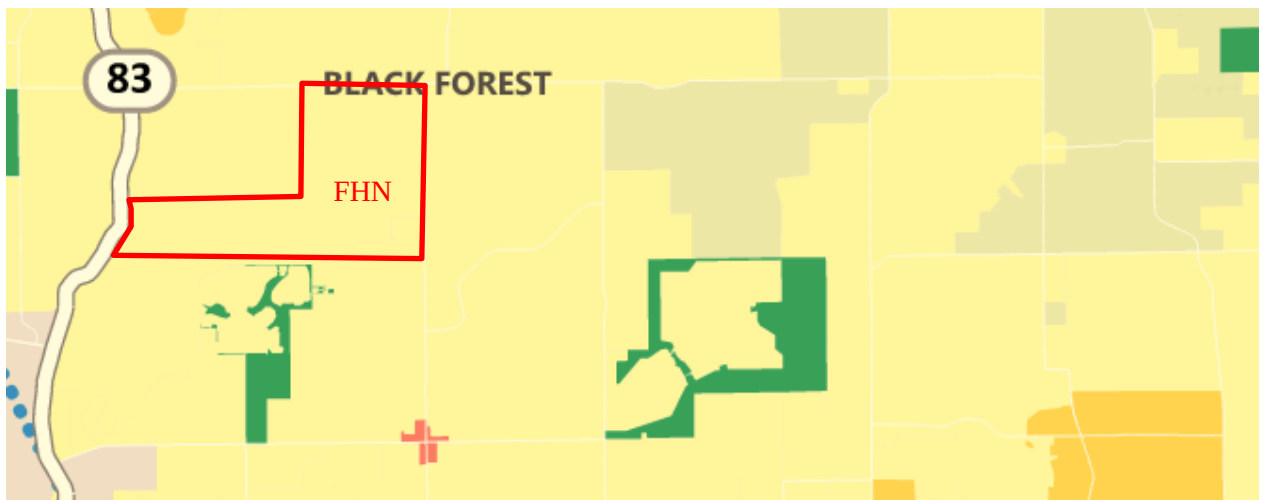
The FHN property does not have any significant environmental issues and there is no known threatened species on the property. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will

provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

EL PASO COUNTY MASTER PLAN

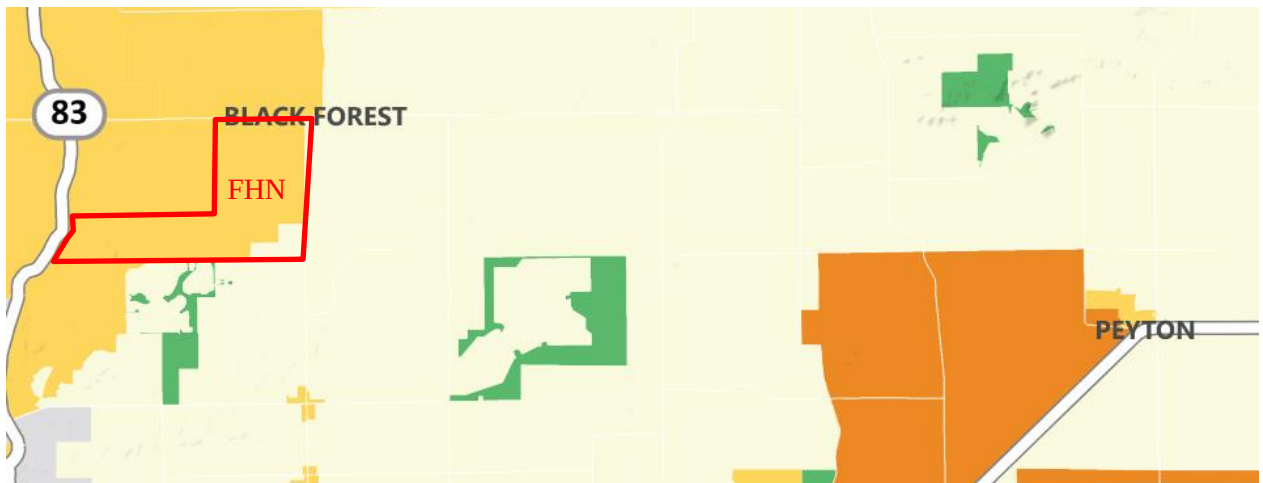
Per the 2021 *'Your El Paso County Master Plan'* FHN is listed as Large-Lot Residential placetype. The existing 2016 FHN PUD and the proposed minor amendment are both in keeping with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the "character" of the large-lot residential placetype.



Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, "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.” FHN is categorized as a planned subdivision with its approval in 2016 but still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a “priority development area” for housing and communities within this graphic. More specifically, FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. Based on the previous statements of preserving the natural forest and prairie environments in this area FHN further complies with the planning strategies outlined in this section of the master plan.



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN PUD Amendment as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity,



at this time.

Project Justification

Per Chapter 4.2.6.D, 7.2.1.D2(e), and 7.2.1.D3(f), the following criteria listed below outline the approval process for a PUD Preliminary Plan within El Paso County. The proposed Major Amendment to the overall 2016 Flying Horse North PUD Plan, substantially complies with all approval criteria.

PUD ZONING

1. **THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;**

PUD zoning is not being proposed with this application. The PUD zoning for FHN has already been approved with the original 2016 PUD that was approved. This proposed major amendment to that original 2016 PUD continues to advance the stated purposes that were agreed upon.

2. **THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;**

The proposed FHN PUD PP Major Amendment generally conforms to all EPC adopted plans including, 'Your El Paso County Master Plan' with an adopted date of May 26, 2021.

3. **THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY; No elements within the proposed major amendment will be detrimental to the health, safety, or welfare of the present or future inhabitants of EPC. 2.5-acre minimum lot sizes are being adhered to with this amendment and the framework for future trail connections will begin linking existing systems to the south of FHN.**

4. **THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

As mentioned previously in the section regarding EPC placetypes this proposed major amendment completely conforms with the character of the large-lot residential primary use. The proposed lot sizes conform with the surrounding RR-5 zoning and further enhance the value of the surrounding neighborhoods.

5. **THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

There are no proposed or identified detrimental use to use relationships associated with this application that would require additional buffering or separations.

6. **THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFER ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;**

The proposed landscaping elements associated with the overall FHN PUD area which seek to preserve the existing prairie and forest characteristics further enhance this part of EPC. Additional landscaping is being proposed with future monumentation in FHN to provide complimentary design elements that match the surrounding landscape and neighborhoods.

7. **AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;**

There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural

features associated with this Filing in FHN.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPURTUNITIES; Trail connections are proposed throughout Filing No. 6 & 7, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.
9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED; An updated traffic analysis conducted by SM Rocha has been provided with the application. It is not anticipated that any traffic related to this filing will overburden existing or planned roadways.
10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIROMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY OF EFFICIENT SITE DESIGN; The proposed full spectrum detention facilities, additional area and revised lot layout associated with this major amendment provide better opportunities to capture existing and future conveyed flows preserving natural drainageways within FHN. Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN.
11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER; Per the affidavit that was submitted with the application there are no mineral rights associated with this property.
12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND No deviations or exceptions are being requested with this application.
13. THE OWNER HAS AUTHORIZED THE APPLICATION. Yes, the owner of the property has authorized this application.

PUD PRELIMINARY PLAN

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN; See above information regarding master plan. Addittionally, goals that are being satisfied with this application are listed below.
 - Goal 1.1: Ensure compatibility with established character and infrastructure capacity.
 - Goal 1.4: Continue to encourage policies that ensure “development pays for itself”.
 - Goal 2.2: Preserve the character of rural and environmentally sensitive areas.
 - Goal 4.1: Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.
 - Goal 4.2: Promote walkability and bikability where multimodal transportation systems are feasible.
 - Goal 5.4: Use best management practices to protect water quality, conserve water, minimize



impacts of flooding, and beautify El Paso County.

2. **THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

See above information. The proposed application substantially complies with all provisions and requirements of the current EPC Land Development Code.

3. **THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

The proposed PUD major amendment complies with all development guidelines set forth in the original 2016 FHN PUD. A list of the FHN Development Guidelines and Standards, including lot typical, can be found on the cover sheet of the PUD.

4. **A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(a)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

Yes, water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

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;**

There is no proposed public sewage disposal system for this major amendment. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.

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

All areas within the application that present geologic hazard constraints have been identified within the Soils and Geology Report prepared by Entech Engineering. Mitigation measures for development can be found within the report. Based on the findings within Entech's report, this site is suitable for development as proposed.

7. **ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

The Drainage Report demonstrates compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. Full Spectrum Detention Ponds are proposed for detention and designed release rates at or below historical rates. Hydraulic design of the filing via drainageways and storm system infrastructure such as culvert pipes are designed to meet criteria for the minor and major storm events.

8. **THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The proposed public improvements, including utilities, drainage and roadways, have been designed to provide adequate service for the future single-family residential lots without overburdening the existing infrastructure in place.

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

Each lot within this subdivision will have public access to the proposed public rural-local roadways

that were planned and designed accordingly with the current ECM. Connections onto Old Stagecoach Road and Black Forest Road have been designed with the appropriate intersection spacing.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

- a. (1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
Based on the new lotting configuration and additional acreage proposed with this amendment more well thought out open space areas and full spectrum detention facilities are being proposed to compliment existing drainage corridors and low spots within FHN. On the original 2016 PUD there was only area identified for detention and this amendment proposes three facilities. Additionally, consideration was given to adding additional trail connections to existing trails.
- b. (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;
Appropriate designs of proposed roadways linking to existing roadways with FHN are being provided with this amendment. With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.
- c. (3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
Per the zoning map context provided earlier in the letter there was not a need to provide physical buffers between FHN Major Amendment area and the adjacent subdivision to the south and east. The PUD framework of FHN is complimentary in lot size to the RR-5 that surrounds the property.
- d. (4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
There are no environmentally sensitive areas identified within FHN Major PUD Amendment area.
- e. (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;
See above analysis regarding the updated traffic analysis that was submitted with this application. Based on the findings of SM Rocha's report it is not anticipated that this Major Amendment will not negatively impact any county services or facilities.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

A brand-new fire station was built to service this area of the Black Forest within FHN Filing No. 1. Recreation has also been provided with a 191-acre golf course for the residents and members to use. Future Park land, open space and trail connections will continue to be provided with future filings in FHN. Proposed utilities are apart of this application for review and consideration by the EPC staff. An updated traffic analysis has also been provided showing this filing is in compliance with anticipated trip generations.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

FHN in its entirety lies within the Black Forest Protection District. A letter of service commitment has been provided with this application. All roadways and termination points of public right-of-

way have been designed for fire protection vehicle maneuvering with sufficient cul-de-sac turnarounds. There is no proposed fire cistern for this Filing.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed application satisfies all applicable sections of the current EPC LDC.



PERKINS, BLAINE, 4/17/2025 2:37 PM

HR GREEN Xrefs: xgdt-d01-1000, xroww-201, xroww-202, x-dgn-201

PURPOSE AND INTENT:

A MAJOR AMENDMENT TO THE APPROVED 2016 PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 6 AREA ADJACENT TO AND NORTH OF OLD STAGECOACH ROAD WITH AN EXISTING CONNECTION TO BLACK FOREST ROAD AND A PROPOSED CONNECTION TO HODGEN ROAD AND THE PROPOSED FILING NO. 7 AREA ADJACENT TO AND SOUTHEAST OF THE EXISTING GOLF COURSE WITH CONNECTION TO OLD STAGECOACH ROAD VIA SANDBAGGER DRIVE. THE FILINGS ARE FOR 106 SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2016 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 283 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 307 LOTS. (FILING 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS; FILING NO. 5 = 21 LOTS; FILING NO. 6 = 47 LOTS; FILING NO. 7 = 59 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS, PROPOSED FULL SPECTRUM DETENTION PONDS, AND PUBLIC ROADWAY IMPROVEMENTS.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD FILING 6 AND FILING 7 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS PUD/PRELIMINARY PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FLYING HORSE NORTH PUD FILINGS 4 THROUGH 7 PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD/PRELIMINARY PLAN APPROVAL, (OR OWNER ACKNOWLEDGE THE PUD/PRELIMINARY PLAN CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

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

CONFLICT

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

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PUD/PRELIMINARY PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR FLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISIONS OR SITE DEVELOPMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. APPLICANT MAY TRANSFER ANY LOSS OF DENSITY FROM A FILING TO ANOTHER FILING (EXCEEDING THE DENSITY FOR THAT FILING) AS LONG AS THE TOTAL MAXIMUM UNIT COUNT FOR THE PROJECT IS NOT EXCEEDED.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT UNIT LIMITS FOR THE ENTIRE PROJECT ARE NOT EXCEEDED. DENSITY TRANSFERS SHALL BE SHOWN BETWEEN FILINGS AS THEY HAVE OCCURRED.

OVERALL PROJECT STANDARDS

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

LEGAL DESCRIPTION:

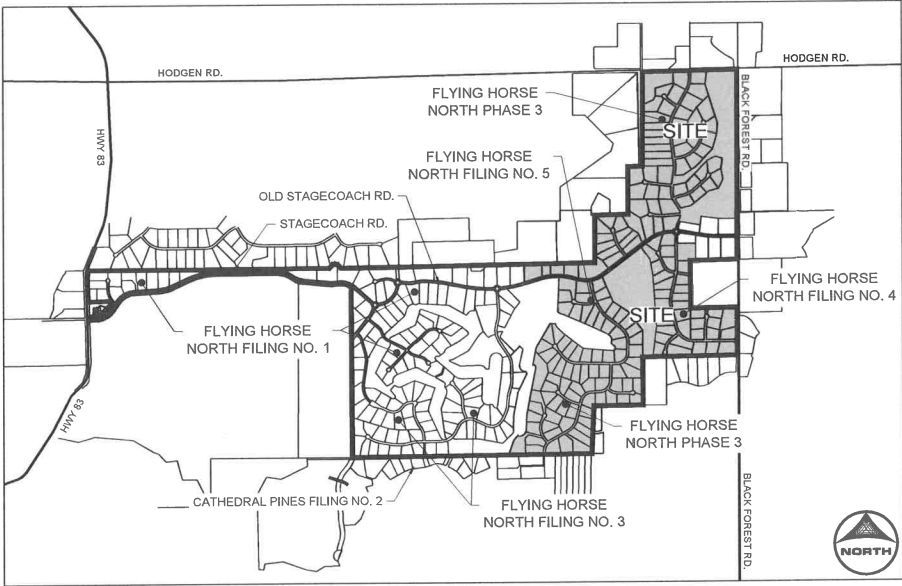
SEE SHEET 2

FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

- A. PROJECT DESCRIPTION
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,141.7 ACRES OF LAND. FLYING HORSE NORTH IS A PLANNED UPGRADE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.
- B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.
- C. PERMITTED ACCESSORY USES SHALL INCLUDE AND BE SUBJECT TO THE REGULATIONS OF SECTION 5.2.2 OF THE 2024 LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. IN ADDITION, ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED TWO-THOUSAND (2,000) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILING FOR RECORDING WITH THE CLERK AND RECORDED ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ALL ELECTRIC, GAS CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS.
- D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDINGS.
- E. SIGNS
a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.
b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 45 IN HEIGHT MEASURED FROM FINISHED GRADE.
c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10 IN HEIGHT MEASURED FROM FINISHED GRADE.
d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.
e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.
- F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.
- G. RESIDENTIAL DEVELOPMENT REQUIREMENTS
a. MAXIMUM LOT COVERAGE: TWENTY (20) PERCENT
b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET.
c. SETBACK MINIMUMS:
• FRONT YARD: THIRTY (30) FEET MINIMUM
• SIDE YARD: TEN (10) FEET MINIMUM
• CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM
• REAR YARD: THIRTY-FIVE (35) FEET MINIMUM
d. MINIMUM LOT SIZE: 2.5 ACRES
e. ACCESSORY BUILDINGS MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.
- H. CLUBHOUSE / RECREATIONAL FACILITY REQUIREMENTS
a. MAXIMUM BUILDING HEIGHT: FORTY-FIVE (45) FEET.
b. SETBACK MINIMUMS:
• FRONT: TEN (10) FEET MINIMUM
• SIDE: TWENTY (20) FEET MINIMUM
• REAR: TWENTY (20) FEET MINIMUM
c. ACCESSORY BUILDINGS MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
d. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
- I. STREETS
a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.
- J. LANDSCAPE
a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT.
b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
e. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

NOT TO SCALE

- J. STRUCTURES IN TRACTS
a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.
- K. ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS
a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.

ACCESS LIMITATION NOTE:

1. THERE SHALL BE NO DIRECT LOT ACCESS TO BLACK FOREST ROAD AND HODGEN ROAD.
2. STAGECOACH ROAD ACCESS TO BLACK FOREST ROAD IS TO REMAIN.
3. COMMERCIAL ACCESS POINTS WILL BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR ANY COMMERCIAL DEVELOPMENTS PROPOSED WITHIN THE SHOWN AMENDED FILINGS.

ADA NOTE:

1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ENVIRONMENTAL NOTE:

1. 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 (I.E., PREBLE'S MEADOW JUMPING MOUSE).

GEOLOGIC HAZARD NOTE:

THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN MAJOR AMENDMENT FILING NOS. 6 AND 7, PREPARED BY ENTECH ENGINEERING, DATED JANUARY 24, 2025 IN FILE PUDSP_____, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED ON SITE PLAN.
1. POTENTIALLY SEASONALLY HIGH GROUNDWATER: AREAS WITHIN THE EXISTING TERTIARY SWALE, NORTH BORDER OF FILING 5 AND SOUTHERN PORTION OF FILING 4, SOUTH OF OLD STAGECOACH ROAD, AREAS WITHIN THE EXISTING TERTIARY SWALES, SOUTH BORDER OF FILING 6, WEST BORDER OF FILING 6.
2. SEASONALLY WET AREAS: AREAS WITHIN EXISTING TERTIARY SWALES IN FILINGS 4, 5, 6 AND 7.
3. EROSION: AREAS WITHIN FILINGS 4, 5, 6, AND 7 WITH STEEP EXISTING GRADIES.
4. FLOODPLAIN: A SMALL AREA IN THE NORTHWEST CORNER OF FILING 6 AS IDENTIFIED AS A FEMA FLOODPLAIN ZONE A.

IN AREAS OF HIGH GROUNDWATER, DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

FLOODPLAIN NOTES:

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0305G' AND '08041C0315G' WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
2. THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
3. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

LAND USE TABLE			
USE	AREA (SQFT.)	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL	25,099,951	576.2	77.9%
OPEN SPACE	5,339,354	122.6	16.6%
RIGHT OF WAY	1,765,635	40.5	5.5%

SITE DATA

TAX ID NUMBERS: 5130000002, 5130000005, 5130000006, 5130000007, 5131000002, 5100000437, 6136000011, 5100000291
PROPOSED LAND USE: AGRICULTURAL (VACANT)
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL
SITE ACREAGE: 739.32 AC - 100% RI
PROPOSED NUMBER OF LOTS: 174
PROPOSED GROSS DENSITY: .24 DU/AC
OPEN SPACE REQUIRED: 3,220,494 SF (10% OF SITE AREA)
OPEN SPACE PROVIDED: 5,339,354 SF (16.6% OF SITE AREA)
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED: 1,334,839 SF
61% CONTIGUOUS USABLE OPEN SPACE PROVIDED: 3,260,330 SF (FILING NO. 6)

CONTACTS

OWNER/DEVELOPER:
PRI #2, LLC
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
EL PASO COUNTY PLANNING:
2650 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: RYAN HOWSER
EL PASO COUNTY ENGINEERING:
2650 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: DANIEL TORRES, PE
PLANNER/LANDSCAPE ARCHITECT:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: DANIEL PERKINS
NATURAL GAS
BLACK HILLS ENERGY
ATTN: ADAM MAGOON
ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION
ATTN: GINA PERRY
CIVIL ENGINEER:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: RICHARD LYON, PE
SURVEY:
EDWARD JAMES SURVEYING INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: JON TESSIN, PLS
TRAFFIC ENGINEER:
SM ROCHA, LLC
6 S. TEJON ST. #618
COLORADO SPRINGS, CO 80903
ATTN: MIKE ROCHA

GENERAL NOTES:

1. MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.
2. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.
3. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
4. 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 (I.E., PREBLE'S MEADOW JUMPING MOUSE).
5. FINAL PLAT WILL SHOW EASEMENTS FOR DRAINAGE FACILITIES AND WATER QUALITY FACILITIES. EASEMENTS OR TRACTS FOR PONDS WILL BE SHOWN ON PRELIMINARY PLAN AND FINAL PLAT.
6. THE 10' REGIONAL TRAIL LOCATED WITHIN FHM FILING NO. 5 IS SUBJECT TO CHANGE BASED ON SITE CONDITIONS AND GRADING CONSTRAINTS. FINAL EASEMENT TO BE DEDICATED TO EL PASO COUNTY PARKS DEPARTMENT BY SEPARATE INSTRUMENT.

PROJECT HISTORY TRACKER			
COUNTY FIL NO.	PROJECT NAME	RECORDED RESOLUTION NO.	RECORDING DATE
PUD162	FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT	16-442	12/15/2016
SP 17-012	FLYING HORSE NORTH PRELIMINARY PLAN	18-351	9/10/2018
PUDSP244	FLYING HORSE NORTH FILING NO. 4 PUD PRELIMINARY PLAN MINOR AMENDMENT	225022984	3/21/2025
PUDSP245	FLYING HORSE NORTH FILING NO. 5 PUD PRELIMINARY PLAN MINOR AMENDMENT	225022985	3/21/2025
PUDSP	FLYING HORSE NORTH PUD PRELIMINARY PLAN MAJOR AMENDMENT	TBD	TBD

OVERALL DEVELOPMENT DWELLING UNIT TRACKER		
PHASE	FILING	DWELLING UNITS
1	1	81
1	2	N/A
1	3	51
2	4	48
2	5	21
3	TBD	105
	TOTAL	306

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:
HAS EXECUTED THESE PRESENTS THIS ____ DAY OF _____, 20____, A COLORADO CORPORATION
DREW BALSICK, VICE PRESIDENT
PRI #2 LLC C/O ELITE PROPERTIES OF AMERICA
STATE OF COLORADO
COUNTY OF EL PASO
SIGNED BEFORE ME ON _____, 20____
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).
(NOTARY'S OFFICIAL SIGNATURE)
(TITLE OF OFFICE)
(COMMISSION EXPIRATION)

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____, AND WAS RECORDER AT RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY
EL PASO COUNTY CLERK AND RECORDER DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR FLYING HORSE NORTH PHASE 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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

SHEET INDEX

- 1 - COVER
2 - LEGAL
3 - TYP SECTIONS
4 - OVERALL SITE PLAN
5 - GEOHAZARDS MAP
6 - ZONING MAP
7 - 8 - ADJACENT OWNERS
9 - 16 - SITE PLANS

DRAWN BY: CMD JOB DATE: 4/17/2025 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 211030 0
CAD DATE: 10/14/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawgs\CPUD-PP-F&F7\Cover

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MAJOR AMENDMENT
COVER

PCD FILE NO.: PUDSPXXX

SHEET
CV
1

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION
FLYING HORSE NORTH PUD

A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 5269.38 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING

THENCE 500°14'34", ON THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 523.85 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°01'51"W, HAVING A DELTA OF 38°24'48", A RADIUS OF 535.00 FEET AND A DISTANCE OF 358.69 FEET TO A POINT OF TANGENT;

THENCE S84°37'03"W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°13'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT;

THENCE N84°08'58"W, A DISTANCE OF 69.88 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°13'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT;

THENCE N58°50'07"W, A DISTANCE OF 166.51 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 535.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT;

THENCE S89°46'13"W, A DISTANCE OF 167.458 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°52'43", A RADIUS OF 1960.00 FEET AND A DISTANCE OF 851.06 FEET TO A POINT OF TANGENT;

THENCE S64°53'30"W, A DISTANCE OF 459.47 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°22'27", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.97 FEET TO A POINT OF TANGENT;

THENCE S88°15'57"W, A DISTANCE OF 892.41 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°09'38", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT;

THENCE S35°10'18"W, A DISTANCE OF 291.93 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.28 FEET TO A POINT OF TANGENT;

THENCE S88°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83;

THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.86 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 21213192 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (6) FIVE COURSES:

1. N68°18'07"E, A DISTANCE OF 165.75 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°10'43", A RADIUS OF 460.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'05", A RADIUS OF 560.00 FEET AND A DISTANCE OF 149.72 FEET TO A POINT ON CURVE;

4. N38°10'00"W, A DISTANCE OF 141.67 FEET;

5. S83°20'00"W, A DISTANCE OF 587.56 FEET TO A POINT ON SAID STATE HIGHWAY 83;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES:

1. N01°41'53"W, A DISTANCE OF 446.49 FEET;
2. N01°02'53"W, A DISTANCE OF 245.49 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°06'46"E, HAVING A DELTA OF 07°31'38", A RADIUS OF 1380.65 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 10, RECORDED UNDER RECEPTION NO. 201036672, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THE LINE N89°54'54"E. ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 594.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 34; THE LINE S89°57'36"E. ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34; THE LINE N89°46'13"E. CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, TEXAS, TO THE NORTH CORNER OF SAID SECTION 35; THE LINE S89°45'50"E. CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 2048.33 FEET; THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. N44°21'15"E, A DISTANCE OF 120.12 FEET;
2. N27°42'44"E, A DISTANCE OF 30.37 FEET;
3. N83°51'56"E, A DISTANCE OF 62.76 FEET;
4. S79°32'21"E, A DISTANCE OF 69.45 FEET;
5. S46°40'23"E, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35.

THENCE N89°48'10"E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 70.926 ACRES.

LEGAL DESCRIPTION: EAST PARCEL

A PARCEL OF LAND BEING ALL OF SECTION 38 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED "24964" AND THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S89°51'39"E, A DISTANCE OF 1316.82 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THE NORTHERLY BOUNDARY OF HIGH FORESTED LAND, PARCEL FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36, THENCE NB90°00'00"E, ON THE NORTH LINE OF THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER OF SAID SECTION 36, SAID SECTION 36, THENCE NB89°03'58"E, ON THE NORTH LINE OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.09 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NB90°02'00"E, ON THE NORTH LINE OF THE NORTH-WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1332.09 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NB90°02'00"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 30, THENCE NB90°03'02"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 920.21 FEET TO THE SOUTHWEST CORNER OF THE EASTERLY TWELVE (12) ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N00°08'19"E, ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, SAID POINT BEING THE WEST SEVENTEENTH CORNER OF SAID SECTION 30, THENCE N00°08'19"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, SAID POINT BEING THE WEST SEVENTEENTH CORNER OF SECTION 30 (FIELD MONUMENTS DEPICTED ON LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 91000488 BY BERGE-BREWER & ASSOCIATES, INC. ON JULY 30, 1991); THENCE NB89°01'31"E, ON THE NORTH LINE OF SAID NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER CORNER OF SAID SECTION 30; THENCE N00°08'19"E, ON THE NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1004.74 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SECTION 30, SAID POINT BEING THE FOLLOWING (C) COURSE:

1. N88°58'45"E, A DISTANCE OF 2270.00 FEET;
2. S71°21'27"E, A DISTANCE OF 29.72 FEET;
3. N68°58'45"E, A DISTANCE OF 289.96 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

[illegible]

CONTAINING A CALCULATED AREA OF 1346.825 ACRES.

INCLUSION PARCELS:

LEGAL DESCRIPTION: (A PORTION OF 5100000291) ASSESSORS NUMBER

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY A 2" ALUMINUM CAP BASIS OF BEARINGS THE SOUTH ONE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY A 2" ALUMINUM CAP STAMPED PLS 18465' AT GROUND LEVEL AND AT THE EASTERLY END BY A 2" ALUMINUM CAP STAMPED PLS 18465' AT GROUND LEVEL, BEING ASSUMED TO BEAR N89°11'00"W ADDO 1320.84 FEET.

COMMENCING AT THE CENTER-WEST SIXTEENTH CORNER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO STATE OF COLORADO SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°11'00"E ON THE SOUTHWEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,334.25 FEET TO THE CENTER-WEST CORNER OF SAID SECTION 31; THENCE S00°07'34"E ON THE EAST OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,334.25 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 31; THENCE S89°24'17"W ON SAID SOUTHWEST LINE A DISTANCE OF 1321.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE N00°07'34"E ON SAID WEST LINE A DISTANCE OF 1,329.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,759,384 SQUARE FEET OR 40.390 ACRES.

LEGAL DESCRIPTION: (5100000437) ASSESSORS NUMBER

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO STATE OF COLORADO, EXCEPT THAT PORTION AS DISCLOSED IN THE BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 15, 2004 AT RECEPTION NO. 204188565, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°28'17" E, ON THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 3970.82 FEET TO THE SIXTH SIXTEENTH CORNER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°24'17" E, ON THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1403.93 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204185955; THENCE S02°42'03" W, ON THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE N00°28'30" W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1323.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 41,580 ACRES.

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CAD FILE: J:\2021\211030\CAD\Drawgs\CIPUD-PP-F6F7\Cover

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MAJOR AMENDMENT
LEGAL DESCRIPTION

PCD FILE NO.: PUDSPXXX

SHEET
LD

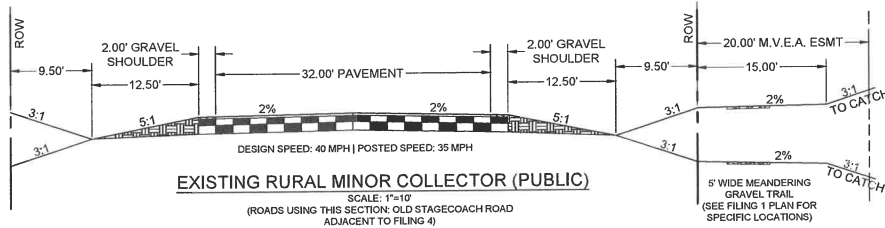
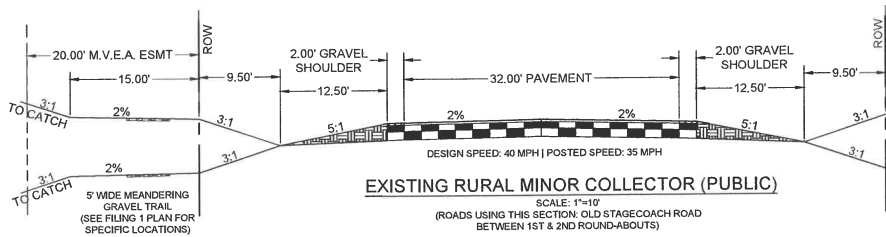
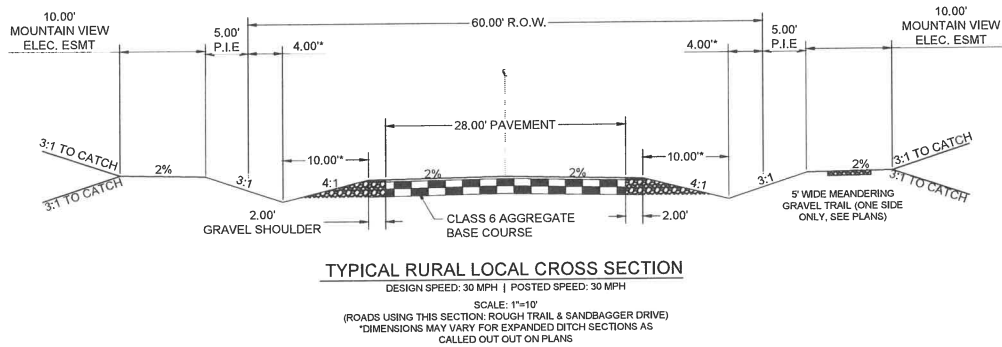
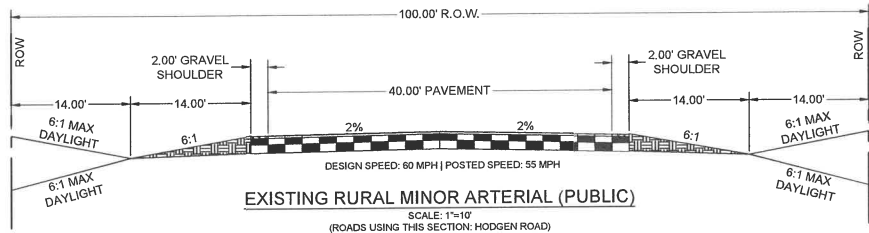
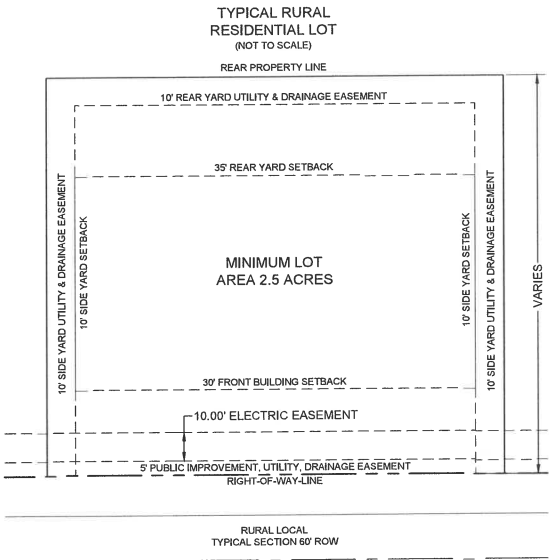
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HR GREEN xref: Loc_Typicals: xref-1-0302_rdw_typicals

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4) TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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CAD DATE: 1/16/2024 IF NOT ONE INCH,
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1675 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY MAJOR AMENDMENT
TYPICAL LOT AND ROADWAY SECTIONS

SHEET
TS

3

PCD FILE NO.: PUDSP244

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PR PROPERTY LINE
EX PROPERTY LINE
PR EASEMENT LINE
EX EASEMENT LINE
PR RIGHT OF WAY
EX RIGHT OF WAY
PR LOT LINE
EX LOT LINE
EX SWALE
PR SWALE
PR TRAIL
PR MONUMENT SIGN
(represents 10'x10' area)
PR POND RIM
PR INDEX CONTOUR
EX INDEX CONTOUR
PR INTER. CONTOUR
EX INTER. CONTOUR
EX FEMA FLOODPLAIN

EX. FIL. NO. 3 = 51 LOTS

PROP. FIL. NO. 4
(48 LOTS)

PROP. FIL. NO. 5
(21 LOTS)

PROP. PHASE 3
(105 LOTS)

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, & 7 = 306 LOTS



PCD FILE NO.: PUDSPXXX

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
OVERALL SITE

SHEET
OV 5

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PR PROPERTY LINE
EX PROPERTY LINE
PR EASEMENT LINE
EX EASEMENT LINE
PR RIGHT OF WAY
EX RIGHT OF WAY
PR LOT LINE
EX LOT LINE
EX SWALE
PR SWALE
PR TRAIL
PR MONUMENT SIGN
(represents 10"x10" area)
PR POND RIM
PR INDEX CONTOUR
EX INDEX CONTOUR
PR INTER. CONTOUR
EX INTER. CONTOUR
EX FEMA FLOODPLAIN

PROP. FIL. NO. 4

PROP. FIL. NO. 5

PROP. PHASE 3

Qaf		Artificial fill of Holocene Age: man-place fill deposits associated
Qal		Alluvium of Holocene Age: recent water deposited sediments along drainages
Qc/Tkd		Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age: Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone
er		erosion
psw		potentially seasonally shallow groundwater area
sp	seasonally area of ponded water	

1. THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PER THE FINDINGS WITHIN THE SOILS AND GEOLOGY REPORT FOR THIS PUD AMENDMENT APPLICATION ENTITLED SOILS AND GEOLOGY REPORT FOR THE FLYING HORSE NORTH PUD DEVELOPMENT PLAN D PRELIMINARY PLAN MAJOR AMENDMENT FILING NOS. 6 AND 7, PREPARED BY ENTECH ENGINEERING, INC., DATED JANUARY 24, 2025. THE GEOHAZARD AND TEST BORE LOG LOCATIONS ARE PER FIGURES 8 AND 9 WITHIN THE REPORT.
2. THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PROPOSED TO BE MITIGATED FOR PERMITTED DEVELOPMENT. THERE ARE NO PROSPECTIVE GEOHAZARDS DISCOVERED AND MITIGATION METHODS ARE ANTICIPATED TO INCLUDE OVERLIFT GRADING TO DIRECT STORMWATER FLOW PATTERNS, ELIMINATE LOCAL LOW POINTS, AND FILL SEASONAL PONDING AREAS, AS WELL AS INSTALLATION OF FOUNDATION DRAINS FOR STRUCTURES AS NEEDED WITHIN AREAS OF POTENTIAL SEASONALLY SHALLOW GROUNDWATER. EROSION CONTROL MEASURES ARE TO BE TEMPORARILY OR PERMANENTLY INSTALLED IN AREAS OF HIGH EROSION POTENTIAL. THIS PUD AMENDMENT DOES NOT INCLUDE PROPOSED MITIGATION METHODS, CONSTRUCTION OR MAINTENANCE DRAINAGE OR EROSION CONTROL METHODS.
3. THIS CHAPARD MAP ONLY DISPLAYS THE FINDINGS WITHIN THE PROPOSED FILINGS 4, 5, 6, AND 7 WITHIN THE FLYING HORSE NORTH SUBDIVISION. ALL OTHER AREAS (FILINGS 1 AND 3) ARE NOT INCLUDED AS THERE ARE NO PROPOSED DISTURBANCES OR DEVELOPMENT WITHIN THOSE EXCLUDED AREAS. ALL GEOHAZARDS AND GEOLOGICAL INFORMATION WITHIN FILINGS 1 AND 3 ARE PER THEIR ORIGINAL SOILS AND GEOLOGY REPORTS (2016).



PCD FILE NO.: PUDSPXXX

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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
OVERALL SITE

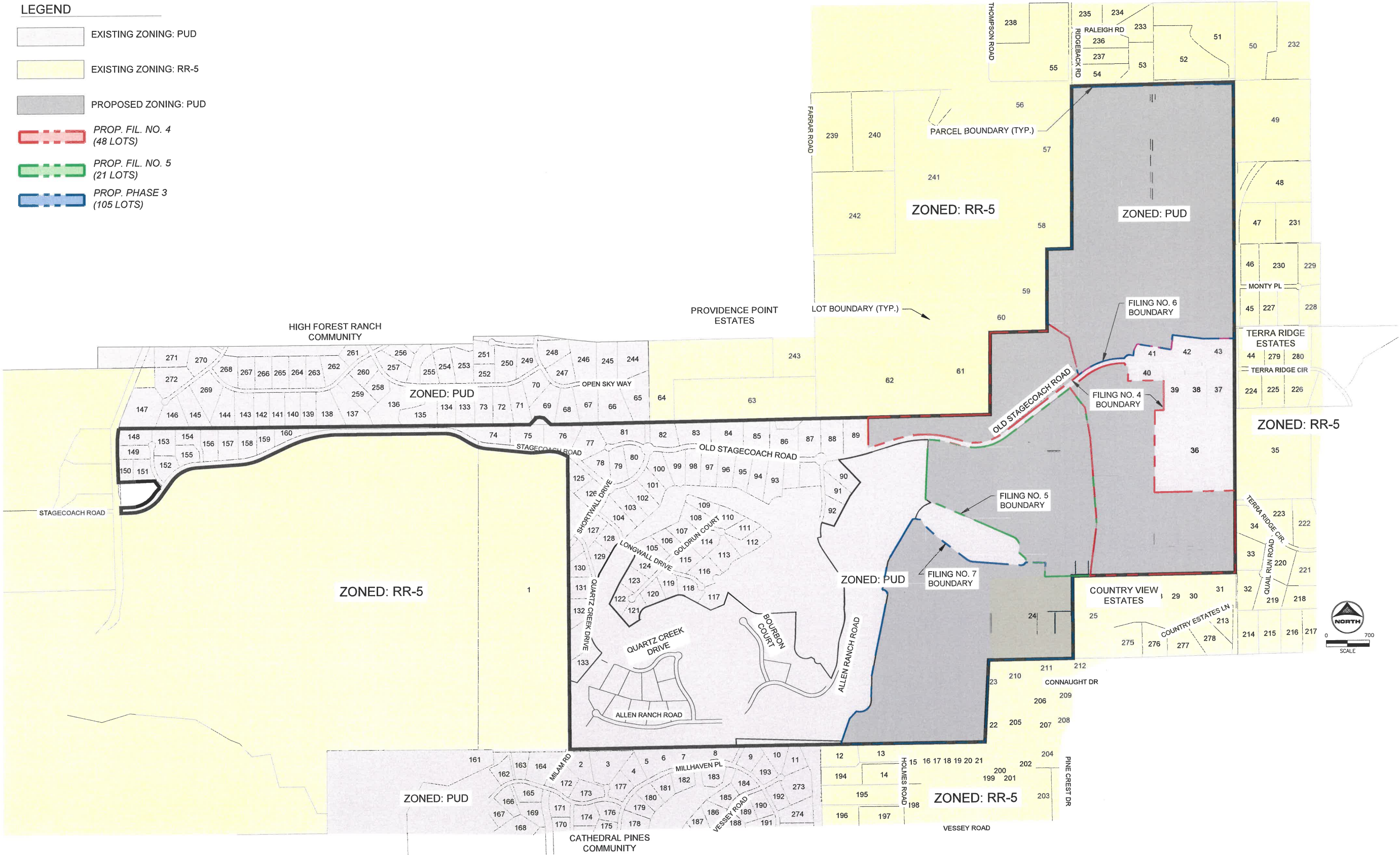
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FLYING HORSE NORTH
PUD PLAN & PRELIMINARY PLAN MAJOR AMENDMENT
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD
- PROP. FIL. NO. 4 (48 LOTS)
- PROP. FIL. NO. 5 (21 LOTS)
- PROP. PHASE 3 (105 LOTS)



DRAWN BY: DLH JOB DATE: 4/17/2025
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/17/2025
CAD FILE: J:\2021\211030\CAD\DWG\ICPUD-PP-F6F7\Zoning_Map

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OFFICIAL DRAWINGS.
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ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
ZONING MAP

PCD FILE NO.: PUDSP245

SHEET
ZN
4

PERKINS, BLAINE, 4/17/2025 2:38 PM

HR GREEN Xrefs: EX:Parents: scrowd030.202; legal:Description_ZoningMap; scrowd030.240; scrowd030.250; xpl-1-4601-1000-250-PUD; scrowd030.270; scrowd030.280; ygs1-d001-0030

FLYING HORSE NORTH - FILING NOS. 4 - 7
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

1. SHAMROCK SS LLC ZONING - RR-5 15555 HWY 83 COLORADO SPRINGS, CO	19. RUPP JERRREY D ZONED - RR-5 5970 VESSEY ROAD COLORADO SPRINGS, CO	37. DERKSEN PROPERTIES LLC ZONED - PUD 6755 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	55. NAVARETTE JEANINE A ZONED - RR-5 6280 HODGEN ROAD COLORADO SPRINGS, CO	72. JOHNSON LIVING TRUST ZONED - PUD 4841 HIGH FOREST ROAD COLORADO SPRINGS, CO	90. PECK MICHAEL S ZONED - PUD 5555 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	108. HENDRICKS JAMES ZONED - PUD 5202 GOLD RUN COURT COLORADO SPRINGS, CO	126. HOWARTH WILLIAM ZONED - PUD 15290 SHORTWALL DRIVE COLORADO SPRINGS, CO	144. DESAUTELS BRUCE T ZONED - PUD 4661 HIDDEN ROCK ROAD COLORADO SPRINGS, CO
2. BRI J FAMILY TRUST ZONED - PUD 4820 FOXCHASE WAY COLORADO SPRINGS, CO	20. LITTLETON STANLEY ZONED - RR-5 6010 VESSEY ROAD COLORADO SPRINGS, CO	38. NGUYEN LINH T ZONED - PUD 6715 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	56. ANDREWS SCOTT W ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	73. RAMIREZ MELODY B ZONED - PUD 4781 HIGH FOREST ROAD COLORADO SPRINGS, CO	91. RENNEN LLC ZONED - PUD 15331 ALLEN RANCH ROAD COLORADO SPRINGS, CO	109. C&C LIVING TRUST ZONED - PUD 5232 GOLD RUN COURT COLORADO SPRINGS, CO	127. GERBER JOSEPH DAVID ZONED - PUD 15262 SHORTWALL DRIVE COLORADO SPRINGS, CO	145. HOUSE JAMIE GLEN ZONED - PUD 15575 WINDING TRAIL ROAD COLORADO SPRINGS, CO
3. PIASECKI NANCY L REVOC TRUST ZONED - PUD 4940 FOXCHASE WAY COLORADO SPRINGS, CO	21. SWANSON BRECK C ZONED - RR-5 6030 VESSEY ROAD COLORADO SPRINGS, CO	39. MONACO57 LIVING TRUST ZONED - PUD 6675 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	57. DEIM CONNIE ZONED - RR-5 SUNDANCE RANCH LANE COLORADO SPRINGS, CO	74. FOWLER NORMAN W ZONED - PUD 4670 STAGECOACH ROAD COLORADO SPRINGS, CO	92. BOOGAARD RYAN ZONED - PUD 15271 ALLEN RANCH ROAD COLORADO SPRINGS, CO	110. ALBRIGHT MARK PHILLIP ZONED - PUD 5262 GOLD RUN COURT COLORADO SPRINGS, CO	128. COFFEY LAVANSON C III ZONED - PUD 15192 SHORTWALL DRIVE COLORADO SPRINGS, CO	146. MATALIUS ANDREW J III ZONED - PUD 15525 WINDING TRAIL ROAD COLORADO SPRINGS, CO
4. BRINGARD FAMILY LICING TRUST ZONED - PUD 14465 MILLHAVEN PLACE COLORADO SPRINGS, CO	22. HOOKS GROUP LP ZONED - RR-5 6005 CONNAUGHT DRIVE COLORADO SPRINGS, CO	40. ST HENRYS LLC ZONED - PUD 6595 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	58. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	75. OLSON TYRONE L ZONED - PUD 4760 STAGECOACH ROAD COLORADO SPRINGS, CO	93. ALEXANDER SCOTT E ZONED - PUD 5395 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	111. VILIESIS TRUST ZONED - PUD 5292 GOLD RUN COURT COLORADO SPRINGS, CO	129. ST AUBYN JARED ZONED - PUD 15233 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	147. WATSON RANDY ZONED - PUD 15520 WINDING TRAIL ROAD COLORADO SPRINGS, CO
5. ALLAN NEAL A ZONED - PUD 14425 MILLHAVEN PLACE COLORADO SPRINGS, CO	23. MCILRATH WILLIAM F TRUSTEE ZONED - RR-5 6010 CONNAUGHT DRIVE COLORADO SPRINGS, CO	41. SMITH AARON ZONED - PUD 6590 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	59. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	76. JONES CHRISTOPHER P ZONED - PUD 4850 STAGECOACH ROAD COLORADO SPRINGS, CO	94. CLAWSON MATTHEW R ZONED - PUD 5355 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	112. SHOPTAUGH GLENN MARK ZONED - PUD 5261 GOLD RUN COURT COLORADO SPRINGS, CO	130. MOMBER SIMON R ZONED - PUD 15232 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	148. MARSHALL KARLYE ZONED - PUD 15480 BILLINGS COURT COLORADO SPRINGS, CO
6. ALEX & AUTUMM SIMPSON ZONED - PUD 14385 MILLHAVEN PLACE COLORADO SPRINGS, CO	24. WAY MARGARET E ZONED - RR-5 14820 BLACK FOREST ROAD COLORADO SPRINGS, CO	42. HARRIS GEORGE D ZONED - PUD 6670 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	60. CHEROKEE METROPOLITAN DISTRICT ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	77. WALTERS MICHAEL A ZONED - PUD 4910 STAGECOACH ROAD COLORADO SPRINGS, CO	95. PLAISTOWE NORMAN H ZONED - PUD 5315 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	113. VILLAGREE LLC ZONED - PUD 5231 GOLD RUN COURT COLORADO SPRINGS, CO	131. SHABE ERIC M ZONED - PUD 15182 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	149. VANCE ERZA G ZONED - PUD 15450 BILLINGS COURT COLORADO SPRINGS, CO
7. MAITHILI VENKATACHALLAM ZONED - PUD 14345 MILLHAVEN PLACE COLORADO SPRINGS, CO	25. ABELL LIVING TRUST ZONED - RR-5 6620 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	43. MCCGRATH DONALD T ZONED - PUD 6750 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	61. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	78. YOUNG MICHAEL J ZONED - PUD 4915 STAGECOACH ROAD COLORADO SPRINGS, CO	96. RAMPART ENTERPRISES INC ZONED - PUD 5235 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	114. S&J TRUST ZONED - PUD 5201 GOLD RUN COURT COLORADO SPRINGS, CO	132. ZACHAR MICHAEL R ZONED - PUD 15132 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	150. PRI #2 LLC ZONED - PUD HIGHWAY 83 COLORADO SPRINGS, CO
8. DULANEY KIMBERLY L ZONED - PUD 14325 MILLHAVEN PLACE COLORADO SPRINGS, CO	26. HERRON PATRICK J ZONED - RR-5 6650 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	44. MIKUSKA ERIC ZONED - RR-5 15645 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	62. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	79. DAY GREGORY ZONED - PUD 4955 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	97. KELLY J PHELAN TRUST ZONED - PUD 5155 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	115. CHAVEZ XAVIER D ZONED - PUD 5141 GOLD RUN COURT COLORADO SPRINGS, CO	133. HARVEY SETH A ZONED - PUD 15032 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	151. MCKENZIE J THOMAS ZONED - PUD 15420 BILLINGS COURT COLORADO SPRINGS, CO
9. SMITH PAUL R ZONED - PUD 14265 MILLHAVEN PLACE COLORADO SPRINGS, CO	27. ABELL LIVING TRUST ZONED - RR-5 6620 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	45. GARD DIANA M ZONED - RR-5 6835 MONTY PLACE COLORADO SPRINGS, CO	63. SHELL JAMES R II ZONED - RR-5 15550 FARRAR ROAD COLORADO SPRINGS, CO	80. RZONCA THADDEUS ZONED - PUD 4995 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	98. WINGO JAMES D ZONED - PUD 5115 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	116. DALY FAMILY TRUST ZONED - PUD 14911 LONGWALL DRIVE COLORADO SPRINGS, CO	134. PITTS JOHN ZONED - PUD 4661 HIGH FOREST ROAD COLORADO SPRINGS, CO	152. JONE LUCAS ZONED - PUD 15419 BILLINGS COURT COLORADO SPRINGS, CO
10. ANDERSON MATTHEW P ZONED - PUD 5025 VESSEY ROAD COLORADO SPRINGS, CO	28. COPPOCK AARON O ZONED - RR-5 6680 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	46. FRANKOVIS JESSE J ZONED - RR-5 6840 MONTY PLACE COLORADO SPRINGS, CO	64. SHELL JAMES R II ZONED - RR-5 15550 FARRAR ROAD COLORADO SPRINGS, CO	81. SIDWELL DUSTIN JEFFREY ZONED - PUD 4990 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	99. KIM MICHAEL SANG-HAK ZONED - PUD 5075 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	117. STIMPLE FAMILY LLLP ZONED - PUD 14842 LONGWALL DRIVE COLORADO SPRINGS, CO	135. LAVEZZO NICHOLAS J ZONED - PUD 1601 HIGH FOREST ROAD COLORADO SPRINGS, CO	153. ROGER WILLIAM T ZONED - PUD 15479 BILLINGS COURT COLORADO SPRINGS, CO
11. ESPENLAUB ECTON ZONED - PUD 4985 VESSEY ROAD COLORADO SPRINGS, CO	29. MACEDO JUAN H LOMEIL ZONED - RR-5 6710 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	47. OLIVAS SOCORRO J ZONED - RR-5 6905 ALPACA HEIGHTS COLORADO SPRINGS, CO	65. BREWER GEORGE F II ZONED - PUD 15501 OPEN SKY WAY COLORADO SPRINGS, CO	82. SPARKS DUSTIN R ZONED - PUD 5070 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	100. TEUSCHER KURT ZONED - PUD 5035 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	118. CREPS DARREL E III ZONED - PUD 14912 LONGWALL DRIVE COLORADO SPRINGS, CO	136. HIGH FOREST RANCH HOMEOWNERS ZONED - PUD 4541 HIGH FOREST ROAD COLORADO SPRINGS, CO	154. DOMBROWSKI MICHAEL J ZONED - PUD 3680 STAGECOACH ROAD COLORADO SPRINGS, CO
12. DILLINGHAM MICHAEL V ZONED - RR-5 14498 HOLMES ROAD COLORADO SPRINGS, CO	30. SOMBRIC WAYNE S ZONED - RR-5 6740 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	48. HILL DOUGLAS E ZONED - RR-5 6910 ALPACA HEIGHTS COLORADO SPRINGS, CO	66. MONTGOMERY MONTIE C ZONED - PUD 15547 OPEN SKY WAY COLORADO SPRINGS, CO	83. SPILLERS STEVEN HOWARD ZONED - PUD 5150 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	101. DOWNS BRADLEY JAMES ZONED - PUD 55305 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	119. CAIN JASON ZONED - PUD 14982 LONGWALL DRIVE COLORADO SPRINGS, CO	137. SALGADO PAUL R ZONED - PUD 4415 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	155. ROBIN SCOTT BROWN LIVING TRUST ZONED - PUD 3590 STAGECOACH ROAD COLORADO SPRINGS, CO
13. THOMAS JOHN K ZONED - RR-5 14490 HOLMES ROAD COLORADO SPRINGS, CO	31. HOPSON SEAN ZONED - RR-5 6770 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	49. WHITNEY CHRISTOPHER D ZONED - RR-5 16485 BLACK FOREST ROAD COLORADO SPRINGS, CO	67. RANGER CANDACE S LIVING TRUST ZONED - PUD 15593 OPEN SKY WAY COLORADO SPRINGS, CO	84. PECK JAMES D ZONED - PUD 5230 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	102. KAVERMAN JOSEPH A ZONED - PUD 5215 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	120. DICKEY MICHAEL R ZONED - PUD 5021 GOLD RUN CT COLORADO SPRINGS, CO	138. JOHNSON GREGG ZONED - PUD 4365 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	156. JACKOWIAK RYAN ZONED - PUD 3770 STAGECOACH ROAD COLORADO SPRINGS, CO
14. ERNST CHARLES H ZONED - RR-5 14410 HOMES ROAD COLORADO SPRINGS, CO	32. MCKINLEY DAVID R ZONED - RR-5 14920 QUAIL RUN ROAD COLORADO SPRINGS, CO	50. BERENS MARK E ZONED - RR-5 6850 HODGEN ROAD COLORADO SPRINGS, CO	68. JANNELLE EVA ALLEN REVOCABLE TRUST ZONED - PUD 15639 OPEN SKY WAY COLORADO SPRINGS, CO	85. WELLER ERICH G ZONED - PUD 5310 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	103. PIEPER RANDALL L ZONED - PUD 5125 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	121. LIDDIARD JEREMY ZONED - PUD 5013 GOLD RUN CT COLORADO SPRINGS, CO	139. ROMANS LIVING TRUST ZONED - PUD 4315 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	157. BALSICK LUKE A ZONED - PUD 3860 STAGECOACH ROAD COLORADO SPRINGS, CO
15. WAUGH JOSHUA T ZONED - RR-5 14445 HOLMES ROAD COLORADO SPRINGS, CO	33. WINNINGHAM AARON JASON ZONED - RR-5 14940 QUAIL RUN ROAD COLORADO SPRINGS, CO	51. MOLES JUSTIN ZONED - RR-5 16550 BLACK FOREST ROAD COLORADO SPRINGS, CO	69. STUDHOLME FAMILY TRUST ZONED - PUD 15685 OPEN SKY WAY COLORADO SPRINGS, CO	86. LAM TU T ZONED - PUD 5390 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	104. SHECTER TRUST ZONED - PUD 15291 LONGWALL DRIVE COLORADO SPRINGS, CO	122. MILLER SCOTT G ZONED - PUD 5012 GOLD RUN CT COLORADO SPRINGS, CO	140. RYAN CHRISTOPHER J ZONED - PUD 4265 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	158. HIMES ELMER S ZONED - PUD 3950 STAGECOACH ROAD COLORADO SPRINGS, CO
16. HOFFPAUIR DAN W JR ZONED - RR-5 14495 HOMES ROAD COLORADO SPRINGS, CO	34. LYNDE ROBERT A ZONED - RR-5 15015 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	52. MUNSON BRANDON J ZONED - RR-5 16710 BLACK FOREST ROAD COLORADO SPRINGS, CO	70. MAHER FAMILY REVOC LIVING TRUST ZONED - PUD 4961 HIGH FOREST ROAD COLORADO SPRINGS, CO	87. LUERS BEACH LLC ZONED - PUD 5470 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	105. CHRISTOPHER MICHAEL MARSHALL ZONED - PUD 15051 LONGWALL DRIVE COLORADO SPRINGS, CO	123. BRENNAN THOMAS LIVING TRUST ZONED - PUD 5022 GOLD RUN CT COLORADO SPRINGS, CO	141. MARY CLAUDE F TRUSTEE ZONED - PUD 4215 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	159. OTERO THEODAORE M III ZONED - PUD 4040 STAGECOACH ROAD COLORADO SPRINGS, CO
17. SELF BOB J ZONED - RR-5 5910 VESSEY ROAD COLORADO SPRINGS, CO	35. SPLIT PINE RANCH LIVING TRUST ZONED - RR-5 15385 BLACK FOREST ROAD COLORADO SPRINGS, CO	53. MILLER ROBERT S ZONED - RR-5 6520 HODGEN ROAD COLORADO SPRINGS, CO	71. STEPHENSON TRAVIS ZONED - PUD 4901 HIGH FOREST ROAD COLORADO SPRINGS, CO	88. GREENWOOD TAYLOR J ZONED - PUD 5550 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	106. BECKER JACOB J ZONED - PUD 5142 GOLD RUN COURT COLORADO SPRINGS, CO	124. WINTER CHARLES C ZONED - PUD 5082 GOLD RUN CT COLORADO SPRINGS, CO	142. STREVELL MICHAEL W ZONED - PUD 4165 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	160. HARRIS GUY MCALLISTER ZONED - PUD 4130 STAGECOACH ROAD COLORADO SPRINGS, CO
18. JONES INGRID L ZONED - RR-5 5940 VESSEY ROAD COLORADO SPRINGS, CO	36. APODACA LESLIE E ZONED - RR-5 15380 BLACK FOREST ROAD COLORADO SPRINGS, CO	54. JOHN R SHANTZ & BELINDA S ZONED - RR-5 16547 RIDGEBACK ROAD COLORADO SPRINGS, CO		89. LONG RUSSEL I ZONED - PUD 5630 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	107. KEV PARTNERS LTD ZONED - PUD 5172 GOLD RUN COURT COLORADO SPRINGS, CO	125. THEOBARD CHARLES N ZONED - PUD 4945 STAGECOACH ROAD COLORADO SPRINGS, CO	143. GOULD TODD E ZONED - PUD 4115 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	

DRAWN BY: JAG	JOB DATE: 4/17/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 4/17/2025		
CAD FILE: J:\2021\211030\CAD\Draws\CIPUD-PP-F8F7\Zoning_Map		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PUD & PRELIMINARY PLAN MAJOR AMENDMENT PRI #2, LLC. EL PASO COUNTY, CO	PUD & PRELIMINARY PLAN MAJOR AMENDMENT ADJACENT OWNERS	SHEET AO1	7
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PCD FILE NO.: PUDSPXXX

FLYING HORSE NORTH - FILING NOS. 4 - 7
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

161. RED HORSE HILL LLC ZONED - PUD AUNDERTON GRV COLORADO SPRINGS, CO	179. KROEKER KARL ZONED - PUD 14510 MILLHAVEN PLACE COLORADO SPRINGS, CO	197. STELZEL DANIEL M ZONED - RR-5 14290 HOLMES ROAD COLORADO SPRINGS, CO	215. WESTOVER HOMES LLC ZONED - RR-5 6902 MARSHBERN COURT COLORADO SPRINGS, CO	233. SAVAGE JORDAN L ZONED - RR-5 6498 RALEIGH ROAD COLORADO SPRINGS, CO	251. PRIBBLE FAMILY LIVING TRUST ZONED - RR-5 4601 SECLUDED CREEK COURT COLORADO SPRINGS, CO	269. PAESCHKE TRACY ZONED - RR-5 4015 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	287. DANIEL W LULCHUK 6790 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
162. WILKINSON SUZANNE ELIZABETH ZONED - PUD 4540 FOXCHASE WAY COLORADO SPRINGS, CO	180. COLOSSEE PARTNERS LLLP ZONED - PUD 14470 MILLHAVEN PLACE COLORADO SPRINGS, CO	198. MCGOWAN PATRICK J JR ZONED - RR-5 14355 HOLMES ROAD COLORADO SPRINGS, CO	216. WESTOVER HOMES LLC ZONED - RR-5 6986 MARSHBERN COURT COLORADO SPRINGS, CO	234. CONNOLLY ANDREW ZONED - RR-5 6442 RALEIGH ROAD COLORADO SPRINGS, CO	252. CHAMBERS MARK L ZONED - RR-5 4782 HIGH FOREST ROAD COLORADO SPRINGS, CO	270. OLSEN TODD A ZONED - RR-5 3985 CANOPY COURT COLORADO SPRINGS, CO	288. ROBERT MELANSON 14725 BLACK FOREST ROAD COLORADO SPRINGS, CO 80908
163. JOHNSON SAM CHRISTOPHER ZONED - PUD 4580 FOXCHASE WAY COLORADO SPRINGS, CO	181. SEDDON JOHN TA ZONED - PUD 14390 MILLHAVEN PLACE COLORADO SPRINGS, CO	199. WANTY LISA M ZONED - RR-5 6060 VESSEY ROAD COLORADO SPRINGS, CO	217. WESTOVER HOMES LLC ZONED - RR-5 7070 MARSHBERN COURT COLORADO SPRINGS, CO	235. VOLK SETH K ZONED - RR-5 6386 RALEIGH ROAD COLORADO SPRINGS, CO	253. MURROW RICHARD C TRUST ZONED - RR-5 4722 HIGH FOREST ROAD COLORADO SPRINGS, CO	271. DAHILL DEVIN ZONED - RR-5 3955 CANOPY COURT COLORADO SPRINGS, CO	289. ERIC MIKUSKA 15645 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO 80908
164. S&BT LIVING TRUST ZONED - PUD 4660 FOXCHASE WAY COLORADO SPRINGS, CO	182. MEDRICK JAMES G ZONED - PUD 14350 MILLHAVEN PLACE COLORADO SPRINGS, CO	200. HAYES MARK G ZONED - RR-5 6090 VESSEY ROAD COLORADO SPRINGS, CO	218. ELLSWORTH FRANK F ZONED - RR-5 15105 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	236. GIBB RONALD JESSE ZONED - RR-5 6387 RALEIGH ROAD COLORADO SPRINGS, CO	254. MOORE DAVID S ZONED - RR-5 4662 HIGH FOREST ROAD COLORADO SPRINGS, CO	272. CASE FAMILY REVOC LIVING TRUST ZONED - RR-5 15570 WINDING TRAIL ROAD COLORADO SPRINGS, CO	290. ANTHONY A PALAZZARI 6250 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
165. CURRAN LARRY DAVID ZONED - PUD 4615 FOXCHASE WAY COLORADO SPRINGS, CO	183. JAIN RUPESH ZONED - PUD 14320 MILLHAVEN PLACE COLORADO SPRINGS, CO	201. DOLES THOMAS ALBERT ZONED - RR-5 6130 VESSEY ROAD COLORADO SPRINGS, CO	219. DENNIS REBECCA L ZONED - RR-5 14915 QUAIL RUN ROAD COLORADO SPRINGS, CO	237. SAVAGE JORDAN L ZONED - RR-5 16587 RIDGEBACK ROAD COLORADO SPRINGS, CO	255. CIABARRA JAIMIE K ZONED - RR-5 4602 HIGH FOREST ROAD COLORADO SPRINGS, CO	273. PARKER JEFFREY ZONED - RR-5 5030 VESSEY ROAD COLORADO SPRINGS, CO	292. ERIC J ROWE 6670 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
166. LEE MARVIN ZONED - PUD 4455 FOXCHASE WAY COLORADO SPRINGS, CO	184. KLAIBER LIVING TRUST ZONED - PUD 14230 MILLHAVEN PLACE COLORADO SPRINGS, CO	202. ELLEN KLEIN LIVING TRUST ZONED - RR-5 6180 VESSEY ROAD COLORADO SPRINGS, CO	220. JAMES P REEG REVOCABLE TRUST ZONED - RR-5 14935 QUAIL RUN ROAD COLORADO SPRINGS, CO	238. BISHOP BARBARA K ZONED - RR-5 16755 THOMPSON ROAD COLORADO SPRINGS, CO	256. VAN AUKEN LIVING TRUST ZONED - RR-5 4715 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	274. TERESA L FERGUSON LIVING TRUST ZONED - RR-5 14145 MILLHAVEN PLACE COLORADO SPRINGS, CO	293. RYE LLC 16755 HAPPY LANDING MONUMENT, CO 80132
167. JASMIN TREMBLAY REVOCABLE TRUST ZONED - PUD 4415 FOXCHASE WAY COLORADO SPRINGS, CO	185. SEXTON KENNETH R ZONED - PUD 5225 VESSEY ROAD COLORADO SPRINGS, CO	203. BRADBURY DAVID J ZONED - RR-5 6220 VESSEY ROAD COLORADO SPRINGS, CO	221. FELLAR DENNIS W ZONED - RR-5 15095 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	239. DUNSTON MATTHEW W ZONED - RR-5 5525 HODGEN ROAD COLORADO SPRINGS, CO	257. BRAY THEODORE C ZONED - RR-5 4482 HIGH FOREST ROAD COLORADO SPRINGS, CO	275. HOLLINGSWORTH KIMBERLEY ZONED - RR-5 6625 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	294. MARK A SLUTZ 6730 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
168. EVANS LIVING TRUST ZONED - PUD 14190 MARBLE ARCH COURT COLORADO SPRINGS, CO	186. POPE MARK S ZONED - PUD 5265 VESSEY ROAD COLORADO SPRINGS, CO	204. STEWART ANTHONY NEIL ZONED - RR-5 14450 PINE CREST DRIVE COLORADO SPRINGS, CO	222. HUTCHINS-VAN TASSEL LESLIE ZONED - RR-5 15090 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	240. Lavalley BRANDON DALE ZONED - RR-5 5735 HODGEN ROAD COLORADO SPRINGS, CO	258. CICCONNE LYNDA M ZONED - RR-5 4481 HIGH FOREST ROAD COLORADO SPRINGS, CO	276. BURST DAVID K ZONED - RR-5 6655 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	295. JEFFREY B SMITH 13925 HIGHWAY 83 COLORADO SPRINGS, CO 80921
169. TAYLOR CHRISTINA MARIE ZONED - PUD 4535 FOXCHASE WAY COLORADO SPRINGS, CO	187. ALDER FAMILY TRUST ZONED - PUD 5345 VESSEY ROAD COLORADO SPRINGS, CO	205. CHAMBERS REVOCABLE TRUST ZONED - RR-5 6065 CONNAUGHT DRIVE COLORADO SPRINGS, CO	223. FERL DIANE F ZONED - RR-5 15010 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	241. STEARNS KRYSTAL ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	259. CICCONNE LYNDA M ZONED - RR-5 4481 HIGH FOREST ROAD COLORADO SPRINGS, CO	277. PIRTLE CYNTHIA K ZONED - RR-5 6685 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	296. BART W TIMM 14695 BLACK FOREST ROAD COLORADO SPRINGS, CO 80908
170. LUTHY ROBERT EDWARD ZONED - PUD 14250 FARNHAM ROYAL COURT COLORADO SPRINGS, CO	188. LNB FAMILY TRUST ZONED - PUD 5270 VESSEY ROAD COLORADO SPRINGS, CO	206. CARTER THOMAS J ZONED - RR-5 6125 CONNAUGHT DRIVE COLORADO SPRINGS, CO	224. CHAFFEE GREGORY B ZONED - RR-5 15650 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	242. STEARNS KRYSTAL ZONED - RR-5 FARRAR DRIVE COLORADO SPRINGS, CO	260. STONESTREET JOHN B ZONED - RR-5 4515 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	278. TWOMBLY MARCI ZONED - RR-5 6715 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	297. MAYNARD MARCI L TWOMBLY 6745 COUNTRY ESTATES LANE COLORADO SPRINGS, CO 80908
171. BEHNKEN CHAD L ZONED - PUD 4735 FOXCHASE WAY COLORADO SPRINGS, CO	189. RAYMOND CHARLES DENT JR. ZONED - PUD 5230 VESSEY ROAD COLORADO SPRINGS, CO	207. MOREAU WILLIAM J ZONED - RR-5 6185 CONNAUGHT DRIVE COLORADO SPRINGS, CO3	225. PETERSON JEFFREY L ZONED - RR-5 15610 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	243. HARVEY TINA MARIE ZONED - RR-5 15975 FARRAR DRIVE COLORADO SPRINGS, CO	261. OLIVIAS RAYMOND B ZONED - RR-5 4301 HIGH FOREST ROAD COLORADO SPRINGS, CO	279. SUMPTER JUSTIN MICHAEL ZONED - RR-5 15605 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	298. KEVIN J VIDER 6365 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
172. SWARTHOUT ANDREW T ZONED - PUD 4740 FOXCHASE WAY COLORADO SPRINGS, CO	190. KOSZEWNIAK JOHN JOSEPH ZONED - PUD 5190 VESSEY ROAD COLORADO SPRINGS, CO	208. MOREAU WILLIAM J ZONED - PUD 6245 CONNAUGHT DRIVE COLORADO SPRINGS, CO	226. MCLELLAN CHRISTOPHER S ZONED - RR-5 15570 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	244. HARVEY CAROLYN C ZONED - RR-5 15502 OPEN SKY WAY COLORADO SPRINGS, CO	262. SUTHERLAND STEPHEN ARTHUR ZONED - RR-5 4460 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	280. DAVIS MARK K ZONED - RR-5 15565 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	
173. ERLING BRIAN F ZONED - PUD 4780 FOXCHASE WAY COLORADO SPRINGS, CO	191. ENEA STEVEN A ZONED - PUD 14150 MILLHAVEN PLACE COLORADO SPRINGS, CO	209. RODAS PETER G ZONED - RR-5 6305 CONNAUGHT DRIVE COLORADO SPRINGS, CO	227. BARR RHONDA LYN ZONED - RR-5 6915 MONTY PLACE COLORADO SPRINGS, CO	245. ROEHRICH DN FAMILY TRUST ZONED - RR-5 15548 OPEN SKY WAY COLORADO SPRINGS, CO	263. WEBER CHARLES L ZONED - RR-5 4360 HIDDEN ROCK ROAD2 COLORADO SPRINGS, CO	281. SCOTT W ANDREWS PO BOX 158 USAF ACADEMY, CO 80840	
174. ARORA PRATHEEP ZONED - PUD 14285 FARNHAM ROYAL COURT COLORADO SPRINGS, CO	192. KARL C & DAWN M FINDLEY ZONED - PUD 5070 VESSEY ROAD COLORADO SPRINGS, CO	210. DAWSON FAMILY TRUST ZONED - RR-5 6070 CONNAUGHT DRIVE COLORADO SPRINGS, CO	228. KHALIQI DAVID H ZONED - RR-5 6985 MONTY PLACE COLORADO SPRINGS, CO	246. JAMES F BREGGIO LIVING TRUST ZONED - RR-5 15594 OPEN SKY WAY COLORADO SPRINGS, CO	264. NELSON NORMAN D ZONED - RR-5 4260 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	282. CHRISTOPHER A BOWMAN 6425 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908	
175. ROSENBAUM DAVID A REVOC TRUST ZONED - PUD 14585 MILLHAVEN PLACE COLORADO SPRINGS, CO	193. MURPHY ROBERT C JR ZONED - PUD 5065 VESSEY ROAD COLORADO SPRINGS, CO	211. PALAZZARI ANTHONY A ZONED - RR-5 6250 CONNAUGHT DRIVE COLORADO SPRINGS, CO	229. ANDREWS TODD ZONED - RR-5 6990 MONTY PLACE COLORADO SPRINGS, CO	247. CARPER CHRISTOPHER ZONED - RR-5 15686 OPEN SKY WAY COLORADO SPRINGS, CO	265. JOHNSON TRACIE LIVING TRUST ZONED - RR-5 4210 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	283. GREGORY B CHAFFEE 15650 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO 80908	
176. KELLY LIVING TRUST ZONED - PUD 4975 FOXCHASE WAY COLORADO SPRINGS, CO	194. HAWKINS JOSEPH C JR ZONED - RR-5 14450 HOLMES ROAD COLORADO SPRINGS, CO	212. TRUMP CAROLYN D ZONED - RR-5 6370 CONNAUGHT DRIVE COLORADO SPRINGS, CO	230. LEVY JOEL D ZONED - RR-5 6950 MONTY PLACE COLORADO SPRINGS, CO	248. COYLE JOHN MORGAN LIVING TRUST ZONED - RR-5 15778 OPEN SKY WAY COLORADO SPRINGS, CO	266. BREWER STEVEN W ZONED - RR-5 4160 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	284. AARON O COPPOCK 6680 COUNTRY ESTATES LANE COLORADO SPRINGS, CO 80908	
177. FLEMING FAMILY LIVING TRUST ZONED - PUD 14505 MILLHAVEN PLACE COLORADO SPRINGS, CO	195. KRISTY MICHAEL H ZONED - RR-5 14350 HOLMES ROAD COLORADO SPRINGS, CO	213. CORBETT NORMAN ZONED - RR-5 6745 COUNTY ESTATES LANE COLORADO SPRINGS, CO	231. SANCHEZ LAISSA ZONED - RR-5 6925 ALPACA HEIGHTS COLORADO SPRINGS, CO	249. JONES CHARLES D ZONED - RR-5 4781 SECLUDED CREEK COURT COLORADO SPRINGS, CO	267. WOGEN BRYAN ZONED - RR-5 4110 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	285. DERKSEN PROPERTIES LLC 5491 PADDINGTON CREEK COLORADO SPRINGS, CO 80924	
178. LONGHORNS 07 TURST ZONED - PUD 14550 MILLHAVEN PLACE COLORADO SPRINGS, CO	196. GARLICK JEFFREY ZONED - RR-5 14320 HOLMES ROAD COLORADO SPRINGS, CO	214. BAHR JACOB ZONED - RR-5 6818 MARSHBERN COURT COLORADO SPRINGS, CO	232. ENGET AARON ZONED - RR-5 6950 HODGEN ROAD COLORADO SPRINGS, CO	250. SELVA MICHAEL D ZONED - RR-5 4691 SECLUDED CREEK COURT COLORADO SPRINGS, CO	268. FRANZ CHRISTOPHER A ZONED - RR-5 4010 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	286. JOHN R AND BELINDA SHANTZ 2651 19 TH AVE KINGSBURG, CA 93631	

PCD FILE NO.: PUDSPXXX

DRAWN BY: <u>JAG</u>	JOB DATE: <u>4/17/2025</u>	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: <u>PLS</u>	JOB NUMBER: <u>211030</u>	0 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: <u>4/17/2025</u>		
CAD FILE: <u>J:\2021\211030\CAD\Drawgs\CPUD-PP-F6F7\Zoning_Map</u>		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

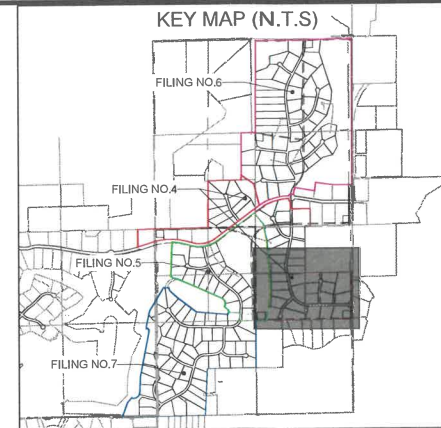
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
ADJACENT OWNERS

SHEET
AO2

8

**FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT**

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S4	RURAL LOCAL	RURAL LOCAL	200	200
S5	RURAL LOCAL	RURAL LOCAL	215	215
S6	RURAL LOCAL	RURAL COLLECTOR	425	425

UNDEVELOPED OPEN
SPACE AREA
(54.29 AC. INCLUDING
TRACT B AREA)

MATCHLINE - SEE SHEET 10

UNDEVELOPED
AREA
UNPLATTED PROPERTY
SCH. NO. 5100000080
ZONING: RR-5
~40 AC.

5385 BLACK FOREST ROAD
SCH. NO. 5100000364
UNPLATTED
ZONING: RR-5
-40 AC.

LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

NOTES:

1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- ① PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- ② PR 5" DIRT TRAIL
- ③ PR 10' REGIONAL TRAIL
- ④ PR EPC TYPE B VERTICAL CURB & GUTTER
- ⑤ PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- ⑥ PR CONCRETE FOREBAY (PRIVATE)
- ⑦ PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- ⑧ PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- ⑨ PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- ⑩ PR CONCRETE MICRO-POOL (PRIVATE)
- ⑪ PR MONUMENT SIGN
- ⑫ PR STATUE / SCULPTURE

14820 BLACK FOREST ROAD
SCH. NO. 5100000291
UNPLATTED
ZONING: RR-5
~60 AC.

LOT 6
COUNTRY VIEW

LOT 7
COUNTRY VIEW

LOT 8
COUNTRY VIEW
ESTATE

LOT 9
COUNTRY VIEW
ESTATES

LOT 10
COUNTRY VIEW
ESTATES

LOT 11
COUNTRY VIL
ESTATES

MATCHLINE - SEE SHEET 7

PCD FILE NO.: PUDSP244

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APPROVED: RDL JOB NUMBER: 211030 OFFICIAL DRAWINGS.
CAD DATE: 4/17/2025 0 XXXXXXXXXX 1"
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ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 1 (FILING 4)

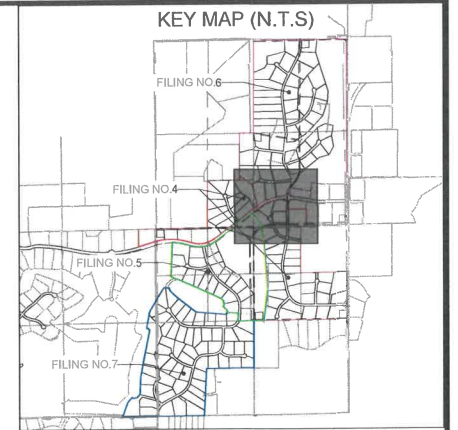
SHEET
SP1

1

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	405	425
S2	RURAL COLLECTOR	RURAL LOCAL	-	425
83	RURAL LOCAL	RURAL LOCAL	205	184
S7	RURAL LOCAL	RURAL COLLECTOR	474	507
58	RURAL LOCAL	RURAL COLLECTOR	474	507



MATCH LINE	
PR FILING LINE	
FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

- NOTES:**
1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- ① PR 30" R-1-1 STOP SIGN W. STREET NAME SIGNS
- ② PR 5' DIRT TRAIL
- ③ PR 10' REGIONAL TRAIL
- ④ PR EPC TYPE B VERTICAL CURB & GUTTER
- ⑤ PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- ⑥ PR CONCRETE FOREBAY (PRIVATE)
- ⑦ PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- ⑧ PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- ⑨ PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- ⑩ PR CONCRETE MICRO-POOL (PRIVATE)
- ⑪ PR MONUMENT SIGN
- ⑫ PR STATUE / SCULPTURE



PCD FILE NO.: PUDSP244

DRAWN BY: RDL JOB DATE: 2/4/2025
 APPROVED: RDL JOB NUMBER: 211030
 CAD DATE: 4/17/2025
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 ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

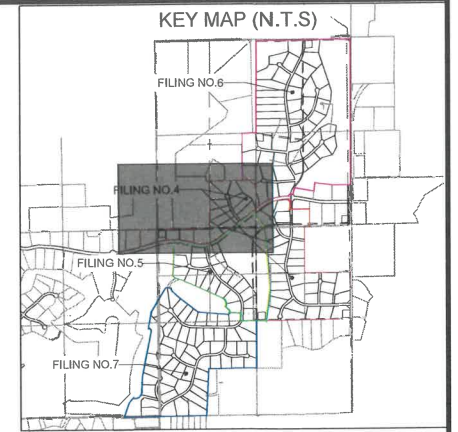
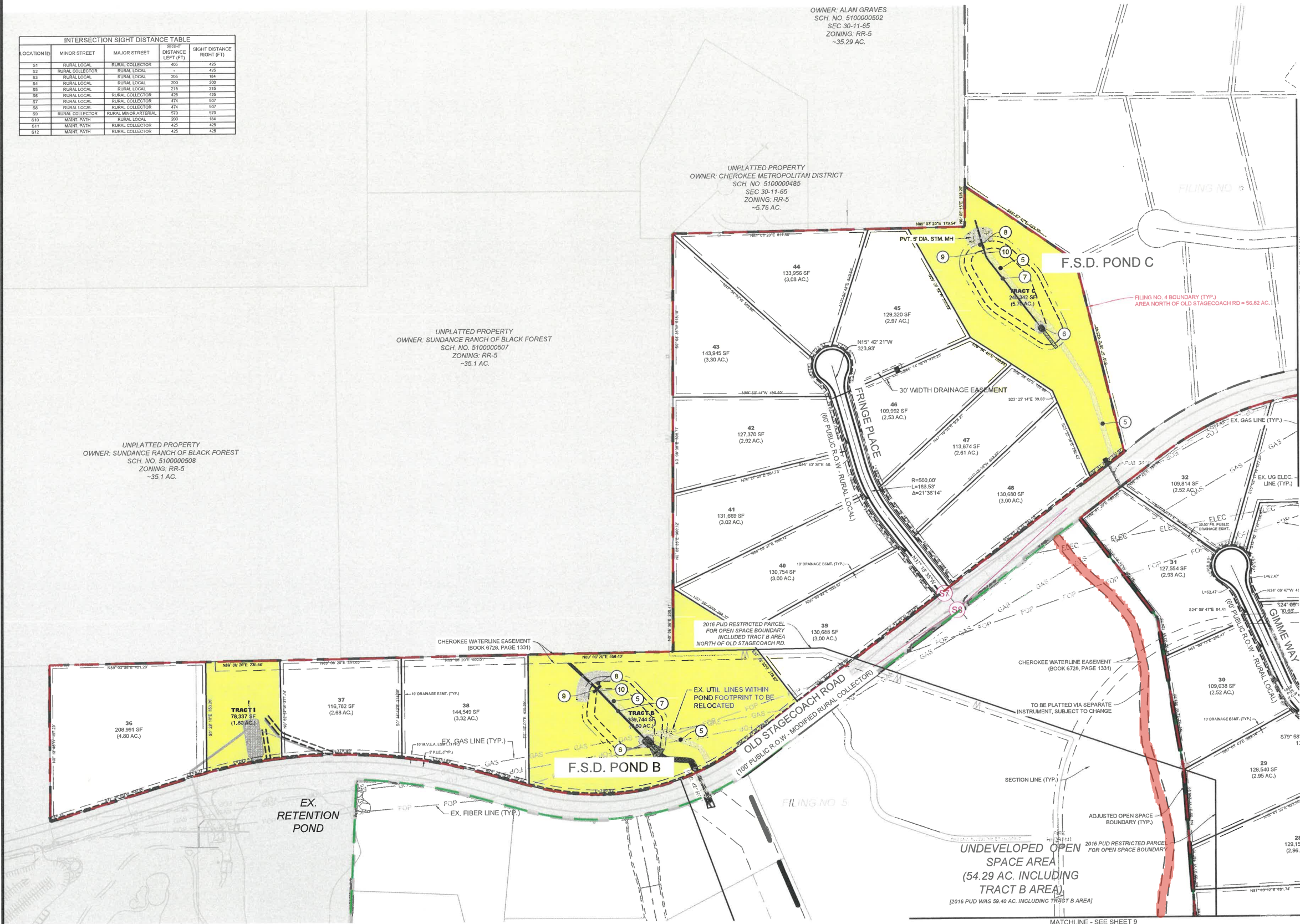
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 2 (FILING 4)

SHEET
SP2

10

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
 A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
 AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (LEFT (FT))	SIGHT DISTANCE (RIGHT (FT))
51	RURAL LOCAL	RURAL COLLECTOR	405	429
52	RURAL COLLECTOR	RURAL LOCAL	365	425
53	RURAL LOCAL	RURAL LOCAL	265	285
54	RURAL LOCAL	RURAL LOCAL	200	200
55	RURAL LOCAL	RURAL LOCAL	215	215
56	RURAL LOCAL	RURAL COLLECTOR	425	425
57	RURAL LOCAL	RURAL COLLECTOR	415	507
58	RURAL LOCAL	RURAL COLLECTOR	474	507
59	RURAL COLLECTOR	RURAL MINOR ARTERIAL	570	570
60	MAINT. PATH	RURAL LOCAL	200	184
61	MAINT. PATH	RURAL COLLECTOR	425	425
62	MAINT. PATH	RURAL COLLECTOR	425	425



LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

- | | |
|---------------|---|
| NOTES: | |
| 1. | SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS. |
| 2. | SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS. |

SITE SCHEDULE

- ① PR 30" R-1 STOP SIGN W. STREET NAME SIGNS
- ② PR 5' DIRT TRAIL
- ③ PR 10' REGIONAL TRAIL
- ④ PR EPC TYPE B VERTICAL CURB & GUTTER
- ⑤ PR 15' MAINTENANCE ACCESS ROAD 6' MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- ⑥ PR CONCRETE FOREBAY (PRIVATE)
- ⑦ PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- ⑧ PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- ⑨ PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- ⑩ PR CONCRETE MICRO-POOL (PRIVATE)
- ⑪ PR MONUMENT SIGN
- ⑫ PR STATUE / SCULPTURE

DRAWN BY: RDL JOB DATE: 2/4/2025
 APPROVED: RDL JOB NUMBER: 211030
 CAD DATE: 4/17/2025
 CAD FILE: J:\2021\211030\CAD\Drawgs\C\PUd-PP-F67\Site_Plans_F4

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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

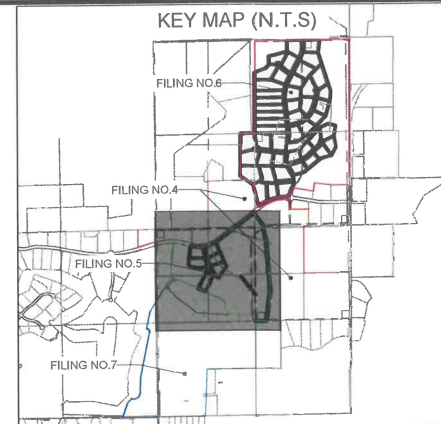
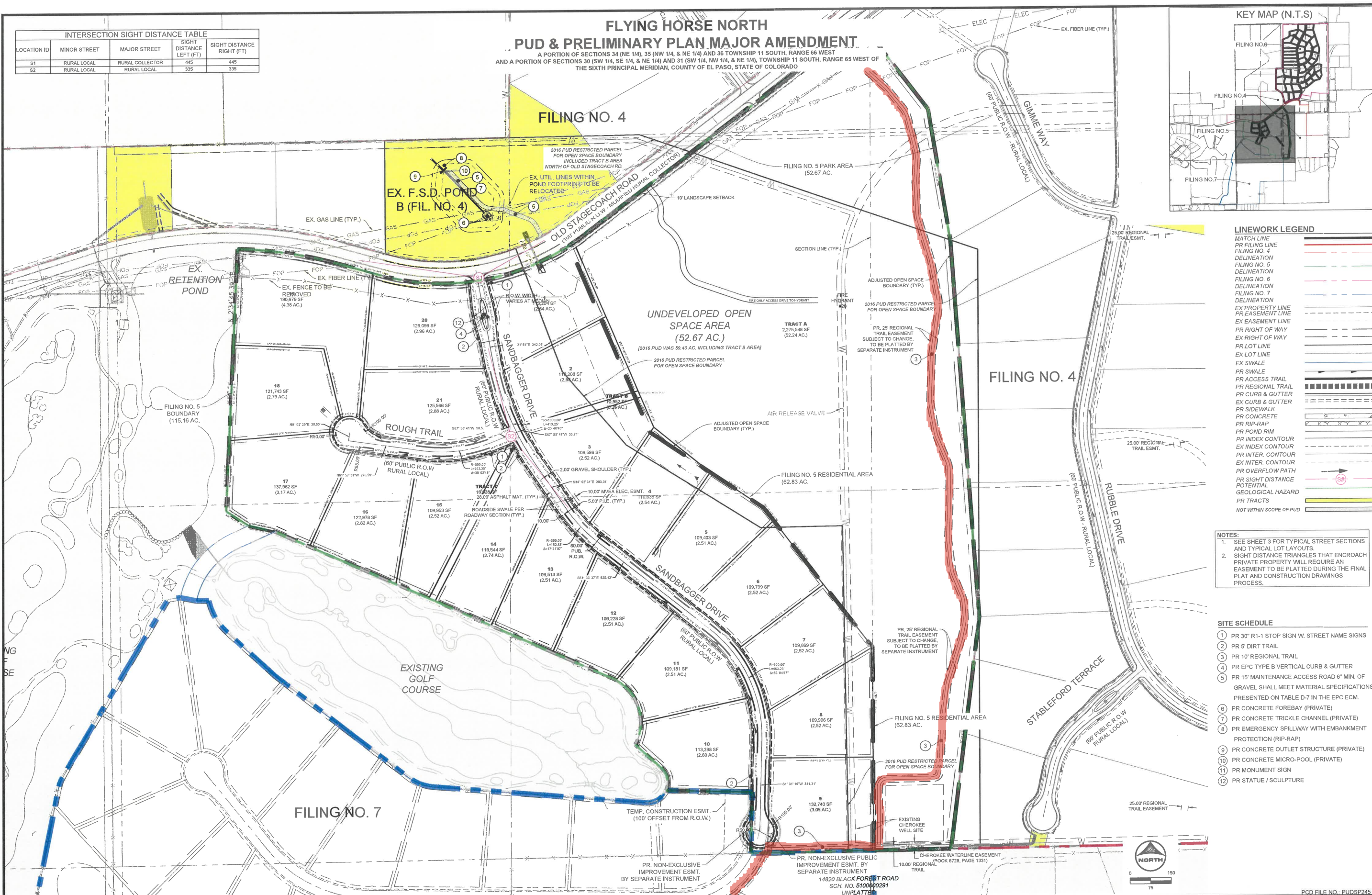
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 3 (FILING 4)

PCD FILE NO.: PUDSP244

SHEET
SP3

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	445	445
S2	RURAL LOCAL	RURAL LOCAL	335	335

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
PR FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

- | |
|--|
| <p>NOTES:</p> <ol style="list-style-type: none"> 1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS. 2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS. |
|--|

- ### SITE SCHEDULE
- | | |
|----|---|
| 1 | PR 30' R1-1 STOP SIGN W. STREET NAME SIGNS |
| 2 | PR 5' DIRT TRAIL |
| 3 | PR 10' REGIONAL TRAIL |
| 4 | PR EPC TYPE B VERTICAL CURB & GUTTER |
| 5 | PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC CM. |
| 6 | PR CONCRETE FOREBAY (PRIVATE) |
| 7 | PR CONCRETE TRICKLE CHANNEL (PRIVATE) |
| 8 | PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP) |
| 9 | PR CONCRETE OUTLET STRUCTURE (PRIVATE) |
| 10 | PR CONCRETE MICRO-POOL (PRIVATE) |
| 11 | PR MONUMENT SIGN |
| 12 | PR STATUE / SCULPTURE |

DRAWN BY: RDL JOB DATE: 2/3/2025
 APPROVED: RDL JOB NUMBER: 211030
 CAD DATE: 4/17/2025
 CAD FILE: J:\217211030\CAD\DWG\VC\PU-PD-F6F7\Site_Plans_F5

BAR IS ONE INCH ON
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 ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 4 (FILING 5)

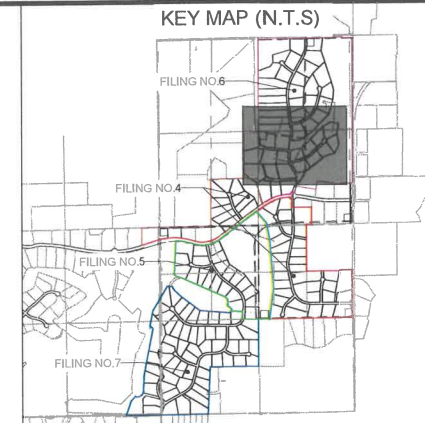
SHEET
SP4 12

**FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT**

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 65 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - SEE SHEET 14

LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	333	333
S2	RURAL LOCAL	RURAL LOCAL	165	165
S3	RURAL LOCAL	RURAL LOCAL	165	155
S4	RURAL LOCAL	RURAL LOCAL	155	165
S5	RURAL LOCAL	RURAL LOCAL	158	155
S6	RURAL LOCAL	RURAL LOCAL	165	155
S7	RURAL LOCAL	RURAL MINOR ARTERIAL	425	425



LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

NOTES

- NOTES:
1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- 1 PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- 2 PR 5" DIRT TRAIL
- 3 PR 10" REGIONAL TRAIL
- 4 PR EPC TYPE B VERTICAL CURB & GUTTER
- 5 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF
GRAVEL SHALL MEET MATERIAL SPECIFICATIONS
PRESENTED ON TABLE D-7 IN THE EPC ECM.
- 6 PR CONCRETE FOREBAY (PRIVATE)
- 7 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- 8 PR EMERGENCY SPILLWAY WITH EMBANKMENT
PROTECTION (RIP-RAP)
- 9 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- 10 PR CONCRETE MICRO-POOL (PRIVATE)
- 11 PR MONUMENT SIGN
- 12 PR STATUE / SCULPTURE



PCD FILE NO.: PUDSP245

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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 5 (PHASE 3)

SHEET
SP5 13

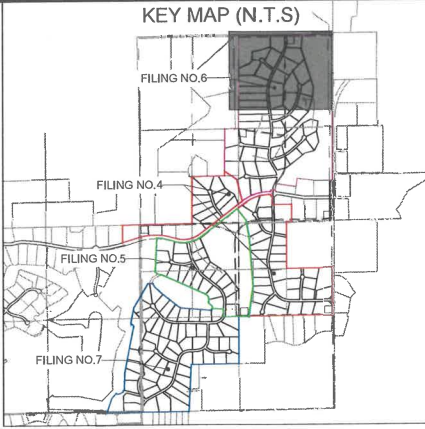
FLYING HORSE NORTH PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

ROCKIN' FOUR
SUBDIVISION
ZONING: RR-5

HIGH PLAINS FILING NO.
1 SUBDIVISION
ZONING: RR-5

LOT 2 LESLEY
SUBDIVISION
ZONING: RR-5



LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
FILING NO. 4	
DELINEATION	
FILING NO. 5	
DELINEATION	
FILING NO. 6	
DELINEATION	
FILING NO. 7	
DELINEATION	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL	
GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

NOTES:

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SITE SCHEDULE

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- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR CONCRETE MICRO-POOL (PRIVATE)
- PR MONUMENT SIGN
- PR STATUE / SCULPTURE



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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

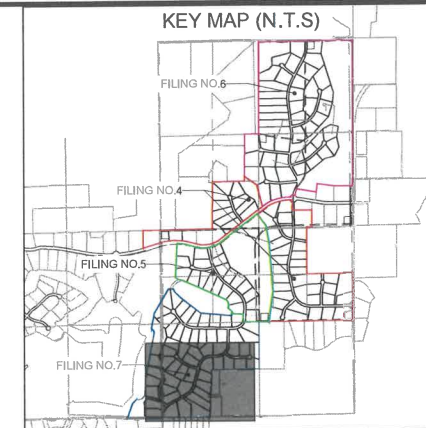
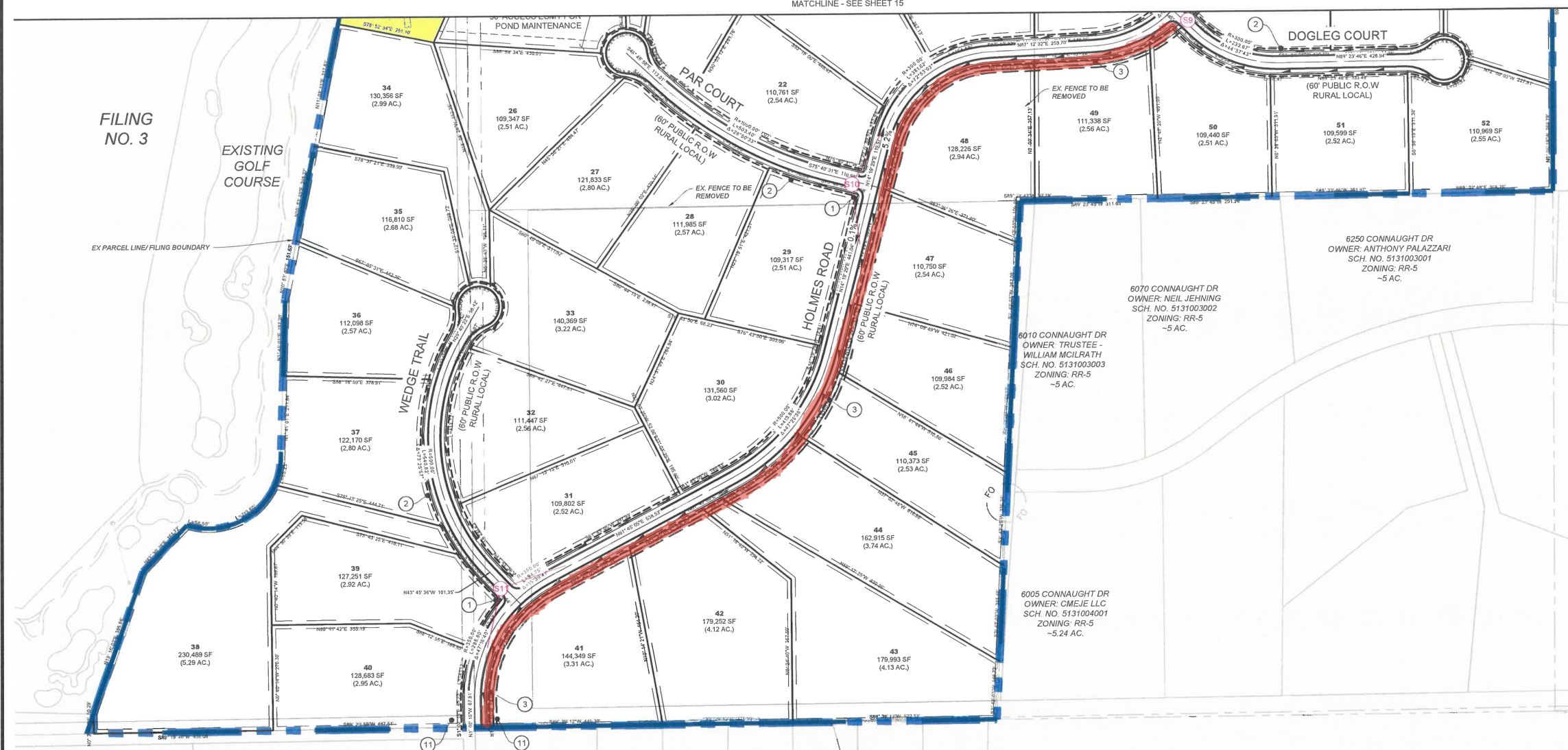
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 6 (PHASE 3)

SHEET
SP6
14

**FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT**

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - SEE SHEET 15



LINEWORK LEGEND

MATCH LINE
 PR FILING LINE
 FILING NO. 4
 DELINEATION
 FILING NO. 5
 DELINEATION
 FILING NO. 6
 DELINEATION
 FILING NO. 7
 DELINEATION
 EX PROPERTY LINE
 PR EASEMENT LINE
 EX EASEMENT LINE
 PR RIGHT OF WAY
 EX RIGHT OF WAY
 PR LOT LINE
 EX LOT LINE
 EX SWALE
 PR SWALE
 PR ACCESS TRAIL
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 PR CURB & GUTTER
 EX CURB & GUTTER
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NOTES:

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

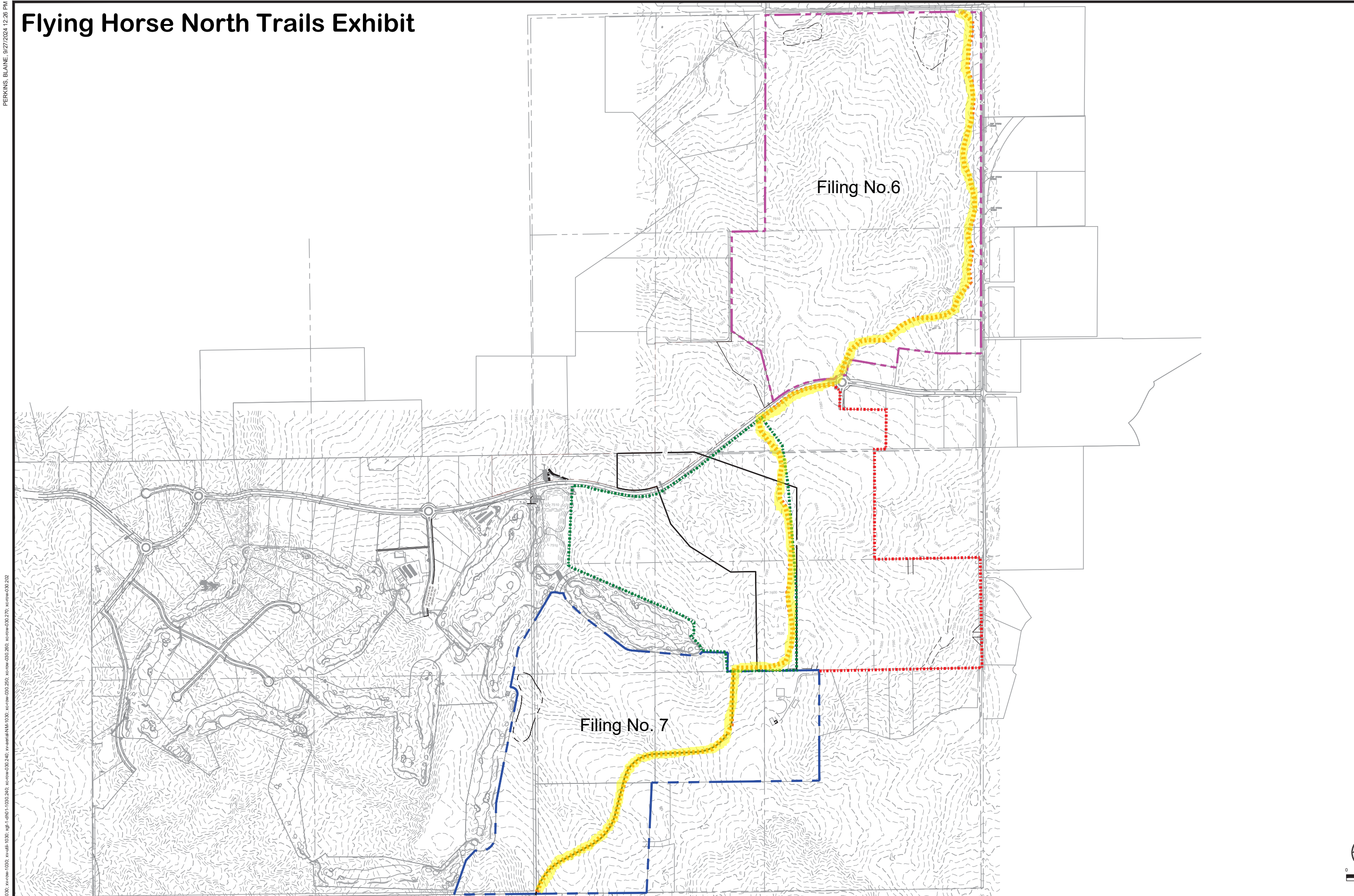
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
SITE PLAN 8 (PHASE 3)

PCD FILE NO.: PUDSP245

SHEET
SP8

16

Flying Horse North Trails Exhibit



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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

53

FLYING HORSE NORTH
EL PASO COUNTY, CO

SHEET



PCD FILE NO.: SF###

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan

Agenda Date: June 11, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic SRJ Land, LLC., for the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan. Consisting of 112 single-family attached and detached residential lots on 14.55 acres with an average lot size of 3,450 sq. ft., the project site is zoned RR-5 with a concurrent rezone application to the Planned Unit Development (PUD) classification. The overall Prairie Ridge development totals approximately 142 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

Retreat at Prairie Ridge Filing No.4 is part of the Jaynes Property Sketch Plan area and as "Tract L, Filing No. 2" in the Prairie Ridge Filing Nos. 1-3 Preliminary Plan, which were endorsed by the Park Advisory Board in October 2022 and February 2024 and subsequently approved by the Board of County Commissioners in April 2023 and October 2024, respectively. The Jaynes Property Sketch Plan included 450 total dwelling units on 142 acres. The Sketch Plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, and 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks, one of which is located immediately east of the Retreat at Prairie Ridge Filing No. 4.

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

Due to its aforementioned zoning classification, the development is subject to the El Paso County Land Development Code's 10% open space requirement. As such, the Retreat at Prairie Ridge Filing No. 4 includes approximately 3.15 acres, or 21.6%, of open space dedicated to passive park areas, trail corridors, open space, and landscaping. This acreage does not include stormwater detention facilities.

Included in the original Prairie Ridge Preliminary Plan are four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile of the park sites to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located along the eastern edge of the development, immediately adjacent to the Retreat at Prairie Ridge Filing No. 4. Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of the Prairie Ridge development in relatively close proximity to Filing No. 4.

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

- *“Landscape and Open Space: 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 14.55-acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open space. The project satisfies this requirement as described below.”*
- *“The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5’ sidewalk in the northeast corner of the development will connect to the proposed 5.5-acre park directly east of the site.”*
- *“Tract H is situated on the eastern side of the development and can be accessed via sidewalks or trail connections throughout the development. Tract P is slightly smaller (0.44 acres) and not considered contiguous to Tract H but will provide another open space option for future residents. Tract P is situated toward the western end of the development and can also be accessed via sidewalks and trail connections. Open space for this development is appropriately dispersed to benefit all future residents. Additionally, a sidewalk will be connected to the 5.5-acre park east of Filing No. 4 for convenient access.”*
- *“El Paso County Parks Master Plan: The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5-acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east.”*
- *“The compact lot layout of Filing No. 4 allows for additional open space and multiple sidewalks and trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot is proximal and has adequate access to common open space and sidewalks.”*

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

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming Final Plat(s).

**Retreat at Prairie Ridge
North Filing No. 4**

**Retreat at Prairie Ridge North
Filing No. 4 PUD Preliminary Plan**

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Retreat at Prairie Ridge North Filing No. 4
-  Retreat at Prairie Ridge
-  Sterling Ranch
-  Parcels
-  Candidate Open Space Areas
-  Lakes & Ponds
-  Streams
-  Incorporated Areas



Development Application Review Form



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

June 11, 2025

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

Name:	Retreat at Prairie Ridge Filing No. 4 PUD Prelim Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-25-003	Total Acreage:	14.55
		Total # of Dwelling Units:	112
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	19.24
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
Loren Moreland	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
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 112 Dwelling Units = 2.173
Total Regional Park Acres: 2.173

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 112 Dwelling Units = 0.42
Community: 0.00625 Acres x 112 Dwelling Units = 0.70
Total Urban Park Acres: 1.12

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 112 Dwelling Units = \$56,560
Total Regional Park Fees: \$56,560

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 112 Dwelling Units = \$13,328
Community: \$184 / Dwelling Unit x 112 Dwelling Units = \$20,608
Total Urban Park Fees: \$33,936

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation:

RETREAT AT PRAIRIE RIDGE FILING NO. 4

PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

APRIL 2025

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
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5228000024

LOCATION: NE CORNER OF THE INTERSECTION OF DINES BLVD & BRIARGATE PARKWAY

ACREAGE: 14.55 AC

CURRENT ZONING: RR-5

PROPOSED ZONING: PUD

CURRENT USE: VACANT

REQUEST

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

1. Retreat at Prairie Ridge Filing No. 4 PUD Development Plan/Preliminary Plan (PUDSP); a 112 unit single family residential development including 48 attached single-family units and 64 detached single-family units.
2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development)
3. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of the subsequent final plat.

SITE LOCATION

Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan lies northwest of the intersection of Briargate Pkwy and Vollmer Rd in northeast El Paso County. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.



SURROUNDING LAND USE

The Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan is in the center of the Retreat at Prairie Ridge Sketch Plan (formerly Jaynes Property) and was previously included as part of Tract L in the Retreat at Prairie Ridge Filing No. 1-3 Preliminary Plan.

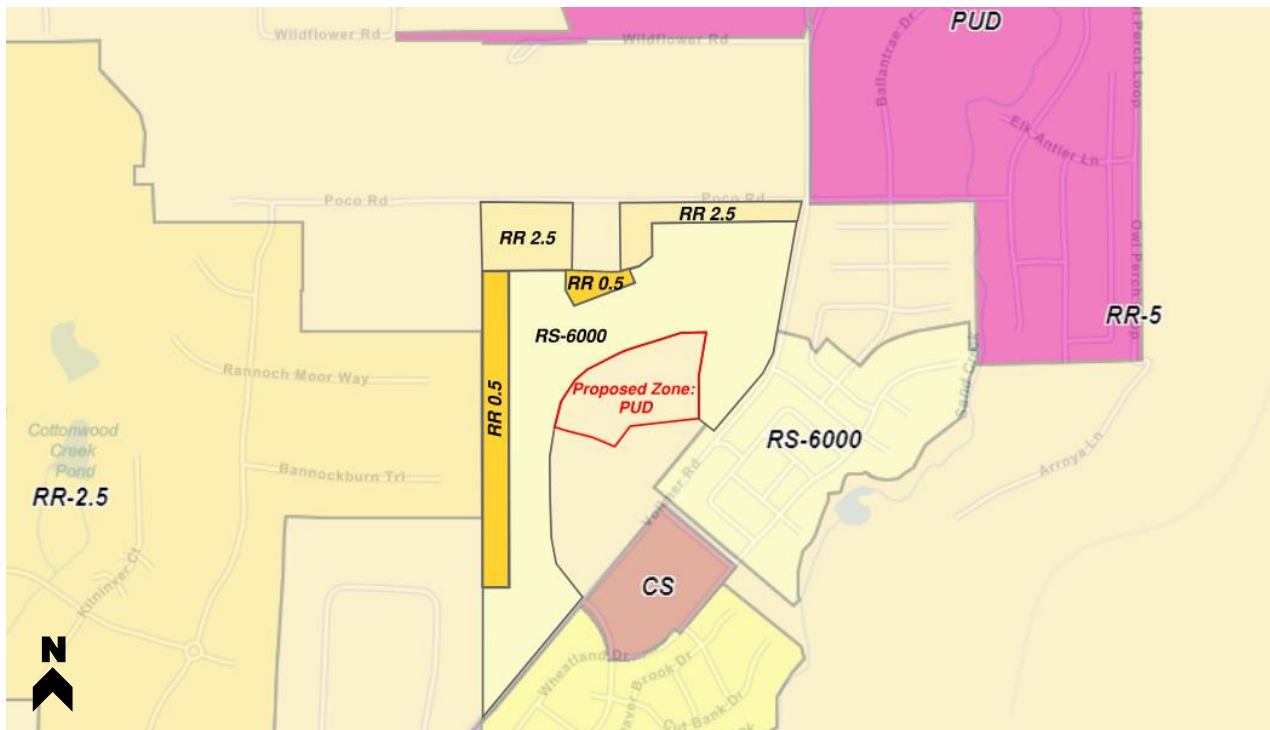
To the north, west, northeast, and east is Retreat at Prairie Ridge Filing No. 2. 141 detached urban character single-family lots and 7, half-acre rural residential lots are proposed across Dines Blvd to the north, west, and northeast of Filing No. 4. Directly east of filing 4 is a 5.5 acre park also within Retreat at Prairie Ridge Filing No. 2 and to the southeast of Filing No. 4, is the remaining portion of former Tract L within Filing No. 2. The remainder of Tract L is intended for future commercial development and will be included in a future application submittal. To the south, across Briargate Pkwy, is Tract D within Retreat at Prairie Ridge Filing No. 1. Tract D is designated as a future development tract and is intended for attached and/or detached single-family residential development. The remainder of Filing No. 1 consists of 46 detached single-family residential lots, a 2.65 acre park, and stormwater detention.

As described above, this project is fully surrounded by the Retreat at Prairie Ridge development that is planned for residential uses of varying density with a focus on buffering existing large-lot residential development to the west from the future residential development within the plan.



ZONING CONTEXT

The property is currently zoned RR-5 (Rural Residential 5 AC Lots) and is proposed to be rezoned to PUD. Surrounding zoning includes RS-6000 to the north, east, and west and RR-5 to the south across Briargate Pkwy. The RR-5 zoned tract is within Retreat at Prairie Filing No. 1 and is designated as a future development tract for attached and/or detached single-family residential and will be rezoned as part of a future Map Amendment application.

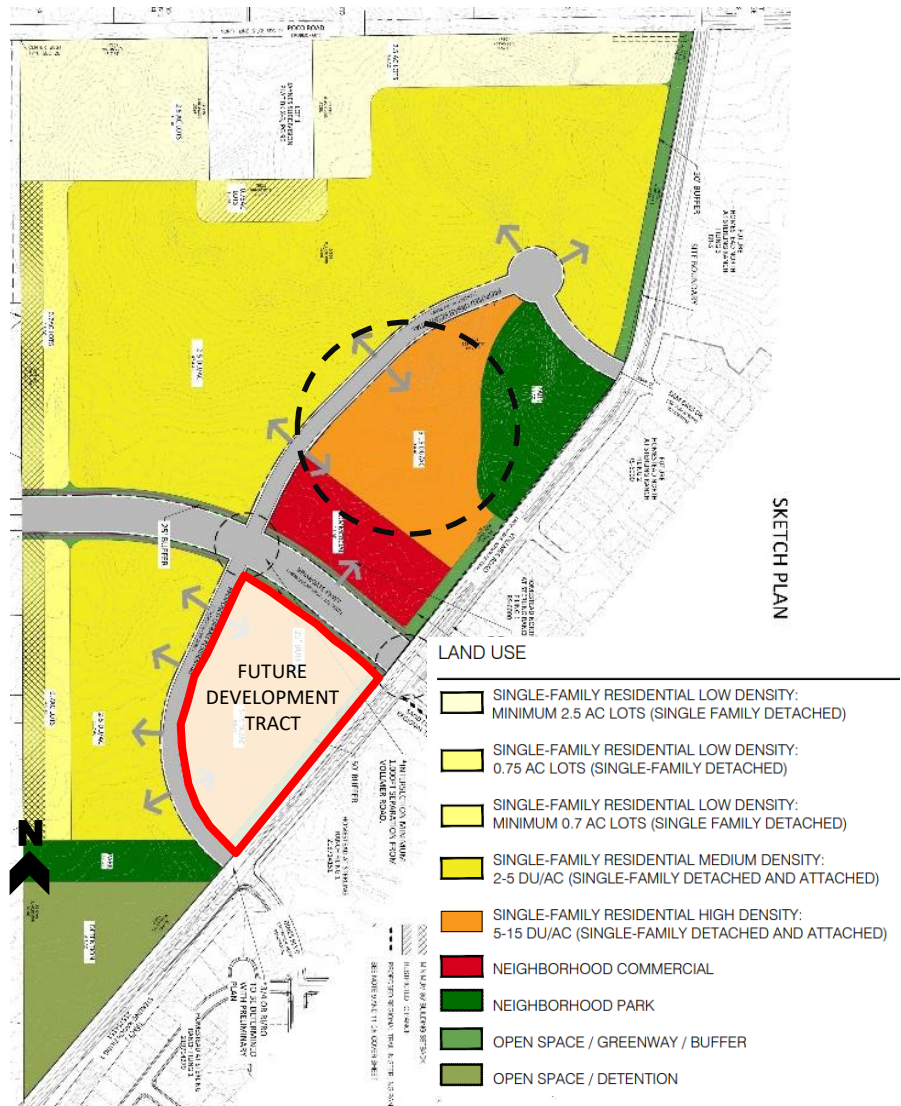


SKETCH PLAN COMPLIANCE

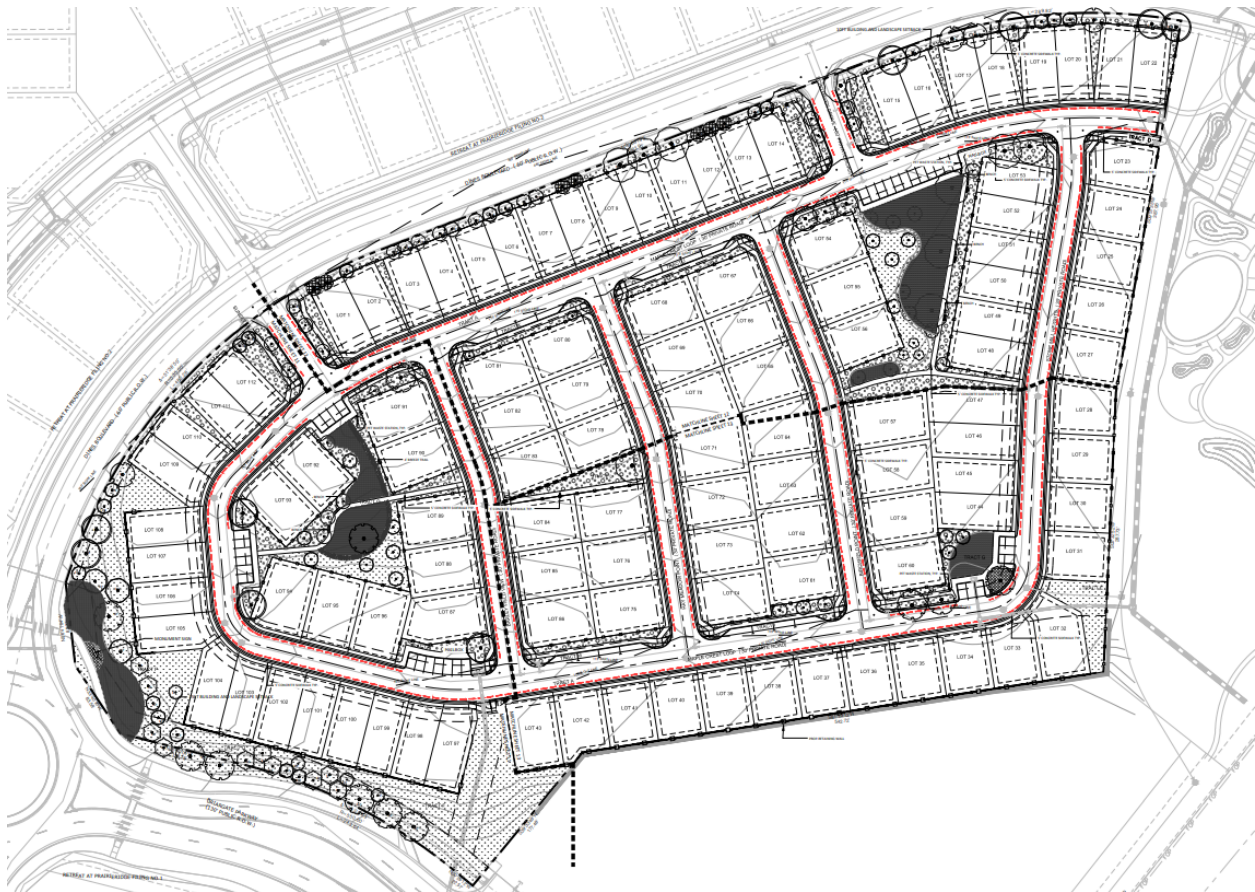
The Sketch Plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at PrairieRidge.

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

The proposed PUD Development/Preliminary Plan is within the area planned for high density single-family residential (5-15 du/ac) in the approved Sketch Plan. The areas planned for high-density residential and commercial development are situated toward the center-east of the Sketch Plan area near the future intersection of Briargate Pkwy and Vollmer Road and away from the large lot rural residential to the west of the Sktech Plan area. The proposed density for the Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan is 7.7 du/ac, which is well within the intended 5-15 du/ac density range.



PROJECT DESCRIPTION



Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan is an urban character single-family residential development consisting of 48 attached and 64 detached single-family lots (112 lots total) on 14.55 acres with a gross density of 7.7 du/ac. The PUD Development/Preliminary Plan also includes tracts for private roads, landscaping, open space, and utilities. The average lot size is 3,399 square feet and all units are front loaded with direct access to the private street network that runs throughout the development.

Parking for each unit is accommodated on each individual lot either within an attached 2-car garage and will be accessed from an 18' driveway (measured from back of sidewalk). The driveways can also accommodate additional off-street parking. 51 additional parking spaces are dispersed throughout the development within various tracts and account for the 12 guest parking spaces required for the attached product (1 guest space per 4 units) and surplus parking for the future residents. Due to the width of the private streets, on-street parking is not allowed.

Setbacks for each unit vary by product type. Typical minimum lot setbacks for the attached single-family lots are as follows:

Front: 19.5'; **Side:** 5'; **Common lot-line:** 0'; **Rear:** 5'; **Corner lot side:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

Setbacks for the detached single-family units are as follows:

Front: 10' to structure, 19.5' to; **Side:** 5'; **Corner lot side:** 5; **Rear:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

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 Preliminary/Development Plan set. A 25 foot landscape setback is also provided along Briargate Parkway. A 6' slot wall is proposed along the rear lot lines adjacent to the future development tract to the southeast which is intended for commercial development and will be included as part the commercial parcel development application.

LANDSCAPE AND OPEN SPACE: 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 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The project satisfies this requirement as described below.

The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.

COMPATIBILITY/TRANSITIONS: The PUD Development/Preliminary Plan is fully surrounded by Retreat at Prairie Ridge Filings 1 - 3. To the north, northeast, and southwest across Dines Blvd is a portion of Retreat at Prairie Ridge Filing No. 2 that is zoned RS-6000 with detached single-family residential development on lots that are approximately 9,000sf in size. To the southeast, on the corner of Briargate Pkwy and Vollmer Road is a future development tract that is intended for commercial development. To the south, across Briargate Pkwy is a future development tract intended for medium density residential uses (5-15 du/ac). To the east is a 5.5 acre park that is included with Retreat at Prairie Ridge Filing No. 2. Filing No. 4 will connect connect to the neighborind park via a 5' sidewalk in the northeast corner.

A 6' sound wall is proposed along the boundary of the site adjacent to Briargate Pkwy to reduce noise for future residents of Retreat at Prairie Ridge Filing No. 4. The higher density residential uses are intentionally situated toward the intersection of Vollmer Road and and Briargate Pkwy and the rapidly developing Sterling Ranch/Ridge community to the east and away from the existing large lot rural residential developmet to the north and west of the Retreat at PrairieRidge development. The higher density residential uses will provide a transition between the future commercial site planned at the intersection of Vollmer and Briargate Pkwy and the lower density residential uses transitioning toward the west.

ACCESS AND CIRCULATION: Access to the site is proposed via two private streets that intersect with Dines Blvd (public collector) on the north boundary of the site and are proposed to be full movement, stop controlled intersections. A network of private streets (Tract A) provide internal circulation and individual lot access throughout the development and will be owned and maintained by the HOA. The private

streets are 30' wide with a 24' mat which allows for adequate emergency access and circulation while optimizing pedestrian connectivity throughout the development. PUD Modification requests are submitted with this application to address the use of private roads, roadway widths and terminations, lot frontage and access from a public road. Direct access to Briargate Pkwy is not allowed with this development.

TRAFFIC:

A Traffic Generation Analysis prepared by SM Rocha is included with the PUD Preliminary Plan submittal. The Study provides an analysis that assessed traffic generation for the proposed development and included a traffic volume comparison to previous land use assumptions from the Retreat at Prairie Ridge Filings 1 – 3 PUD Preliminary Plan and considered potential impacts to the adjacent roadway network. There are two (2) primary access points to the Preliminary Plan area from Dines Blvd to serve the proposed single-family housing units. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- With the assumption that Retreat at PrairieRidge Filings 1 and 2 have completed construction prior to this development, no improvements associated with the North PUD Preliminary Plan are being recommended beyond what has been recommended with said Filings 1 and 2.

NOISE: The noise study completed for Homestead North is submitted in conjunction with this Preliminary Plan. This study is applicable because Homestead North mirrors the Retreat at PrairieRidge Filing No. 4 property with frontage on Briargate Parkway, and associated noise impacts are anticipated to be the same for both developments. The noise study concludes that lots adjacent to Briargate Parkway will have predicted noise levels exceeding the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommends a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold. A 6 foot slot wall is proposed as a noise barrier along Briargate Parkway to address the findings of the noise study.

WATER SERVICE: The Retreat at PrairieRidge Filing No. 4 PUD Development/Preliminary Plan area is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 Preliminary Plan includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at PrairieRidge Filing No. 4 PUD Development/Preliminary Plan in May 2025. gross acres and includes 112 single family homes which will be provided central water service.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Retreat at PrairieRidge Filing 4 Preliminary Plat represents roughly 1.92% (19,264 GPD) of the contractual capacity available to the Falcon Area Water and Wastewater Authority. Including all commitments to date, (May 22025) and including Retreat at PrairieRidge Filing 4 Preliminary Plat, in the current committed capacity is for 2,998 SFE which is 51.26 % of FAWWA contractual treatment capacity. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

OTHER UTILITIES: The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas service. A service commitment letter is provided with this submittal.

DRAINAGE: A drainage report has been prepared for the PUD Development/Preliminary Plan area and submitted with this application. This site was previously studied in the “Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan”, prepared by Classic Consulting, approved 10/30/24 (SP239) and most recently in the “Final Drainage Report for Retreat at PrairieRidge Filings 1-3”, prepared by Classic Consulting, dated March 2025 (SF257). As described in the approved Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan (SP239), the Homestead North at Sterling Ranch Filing No. 1 FDR (SF2213) and most recently in the Final Drainage Report for Retreat at PrairieRidge Filings 1-3 (SF257), the eastern portion of this property has been accounted for in the off-site FSD Pond C, located just northeast of the intersection of Briargate Pkwy. and Wheatland Dr., recently constructed with the Homestead North at Sterling Ranch Filing No. 1 development. The existing storm systems, also recently constructed within the property and stubbed across Vollmer Road, collect these flows and convey them to this facility. All areas within this development will be captured, routed to and treated by either existing Pond C, constructed with Homestead North Filing No. 1 (SF2213) or Pond 1, constructed with Retreat at PrairieRidge Filing No. 1 & 2 (SF257, SF259).

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

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

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

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

WILDFIRE: Retreat at PrairieRidge Filing No. 4 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Resources Report prepared by Core analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as “Moderate Risk” for wildfires, with a small portion along the eastern edge documented as “Low Risk”. The project site is identified as “Moderate Risk” for burn probability and potential fire intensity, which is the same or lower than surrounding properties.

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 modification supports 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 Section	Category	Standard	Modification	Justification
8.4.4(E)(2)	Private roads require waiver	Use of private roads shall be limited	Private roads proposed to serve the entire community	Private roads provide more flexibility for the development to accommodate the unique community homes and multiple product lines proposed on the site.

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	Direct access from the private roads allows for a more efficient pedestrian system and the ability to provide additional open space/amenit design within the development
8.4.4.C	Lot area and dimensions	Lots to have frontage on and access from a public road	Lots will have direct access from private roads (Tract A) that connect directly to a public road	The proposed modifications are grandted in exchange for the additional open space/amenity design provided in this PUD Development Plan

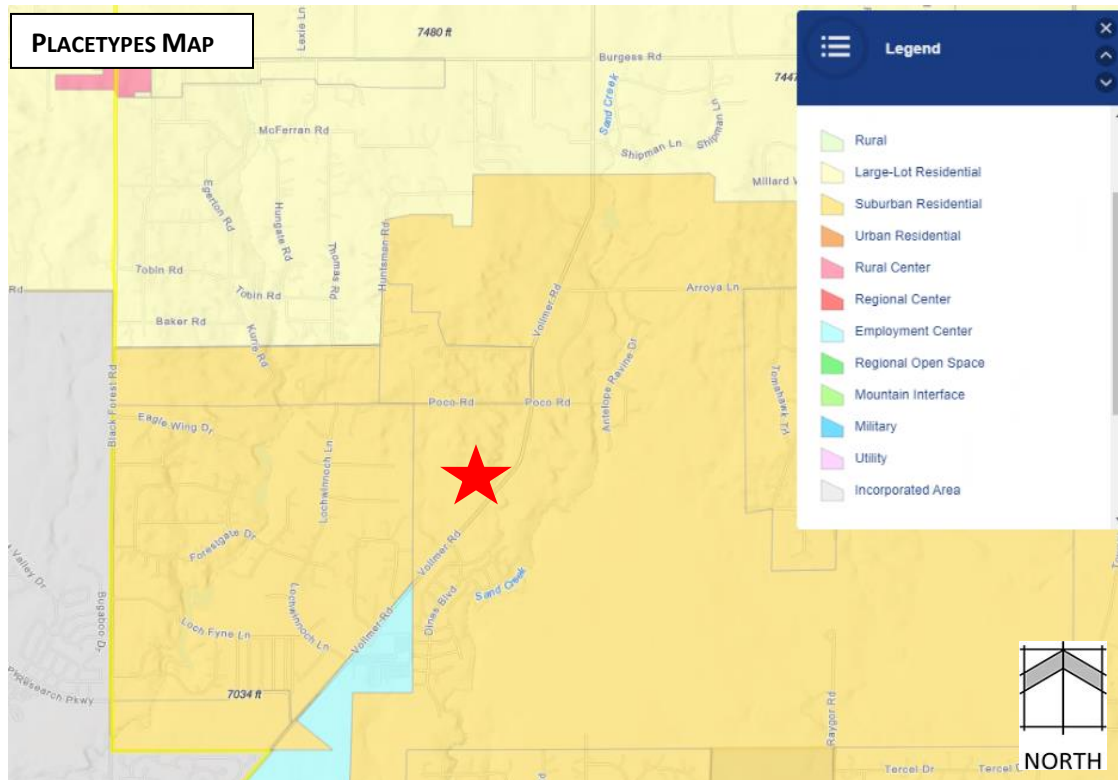
COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2045 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filing No. 4 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed PUD Development/Preliminary Plan meets the intent of the Suburban Residential placetype as it includes a mix of residential unit types with an average lot size of 3,399 sf, all proposed for single-family attached and detached residential use. The proposed density of 7.7 du/ac is slightly higher than the primary land use of the Suburban Residential placetype, which is 5 du/ac but this is anticipated with the allowance for single-family attached residential as a supporting land use. Additionally, the Jaynes Sketch Plan includes a density maximum of 450 dwelling units on the 142.1 acre Sketch Plan area. The maximum density for this master planned area is 3.2 du/ac which is well under the suburban residential primary land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Retreat at PrairieRidge Filing No. 4 into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at PrairieRidge Filing No. 4 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities and its context within the greater Jaynes Sketch Plan area which includes parks, trails, and stormwater infrastructure is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” This development is also supported by Goal 1.1 to “ensure compatibility with established character and infrastructure capacity.”

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

WATER MASTER PLAN

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

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

Goal 4.2 – Support the efficient use of water supplies.

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

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

Goal 6.0 – Require adequate water availability for proposed development.

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

The Retreat at PrairieRidge Filing No. 4 PUD Development/Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA).

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 Preliminary Plan includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

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

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

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5 acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

PUD ZONING CRITERIA

Retreat at Prairie Ridge Filing No. 4 is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATE PURPOSES SET FORTH IN THIS SECTION.

Retreat at Prairie Ridge Filing No. 4 will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*
- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*
- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

A PUD zone allows more flexible development standards than afforded by straight zoning districts. This greater design flexibility enables the Retreat at Prairie Ridge Filing No. 4 to provide a unique smaller lot residential development that meets a growing need and demand for higher density detached single-family housing with increased open space and access to maintained amenities such as trails and open space. The variety of housing types proposed within the Filing No. 4 expands the housing options and price points within El Paso County, which satisfies a need for existing and future El Paso County home buyers looking for more attainable housing.

The compact lot layout of Filing No. 4 allows for additional open space and multiple sidewalks and trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot is proximal and has adequate access to common open space and sidewalks. The compact design, density, and proximity to Dines Blvd, Vollmer Road, and Briargate Parkway ensure efficient use of public infrastructure and utilities as homes will be served off fewer streets with fewer main line utility extensions.

The commercial center proposed within Retreat at Prairie Ridge is focused at the intersection of Vollmer Road and Briargate Parkway. A 5.5 acre park is located east of the development and will be accessible to the future residents of Filing No. 4 via a proposed sidewalk connection in the northeast corner of the filing.

2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

The relevant County master plan documents for the Retreat at Prairie Ridge Filing No. 4 PUD Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. As addressed above, the Retreat at Prairie Ridge Filing No. 4 PUD Preliminary is in general conformity with these plans

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the residents of El Paso County. The higher density development is appropriately located the intersection of Briargate Parkway and Dines Blvd. It provides a transition between the lower

density single-family lots to west, and north and the higher intensity uses of the future development tracts to the immediate southeast. The Retreat at Prairie Ridge Filing No. 4 PUD Preliminary Plan is designed with smaller lots to provide more housing options and greater housing attainability to benefit of El Paso County residents.

PUD modifications and waivers to the LDC are requested for the use of private roads, alterations to the dimensional requirements for typical urban local cross sections, , and lots that do not front on public roads. These modifications and waivers are consistent with the intent and purpose of the land development code as described above.

4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;

Retreat at Prairie Ridge has been intentionally designed transition uses from the existing large lot rural residential to the west and to the north across Poco Road from the rapidly growing area to the east along Vollmer Road. Retreat at Prairie Ridge Filing No. 4 provides a transition from the higher intensity uses planned at the corner of Briargate Pkwy and Vollmer Road and the lower-density residential uses planned within Retreat at Prairie Ridge Filings 1 and 2. The higher density development in Filing No. 4 will have designated open space within the development and convenient pedestrian access to the 5.5 acre park to the east.

5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;

Retreat at Prairie Ridge Filing No. 4 is directly adjacent to Briargate Pkwy and a site designated for future commercial or high-density residential development. A 6' wall will be installed along the frontage adjacent to Briargate Pkwy to mitigate anticipated noise from the future principal arterial. A 6' slot wall is also proposed along the rear property line of the lots on the southern boundary of the site to provide a buffer between the future, high-intensity use planned for the parcel. The site is directly adjacent to the future 5.5 acre park within Filing No. 2 that will provide a buffer between the site and Vollmer Road. The lower density residential development in Retreat at Prairie Ridge Filing No. 2 is also separated from Filing No. 4 by Dines Blvd, an urban collector.

While the density is slightly higher, Filing No. 4 is a characteristically similar use to the proposed traditional single family lots to the north. The units are limited to 35 feet building height, which is compatible with the surrounding single-family proposed development under the RS-6000 zoning, where building heights are limited to 30 feet.

6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;

The units are limited to 35 foot building height, which is compatible with the adjacent proposed developments within Retreat at Prairie Ridge under the RS-6000 zoning, where building heights are limited to 30 feet. As a high density attached and detached single-family development, the Retreat at Prairie Ridge provides a transition from the detached single-family development to the north and west to the planned higher intensity uses to the southeast at the intersection of Briargate Parkway and Vollmer Road. A 25' building and landscape setback is provided along Briargate Parkway within tracts F, R, and Q to provide an appropriate setback from the street and to create an attractive streetscape and buffer along Briargate Pkwy. These tract will include streetscape landscaping and a 6' sound wall along Briargate Parkway. The proposed 6 foot concrete panel sound wall dually functions as a screen wall for all units along Briargate Parkway.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

The Natural Features report completed by Core Consultants in February of 2022 found no unique or significant historical, cultural, aesthetic, or natural features to be preserved. The report found no existing wetland habitat or expected impact to any jurisdictional aquatic species. There is no suitable habitat for endangered species and the site is within the Colorado Springs Block Clearance Zone for Preble's Meadow Jumping Mouse.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required . Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.

Tract H is situated on the eastern side of the development and can be accessed via sidewalks or trail connections throughout the development. Tract P is slightly smaller (0.44 acres) and not considered contiguous to Tract H, but will provide another open space option for future residents. Tract P is situated toward the western end of the development and can also be accessed via sidewalks and trail connections. Open space for this development is appropriately dispersed to benefit all future residents. Additionally, a sidewalk will be connected to the 5.5 acre park east of Filing No. 4 for convenient access.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The proposed land use and access is in compliance with the Retreat at Prairie Ridge TIS and Retreat at Prairie Ridge Filing No. 4 Traffic Technical Memorandum. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not

negatively impact the levels of service of County services and facilities. The applicant will be required to participate in the Countywide Transportation Improvement Fee Program.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the community that connect the park and open spaces to the sidewalks along Briargate Parkway, Dines Blvd, and the 5.5 acre park to the east. The Natural Features & Wetland report created by Bristlecone Ecology in February of 2022 found no unique environmental features on the site.

11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;

There are no mineral rights owners on this property.

12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

PUD modifications are requested of LDC Chapter 8.4.4(E)(2), 8.4.4(E)(3), and 8.4.4(C). The justification for these is described above and summarized below. The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient lot layout that allows the construction of a more attainable housing product and the creation of a more compact and livable environment with centralized community open space that benefits the overall community.

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

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

The proposed PUD modifications allow for an efficient lot layout for higher density attached and detached single family uses that will create more open space, allow for a more efficient pedestrian system through open space tracts, and create an overall more livable environment. Sidewalks and

trails are proposed throughout the development providing connection to all tracts and nearby parks. Filing No. 4 provides 3.15 acres of open space within multiple tracts. Together these tracts represent 21.6% of the overall PUD area, which exceeds the minimum 10% open space requirements for a PUD per Code. Code also requires that 25% of the available open space is usable and contiguous. Tract H is approximately 0.61 acres which is 41% of the required open space. The project provides more than double the required amount of open space, and the usable open space provided is 4 times more than required. All roadways include pedestrian sidewalks. Open space and common area tracts will be owned and maintained by the HOA.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

PRELIMINARY PLAN APPROVAL CRITERIA-CHAPTER 7.2.1.D.2.E

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

The relevant County Plans for PrairieRidge Filing No. 4 PUD Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filing No. 4 PUD Preliminary Plan is in general conformity with these plans as described above.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the residents of El Paso County. The higher density development is appropriately located the intersection of Briargate Parkway and Dines Blvd. It provides a transition between the lower density single-family lots to west, and north and the higher intensity uses of the future development tracts to the south and southeast. The Retreat at Prairie Ridge filing 4 PUD Preliminary Plan is designed with smaller lots to provide more housing options and greater housing attainability to benefit of El Paso County residents.

PUD modifications and waivers to the LDC are requested for the use of private roads, alterations to the dimensional requirements for typical urban local cross sections, , and lots that do not front on public roads. These modifications and waivers are consistent with the intent and purpose of the land development code as described above. The PUD Preliminary Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with access to supporting commercial services and parks.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

The PUD Preliminary Plan is in conformance with the subdivision design standards of the Land Development Code and the proposed LDC waivers related to private roads are described above. The range of lot sizes and densities is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by FAWWA and the Water Resources Report prepared by RESPEC. The water commitment is for 35.28 annual acre-feet to serve 112 residential lots.

- 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 commitment from FAWWA to meet the average daily maximum monthly wastewater load of roughly 19.264 gallons per day has been provided.

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

Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

A drainage report has been prepared for the PUD Development/Preliminary Plan area and submitted with this application. Stormwater runoff from Filing No. 4 will be accommodated in either existing Pond C, constructed with Homestead North Filing No. 1 (SF2213) or Pond 1, constructed with Retreat at PrairieRidge Filing No. 1 & 2 (SF257, SF259). All proposed drainage improvements comply with State Law and the requirements of the LDC and ECM.

- 8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

There are no known mineral deposits on this site.

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

All lots will have direct access to a private street (Tract A) that has sufficient access to a public street (Dines Blvd). The private roads are designed to accommodate emergency vehicles and provide sufficient vehicular access and circulation.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

a) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

There are no significant natural features on the site. 3.15 acres of open space is provided within the development. Tract H (0.61 acres) and Tract P (0.44 acres) are situated on the east and west side of the development and provide contiguous open-space for future residents. The site also has direct pedestrian access to the 5.5 acre park in Filing No. 2.

b) 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;

5 foot sidewalks are included throughout the project and connect to the 5.5 acre park directly east of the site. The compact layout and narrow private roads allow for additional open-space and enhanced pedestrian connectivity within the development. The sidewalks will also connect to the sidewalk network along Briargate Pkwy and Dines Blvd.

Tract A encompasses the private streets within the development and is designed to accommodate emergency vehicles and sufficient vehicular access and circulation. The private streets will intersect with Dines Blvd in the northeast and northwest portion of the site. The site's proximity to Briargate Pkwy and Dines Blvd will allow for efficient connection to utilities.

c) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

A 6' sound wall is proposed along the frontage adjacent to Briargate Pkwy to mitigate noise anticipated with the Principal Arterial. A 6' wall is also proposed along the southern boundary of the site to provide a buffer between the single-family homes and the future commercial or high-density residential development to the southeast.

d) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no significant natural features on the project site.

e) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

A Traffic Technical Memorandum was prepared by SM Rocha, LLC, and is included with this submittal. The traffic memo affirms the findings of the Traffic Impact Study submitted with the Retreat at Prairie Ridge (formerly Jaynes) Sketch Plan. There are two primary access points to the PUD Preliminary Plan area from Dines Blvd. The report concludes that the proposed site-generated

traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

The proposed Preliminary Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Black Hills Energy for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and are not needed within Retreat at Prairie Ridge Filing No. 4. Accordingly, fees in lieu of land dedication will be paid with future subdivisions on the property.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

A Fire Protection Report is included with this submittal which demonstrates compliance with the International Fire Code and the standards in Chapter 6.3.3. of the Land Development Code relating to fire protection and wildfire mitigation.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

Three PUD Modifications related to the use of private roads are proposed with this application and are described above. Emergency vehicle access and sufficient vehicular access and circulation will be maintained.

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RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

GENERAL PROVISIONS SECTION:

- A. AUTHORITY. THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- B. APPLICABILITY. THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- C. ADDITION. THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR VILLAGES AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- D. RELATIONSHIP TO COUNTY REGULATIONS. THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF VILLAGES AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.
- E. ENFORCEMENT. TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- F. CONFLICT. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- G. MAXIMUM LEVEL OF DEVELOPMENT. THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- H. PROJECT TRACKING. AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
- I. OVERALL PROJECT STANDARDS. THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

PURPOSE AND INTENT:

THE RETREAT AT PRAIRIERIDGE FILING NO. 4 PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 112 LOT SINGLE-FAMILY RESIDENTIAL COMMUNITY COMPRISED OF TWO DISTINCT RESIDENTIAL PRODUCTS UTILIZING PRIVATE ROADS TO ACCESS FRONT LOADED HOMES.

GENERAL NOTES:

1. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
- a. FRONT: FIVE (5) FEET ALONG PRIVATE ROADWAY TRACT WITH TEN (10) FEET PUBLIC UTILITY
- b. SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE DEV. STANDARD DETAILS SHEET 3) / OR ZERO (0) FEET ON COMMON LOT LINE ONLY (DUPLEX PRODUCT – (LOTS 1-22, 44-53, 97-112))
- c. REAR: FIVE (5) FEET
2. ALL OPEN SPACE/LANDSCAPE TRACTS, SIDEWALKS AND RETAINING WALLS SHALL BE OWNED AND MAINTAINED BY THE PLANNED HOA.
3. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FORTY-EIGHT (48) SINGLE FAMILY ATTACHED DUPLEX UNITS (LOTS 1-22, 44-53, 97-112) AND SIXTY-FOUR (64) SINGLE FAMILY DETACHED UNITS (LOTS 23-43, 54-96).
4. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
5. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0535G, DATED DECEMBER 7, 2018.
6. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
7. 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 "SOILS AND GEOLOGY STUDY RETREAT AT PRAIRIERIDGE NORTH PUD" BY ENTECH ENGINEERING INC. DATED APRIL 25, 2025 IN FILE PUDSP25XXX AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- ARTIFICIAL FILL (LOTS 26-27)
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA (LOTS 2-4, 31-32, 43, 61-65, 75-76, 85-86, 92-95, 97-99, 101, 103)
8. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE ROADWAYS, NOT IN THE PUBLIC RIGHT-OF-WAY.
9. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.
10. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H 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 PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
11. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- RETREAT AT PRAIRIERIDGE METROPOLITAN DISTRICT NOTE:
- NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, RETREAT AT PRAIRIERIDGE METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
12. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

RETREAT AT PRAIRIERIDGE FILING NO. 4 DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS: SINGLE FAMILY ATTACHED (DUPLEX PRODUCT) WITH ATTACHED 2-CAR GARAGE (LOTS 1-22, 44-53, 97-112) SINGLE FAMILY DETACHED (POCKET LOT PRODUCT) WITH ATTACHED 2-CAR GARAGE (LOTS 23-43, 54-96)	SEE "SETBACKS" BELOW AND ON SHEET 3 DEVELOPMENT STANDARDS DETAIL SHEET	
OPEN SPACE, PARKS AND TRAILS RECREATION AMENITIES	SUCH AS TRAILS, WALKS THROUGHOUT OPEN SPACE	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
DISTRICT UTILITIES	TO INCLUDE ASSOCIATED ACCESS ROADS AND UTILITY LINES.	

ACCESSORY USES

ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION POOLS, SPAS, HOT TUBS, PLAY EQUIPMENT, ETC.	AS ALLOWED PER CCR'S, 5' SETBACK FROM LOT LINE FOR PERSONAL USE ONLY
SOLAR ENERGY SYSTEMS	5' SETBACK FROM LOT LINE
DECK (ATTACHED, COVERED OR UNCOVERED)	INSTALLED ON LOT LINE
FENCE OR WALL	ATTACHED TO UNIT ONLY AS ALLOWED BY CCR'S
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	MAILBOXES

TEMPORARY USES

MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	

SPECIAL USES

FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
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CMRS FACILITY – STEALTH
NOTES:

1. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
2. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
3. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).

B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS
SEE DEVELOPMENT DATA ABOVE AND STANDARD DETAILS ON SHEET 3

SETBACKS: (SEE DEV. STANDARD DETAILS – SEE SHEET 3)	
LOTS 1-22, 44-53, 97-122 – SINGLE FAMILY ATTACHED – DUPLEX PRODUCT	
FRONT YARD: 18 FEET MIN.	
SIDE YARD: 0 FEET FOR COMMON LOT LINE ONLY, 5 FEET FOR ADJACENT DUPLEX LOT	
REAR YARD: 5 FEET	
CORNER LOT: 5 FEET + ADJACENT 10' WIDE MIN. TRACT, 15' TOTAL	
DRIVEWAY DEPTH: 18 FEET MIN. (MEASURED FROM FACE OF GARAGE TO BACK OF WALK)	
LOTS 23-43, 54-96 – SINGLE FAMILY DETACHED – POCKET LOT PRODUCT	
FRONT YARD: 10 FEET MIN.	
SIDE YARD: 5 FEET	
REAR YARD: 5 FEET MIN.	
CORNER LOT: 5 FEET + ADJACENT 10' WIDE MIN. TRACT, 15' TOTAL	
DRIVEWAY DEPTH: 18 FEET MIN. (MEASURED FROM FACE OF GARAGE TO BACK OF WALK)	

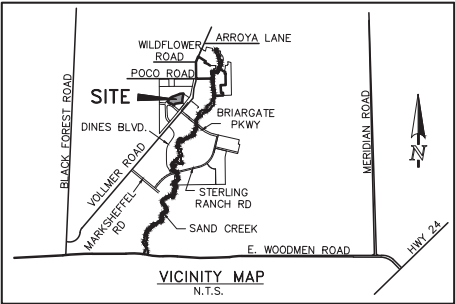
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

C. LOT LINES:

1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
3. MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.
- A. STREETS:
- STREETS WITHIN RETREAT AT PRAIRIERIDGE FILING NO. 4 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, STREETS SHALL BE PRIVATELY OWNED (AS NOTED BELOW).
- ALL PRIVATE STREET TRACTS WITH APPROVED DEVIATIONS, SHALL BE OWNED AND MAINTAINED BY THE PLANNED HOA.
- B. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:
- COVENANTS FOR RETREAT AT PRAIRIERIDGE FILING NO. 4 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.
- C. ACCESS LIMITATION:
- THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO DINES BOULEVARD OR BRIARGATE PARKWAY.

SHEET INDEX

COVER SHEET	SHEET 1	OF 14
TRACT USE TABLE / GEOLOGIC HAZARD MAP	SHEET 2	OF 14
DEVELOPMENT STANDARD DETAILS	SHEET 3	OF 14
PUD & PRELIMINARY PLAN SITE LAYOUT	SHEETS 4-6	OF 14
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS 7-9	OF 14
LANDSCAPE LANDSCAPE NOTES	SHEET 10	OF 14
LANDSCAPE PLANS	SHEETS 11-13	OF 14
LANDSCAPE DETAILS	SHEET 14	OF 14



PARKING REQUIREMENTS:

2 STALLS PER SINGLE FAMILY DETACHED UNIT (LOTS 23-43, 54-96)	64 X 2 = 128
2 STALLS PER SINGLE FAMILY ATTACHED UNIT (LOTS 1-22, 44-53, 97-112)	48 X 2 = 96
1 GUEST STALL PER 4 SINGLE FAMILY ATTACHED UNITS (LOTS 1-22, 44-53, 97-112)	48 / 4 = 12
S1 OFF-STREET SPACES INCL. 3 DISABLED PARKING SPACES REQ.	3
TOTAL = 239 PARKING SPACES	

PARKING PROVIDED:

SINGLE FAMILY DETACHED – POCKET LOTS (LOTS 23-43, 54-96)	64 X 2 = 128	153 PARKING SPACES
2-CAR GARAGE AND 18' MIN. DRIVEWAY (2 SPACES)		
DUPLEX ATTACHED PRODUCT (LOTS 1-22, 44-53, 97-112)	48 X 2 = 96	122 PARKING SPACES
2-CAR GARAGE AND 18' MIN. DRIVEWAY (2 SPACES)		
PROVIDED GUEST PARKING (INCL. 4 DISABLED SPACES PER CODE)	51	PARKING SPACES
TOTAL PARKING PROVIDED (INCL. 4 DISABLED SPACES PER CODE REQ.)		TOTAL = 275 PARKING SPACES

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 ENTIRE COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES AND MULTIPLE PRODUCT LINES PROPOSED ON THE SITE.
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 ITEM 3 BELOW)	DIRECT ACCESS FROM THE PRIVATE ROADS' ALLOWS FOR A MORE EFFICIENT PEDESTRIAN SYSTEM AND THE ABILITY TO PROVIDE ADDITIONAL OPEN SPACE/AMENITY DESIGN WITHIN THE DEVELOPMENT.
3 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 MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.66 FEET.

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

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1,052.73 FEET TO A POINT ON CURVE;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 18°35'38", A RADIUS OF 603.83 FEET, AND A DISTANCE OF 195.96 FEET,
- THENCE N63°04'00"W, A DISTANCE OF 369.41 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 16°58'25", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 158.49 FEET TO THE POINT OF BEGINNING;

THENCE S09°57'35"W, A DISTANCE OF 387.95 FEET;

THENCE S02°32'52"W, A DISTANCE OF 287.73 FEET;

THENCE S81°13'12"W, A DISTANCE OF 542.72 FEET;

THENCE S39°33'48"W, A DISTANCE OF 177.48 FEET;

THENCE N50°28'12"W, A DISTANCE OF 22.57 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 25°22'53", A RADIUS OF 550.00 FEET, AND A DISTANCE OF 243.64 FEET;

THENCE N75°49'05"W, A DISTANCE OF 133.78 FEET; THENCE N33°40'16"W, A DISTANCE OF 83.58 FEET; THENCE N06°41'04"W, A DISTANCE OF 85.77 FEET;

THENCE ON THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS S72°43'31"E, HAVING A DELTA OF 51°38'50", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 482.26 FEET;

THENCE N68°55'19"E, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 31°02'16", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 289.82 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 633,690 SQUARE FEET, (14,54753 ACRES) OF LAND MORE OR LESS.

DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
PROPOSED ZONING:	PUD
TAX SCHEDULE NO.:	52280-00-024, 52280-00-025
TOTAL AREA:	14.55 ACRES
NUMBER OF LOTS:	112
TOTAL LOT AREA:	8.86 ACRES (60.9%)
AVERAGE LOT SIZE:	3,448 SF
MINIMUM LOT SIZE:	2,872 SF
MINIMUM LOT WIDTH:	35.0'
MINIMUM LOT DEPTH:	66.0'
MAXIMUM LOT COVERAGE:	68%
MAXIMUM BUILDING HEIGHT:	35'
GROSS DENSITY:	7.70 DU/AC
PRIVATE ACCESS ROAD (TRACT A)	2.66 ACRES (18.3%)
TOTAL OPEN SPACE:	3.03 ACRES (20.8%)
OPEN SPACE REQUIRED:	10% OF 14.55 AC = 1.46 AC
OPEN SPACE PROVIDED:	3.03 AC (20.8% TRACTS B-P)
CONTIGUOUS USABLE OPEN SPACE REQUIRED:	(25% OF 1.46 AC) = 0.365 AC
CONTIGUOUS USABLE OPEN SPACE PROVIDED:	0.61 AC (TRACT G)

APPLICANT/DEVELOPER/
PROPERTY OWNER

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. LOREN MORELAND
(719) 592-9333

PROPERTY ADDRESS

NORTHEAST CORNER OF BRIARGATE PARKWAY
& DINES BOULEVARD
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. MARC A. WHORTON, P.E.
(719) 785-0790

NES, INC.
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MS. ANDREA BARLOW, AICP
(719) 471-0073

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC
NAME OF LANDOWNER

LANDOWNER'S SIGNATURE _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

I / WE, CORE TITLE, A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

SIGNATURE _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) _____ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONER _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

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

BY: _____
EL PASO COUNTY CLERK AND RECORDER

EL PASO COUNTY FILE NO.: PUDSP



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

TITLE SHEET

DESIGNED BY	KES	SCALE	DATE	03/07/2025
DRAWN BY	KES	(H) 1"= N/A	SHEET	1 OF 14
CHECKED BY		(V) 1"= N/A	JOB NO.	1305.40

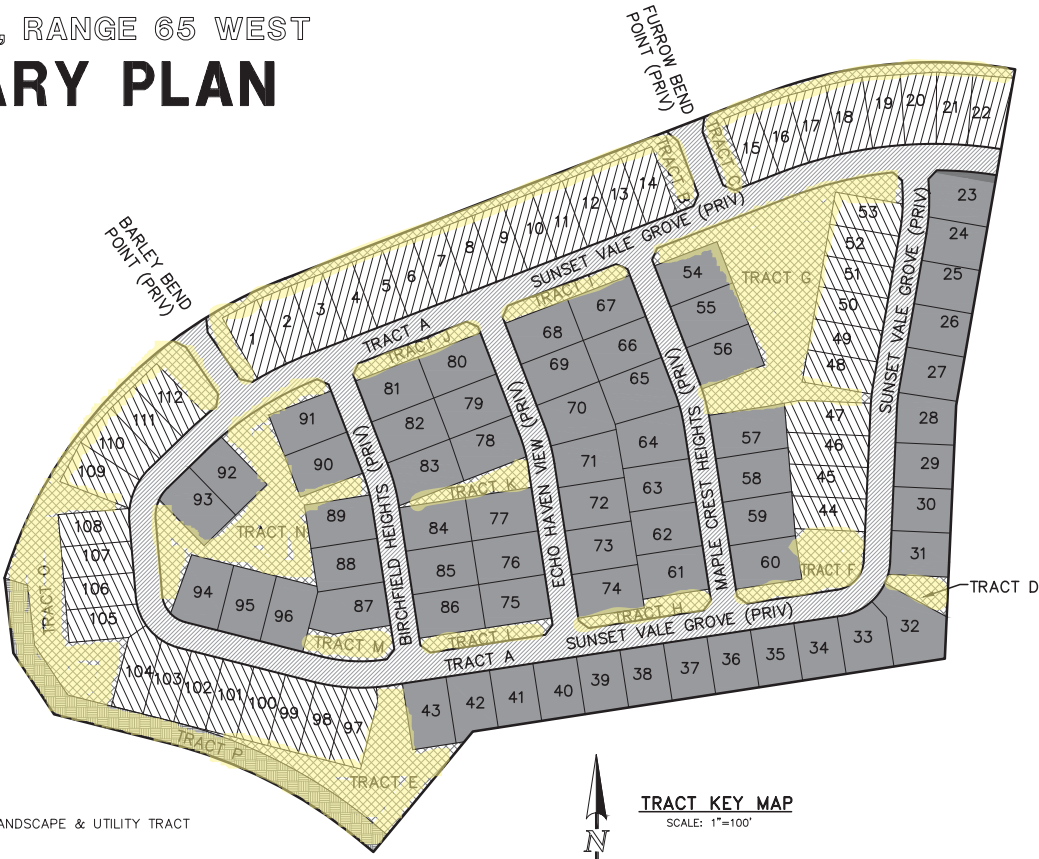
RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

NOTE:

GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS FOUND ON THE MAP EXCERPT BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RETREAT AT PRAIRIERIDGE NORTH PUD" BY ENTECH ENGINEERING INC. DATED APRIL 25, 2025 IN FILE PUDSP25XX AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- ARTIFICIAL FILL (LOTS 26-27)
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA (LOTS 2-4, 31-32, 43, 61-65, 75-76, 85-86, 92-95, 97-99, 101, 103)

NO BASEMENTS ARE PROPOSED WITHIN THIS SUBDIVISION. EITHER SLAB ON GRADE OR CRAWL SPACE WILL BE DESIGNED FOR ALL UNITS.



- LANDSCAPE & UTILITY TRACT
- OPEN SPACE TRACTS
- PRIVATE ACCESS TRACT
- SINGLE FAMILY DUPLEX PRODUCT (LOTS 1-22, 44-53, 97-112)
- POCKET LOTS PRODUCT SINGLE FAMILY DETACHED (LOTS 23-43, 54-96)

TRACTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PRIVATE ROADWAY) (SEE TABLE BELOW)	115,672	18.3%	HOA	HOA
TRACTS B-O (OPEN SPACE) (SEE TABLE BELOW)	118,031	18.6%	HOA	HOA
TRACT P (LANDSCAPE & UTILITIES) (SEE TABLE BELOW)	13,842	2.2%	PRAIRIERIDGE METRO DISTRICT 1	PRAIRIERIDGE METRO DISTRICT 1
LOTS (112 TOTAL)	386,142	60.9%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
TOTAL	633,690	100.0%		

TRACT TABLE									
TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/ OPEN SPACE/ TRAILS	PRIVATE ACCESS	MAILBOXES	SIGNAGE/ PUBLIC IMPS.	PUBLIC UTILITIES	FENCING/ WALLS	OWNED BY
A	115,675	2.66		X		X	X		HOA
B	9,567	0.22	X			X	X	X	HOA
C	6,303	0.14	X			X	X	X	HOA
D	1,971	0.05	X			X	X	X	HOA
E	12,876	0.30	X			X	X	X	HOA
F	6,183	0.14	X			X	X	X	HOA
G	26,632	0.61	X		X	X	X	X	HOA
H	2,636	0.06	X			X	X	X	HOA
I	2,560	0.06	X			X	X	X	HOA
J	2,560	0.06	X			X	X	X	HOA
K	2,862	0.07	X			X	X	X	HOA
L	2,636	0.06	X			X	X	X	HOA
M	3,239	0.07	X			X	X	X	HOA
N	19,004	0.44	X		X	X	X	X	HOA
O	19,002	0.44	X			X	X	X	HOA
P	13,842	0.32	X			X	X	X	METRO DISTRICT

EL PASO COUNTY FILE NO.: PUDSP

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

TRACT USE TABLE / GEOLOGIC HAZARD MAP

DESIGNED BY KES SCALE DATE 03/07/2025

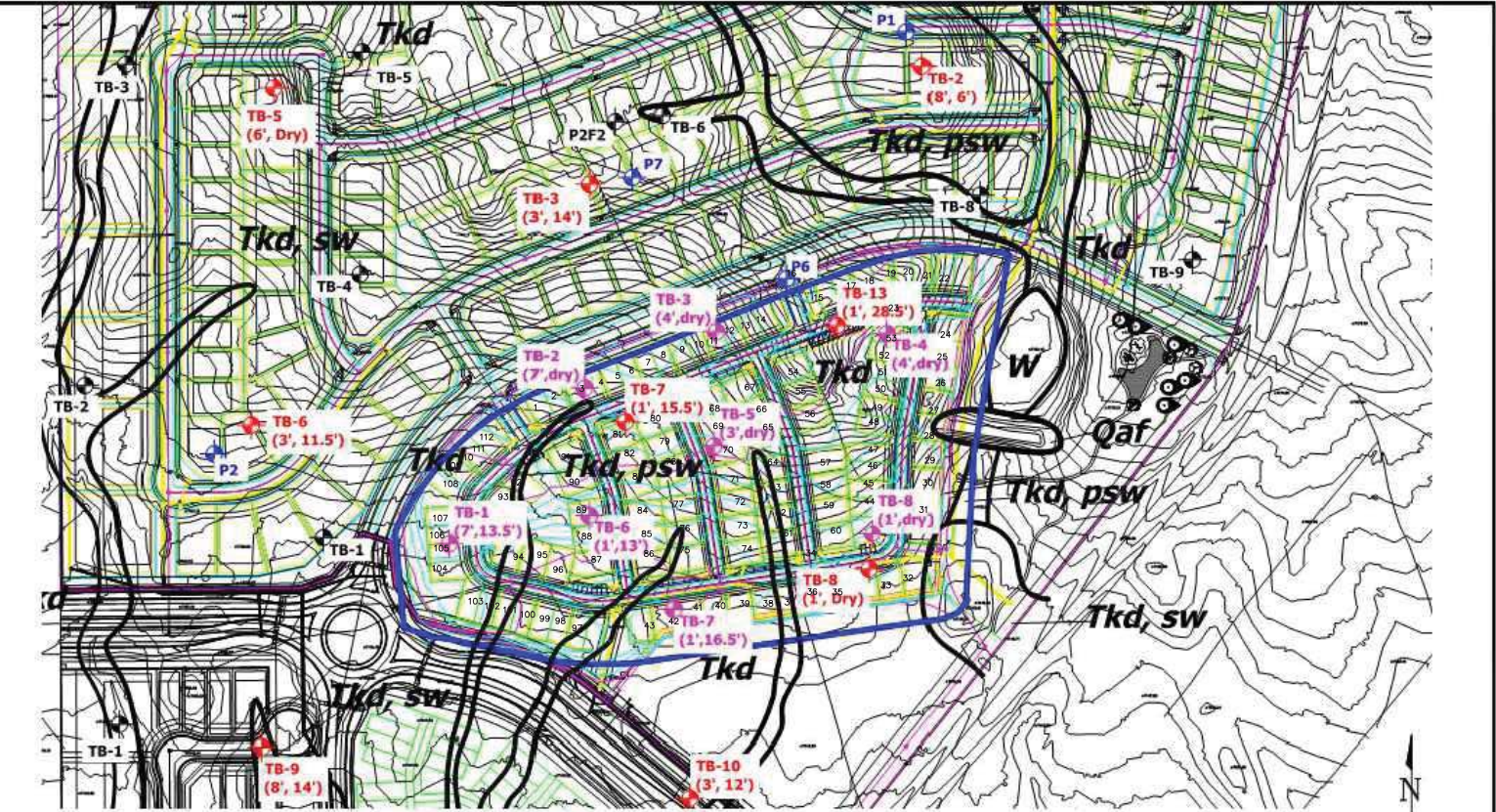
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CHECKED BY (V) 1"= N/A JOB NO. 1305.40



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Colorado Springs, Colorado 80903

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(719)785-0799 (Fax)



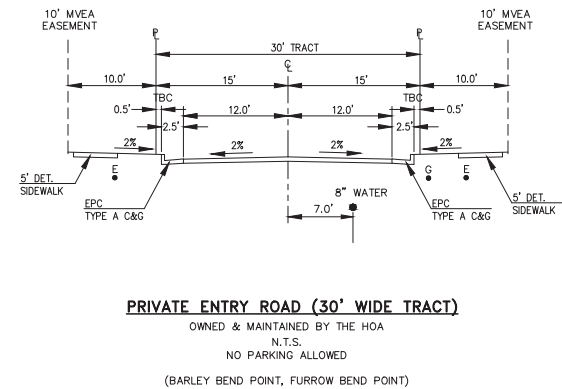
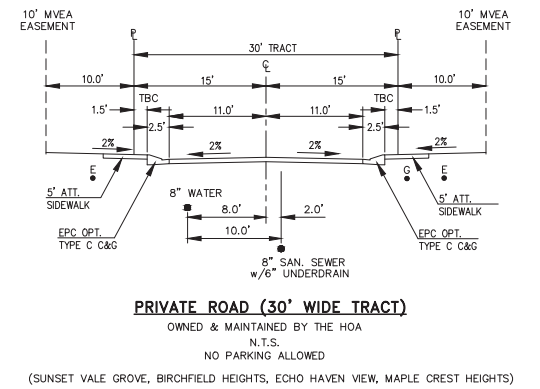
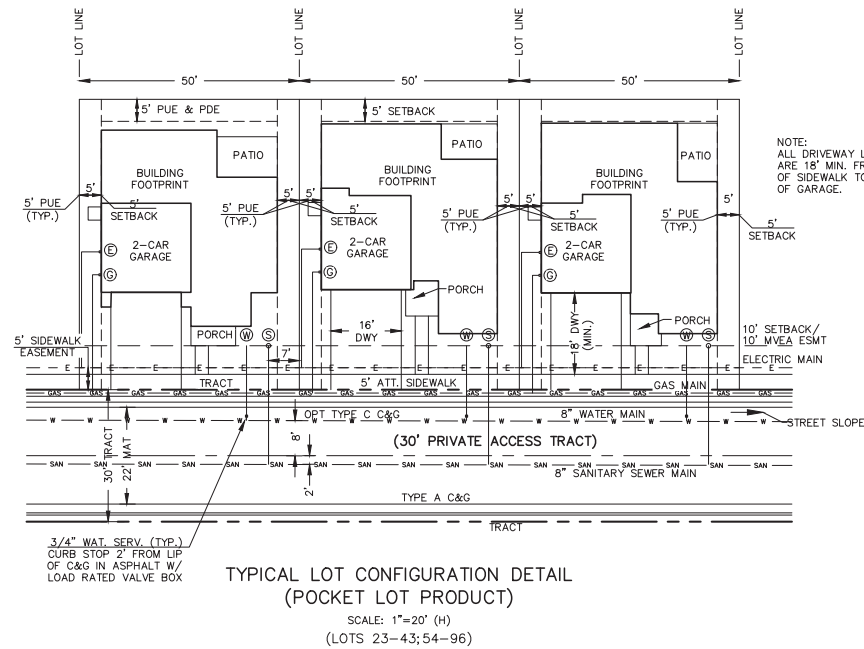
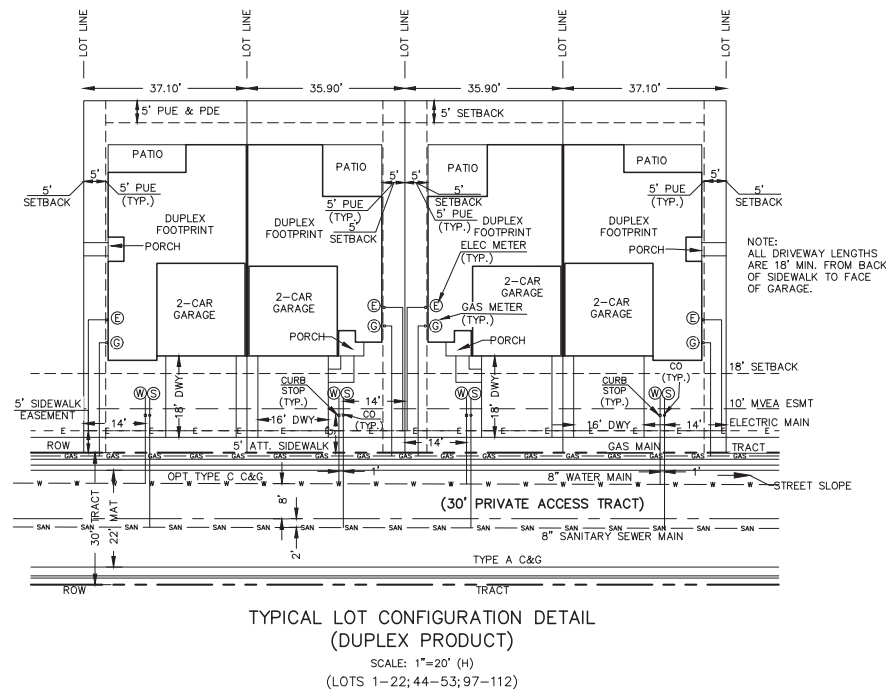
Legend:
Qaf - Artificial Fill Deposits of Holocene Age
Tkd - man-placed fill deposits
Tkd - Dorian Formation of Tertiary to Cretaceous Age
psw - potential seasonally groundwater area
sw - seasonally shallow groundwater area
w - ponded or flowing water
TB-1 - TEST BORING NUMBER AND LOCATION (BEDROCK DEPTH, GROUNDWATER DEPTH)



GEOLOGY / ENGINEERING MAP
RETREAT AT PRAIRIERIDGE NORTH PUD
CLASSIC SRJ LAND

JOB NO.
250431
FIG. 7

RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



EL PASO COUNTY FILE NO.:

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
DEVELOPMENT STANDARD DETAILS

DESIGNED BY KES SCALE DATE 03/07/2025

DRAWN BY KES (H) 1"= 20' SHEET 3 OF 14

CHECKED BY (V) 1"= N/A JOB NO. 1305.40



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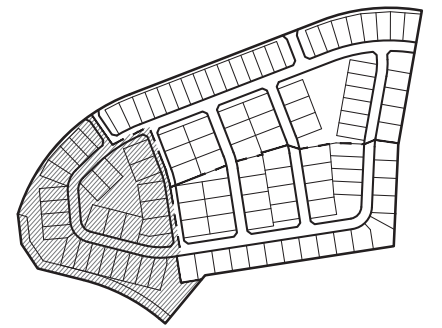
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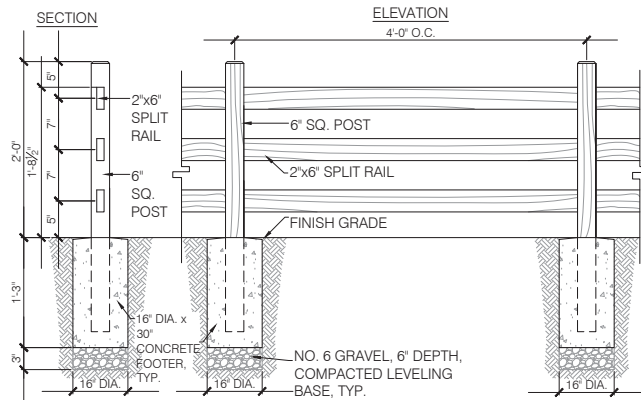
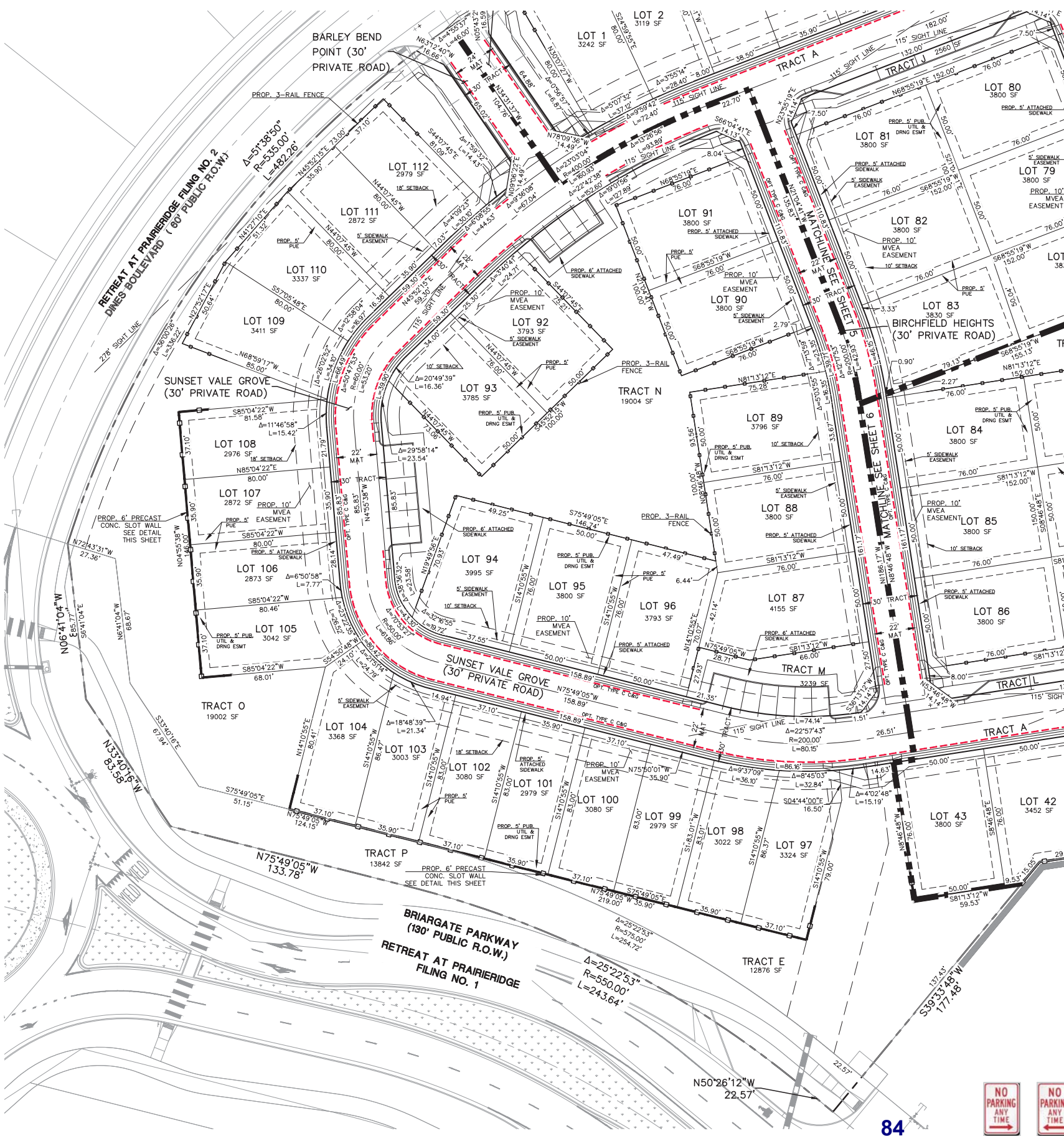
RETREAT AT PRAIRIERIDGE FILING NO. 4

COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



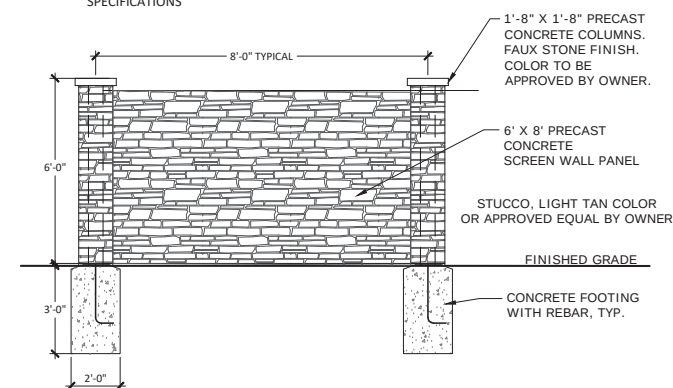
KEY MAP
NOT TO SCALE



3 SPLIT RAIL FENCE

1/2" = 1'-0"

MANUFACTURE: PRECAST CONCRETE
MODEL: 6' X 8' STANDARD
FINISH VERSION: STUCCO
TO BE INSTALLED PER MANUFACTURES
SPECIFICATIONS

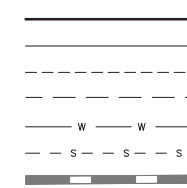


6' PRECAST CONC. SLOT WALL

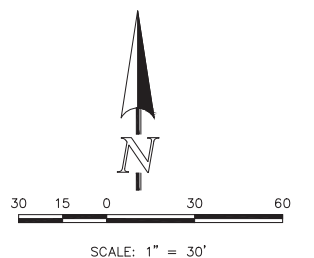
N.T.S.

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



EL PASO COUNTY FILE NO.:

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

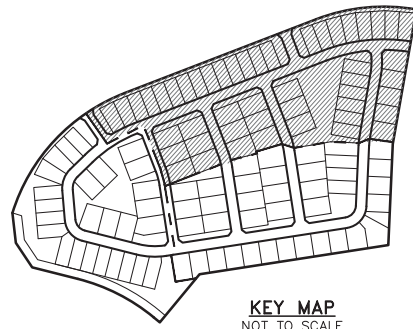
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DRAWN BY	KES	(H) 1" = 20'	SHEET	4 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.40	



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COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST



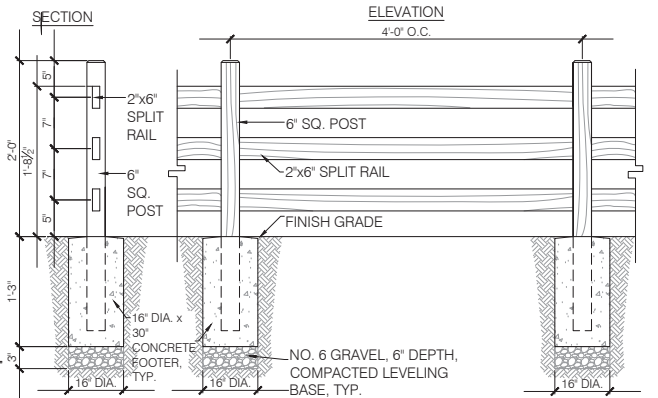
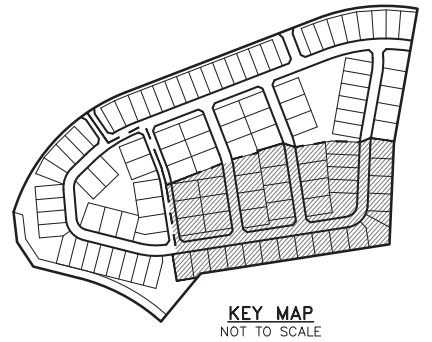
KEY MAP
NOT TO SCALE

$$1/2'' = 1'-0'$$


RETREAT AT PRAIRIERIDGE FILING NO. 4

COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST

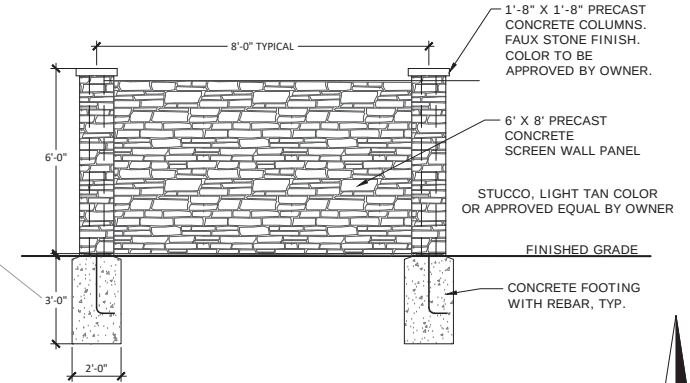
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



3 SPLIT RAIL FENCE

1/2" = 1'-0"

MANUFACTURE: PRECAST CONCRETE
MODEL: 6' X 8' STANDARD
FINISH VERSION: STUCCO
TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS



6' PRECAST CONC. SLOT WALL

N.T.S.

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.:

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY: KES SCALE: DATE: 03/07/2025

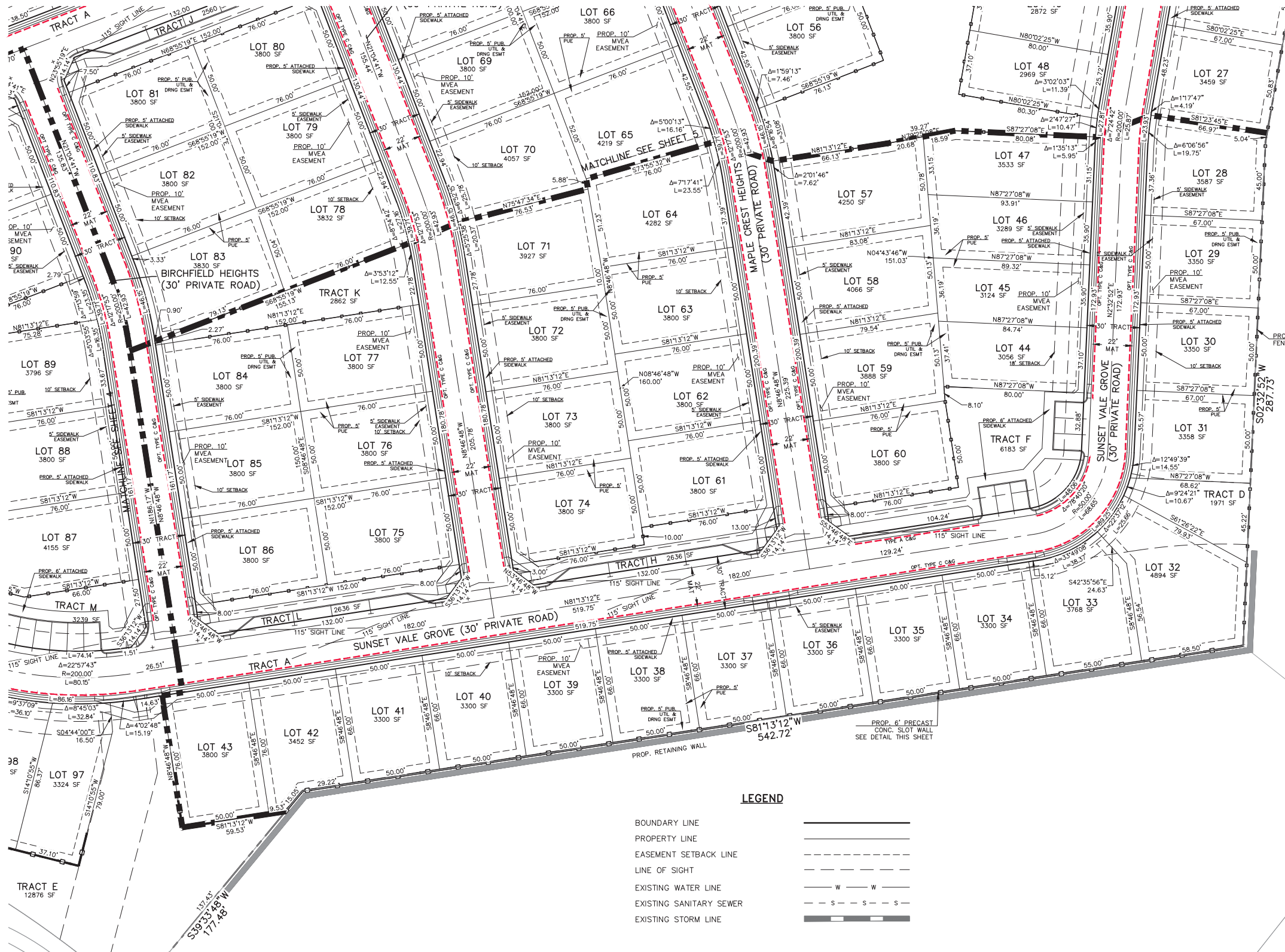
DRAWN BY: KES (H) 1" = 20' SHEET 6 OF 14

CHECKED BY: (V) 1" = N/A JOB NO. 1305.40



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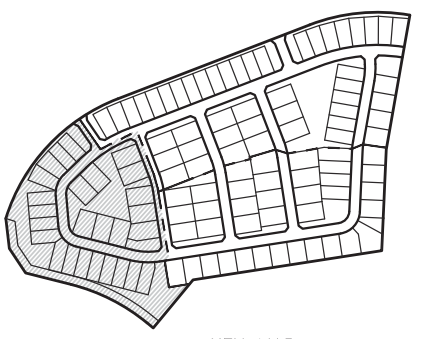
LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING STORM LINE	---



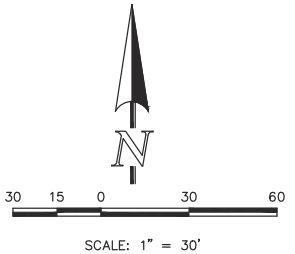
NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.

RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

- LEGEND**
- (6770) EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT



EL PASO COUNTY FILE NO.: _____

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITY PLAN

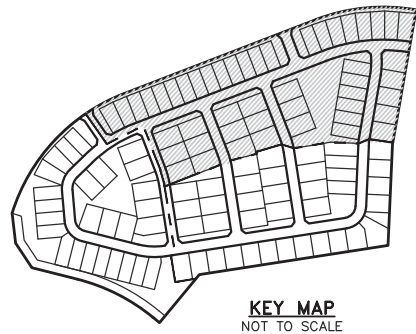
DESIGNED BY	KES	SCALE	DATE	03/07/2025
DRAWN BY	KES	(H) 1" = 20'	SHEET	7 OF 14
CHECKED BY		(V) 1" = N/A	JOB NO.	1305.40



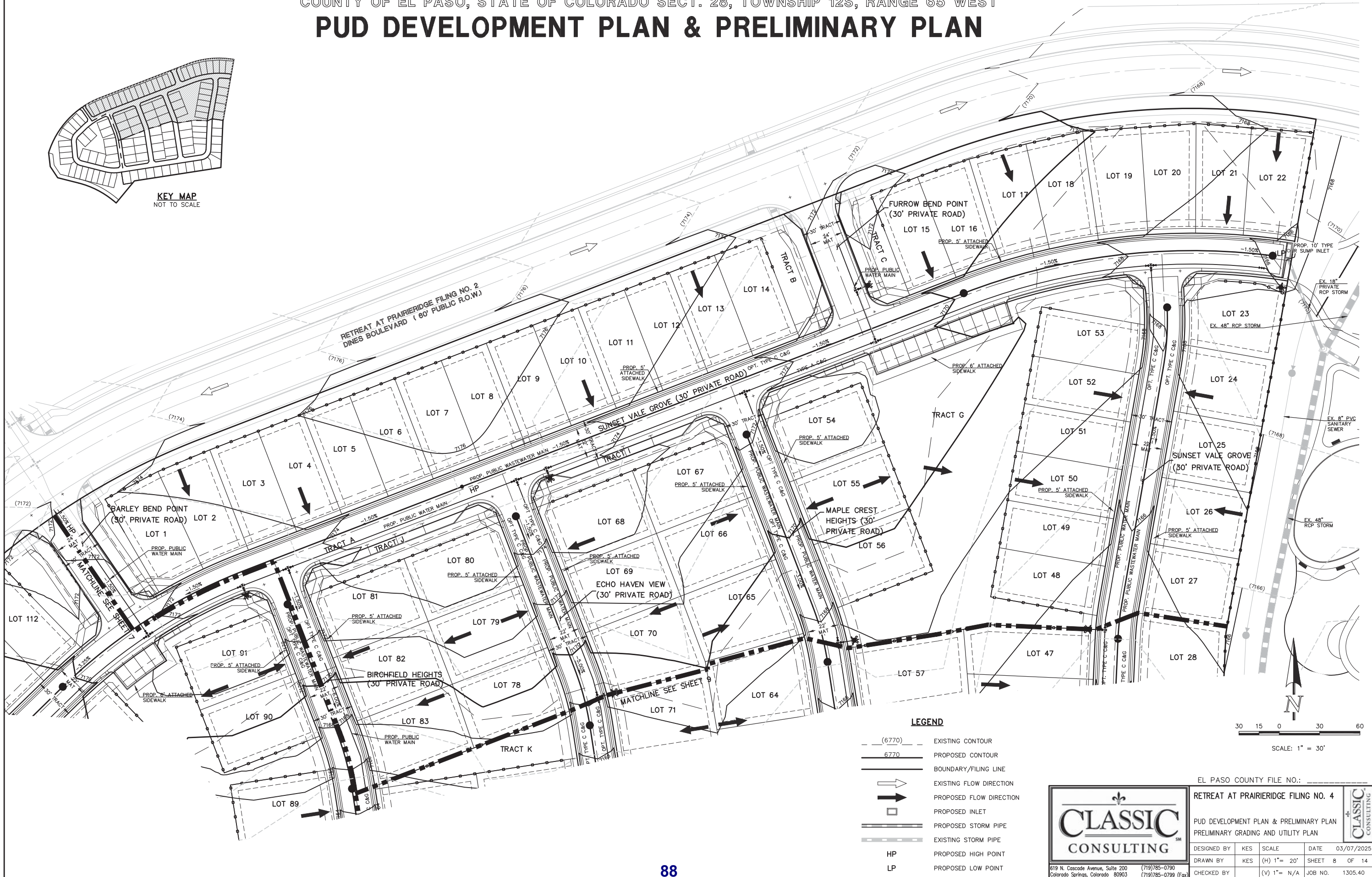
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

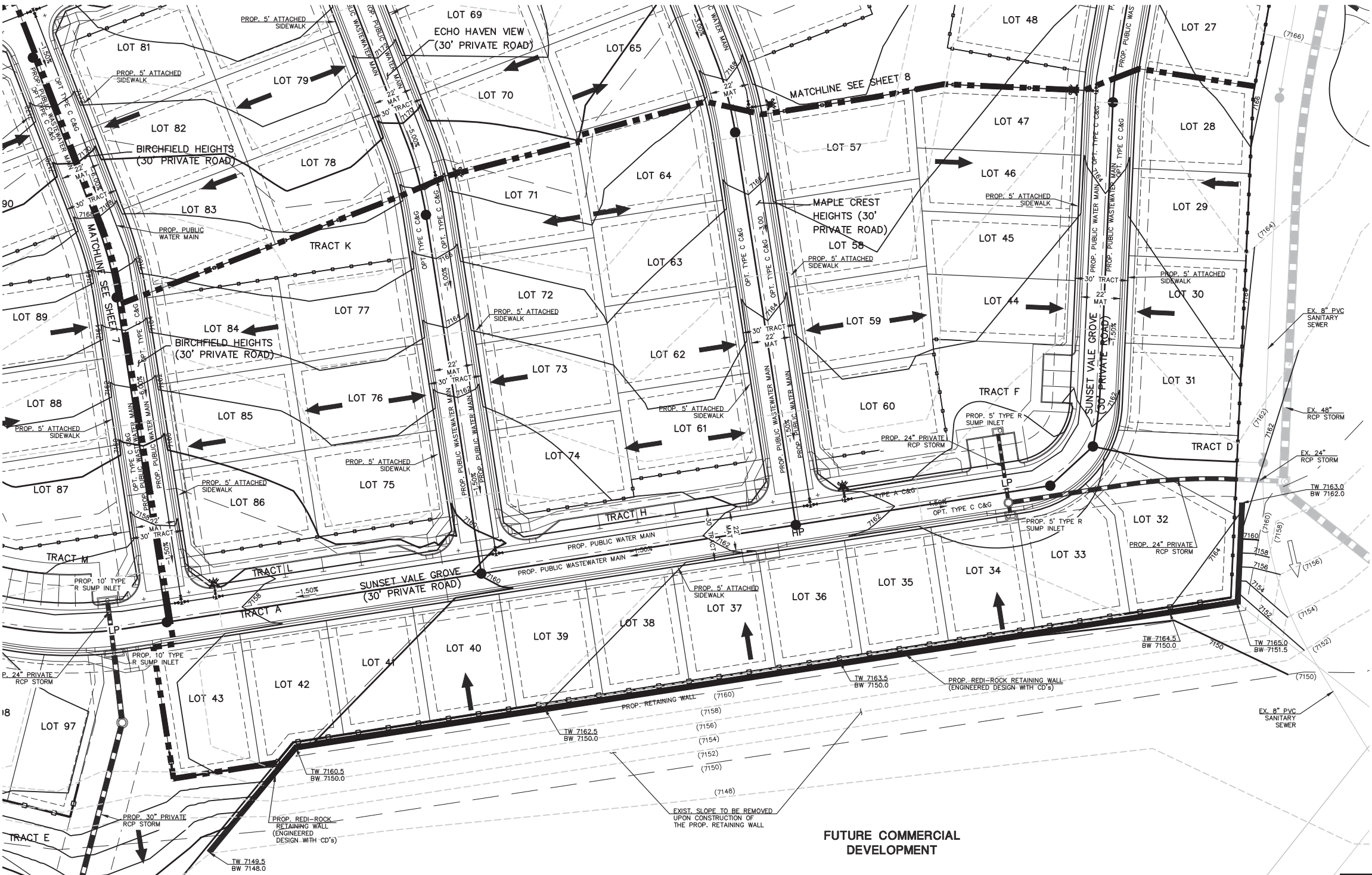
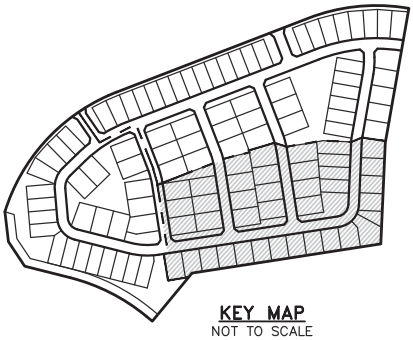
RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



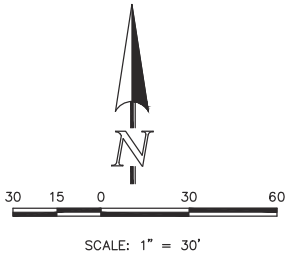
KEY MAP
NOT TO SCALE



RETREAT AT PRAIRIERIDGE FILING NO. 4
COUNTY OF EL PASO, STATE OF COLORADO SECT. 28, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



- LEGEND**
- (6770) EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT



EL PASO COUNTY FILE NO.:

RETREAT AT PRAIRIERIDGE FILING NO. 4

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	03/07/2025
DRAWN BY	KES	(H) 1" = 20'	SHEET	9 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.40	



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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)



N:\3354\DRAWINGS\DEVELOPMENT\07-09 130540\PU-PG.dwg, 5/22/2025 10:27:23 AM, 1:1, 25

RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- NITROGEN

PHOSPHORUS (P205)

POTASSIUM (K2O)

SULFUR (S04-S)

LIME

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

DETAILS WILL BE PROVIDED IN THE FINAL LANDSCAPE PLAN.

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.

4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.

5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.

6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

7. SOD TO BE TALL FESCUE BLEND.

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

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

10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.

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

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

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

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

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

16. STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.

17. PSE-----
COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.

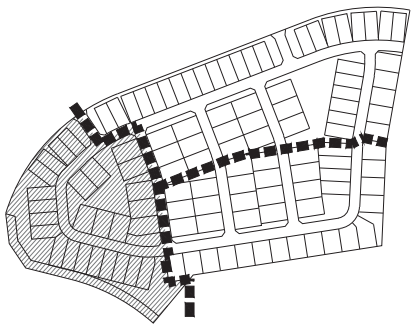
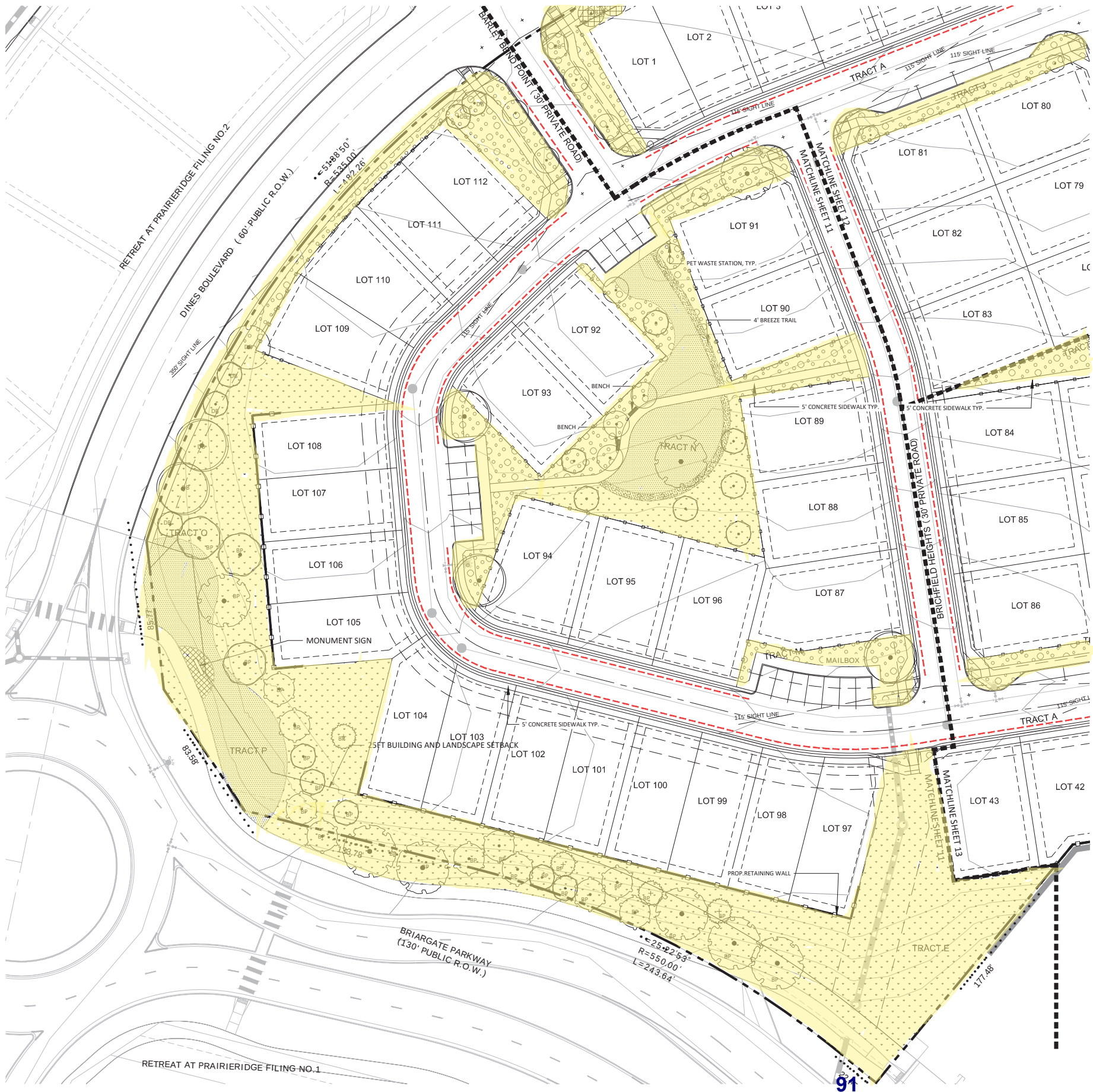
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.

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

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

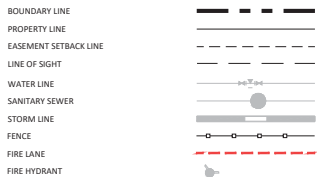
21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
-
- SHEET KEY MAP
- NOT TO SCALE
-
- LANDSCAPE REQUIREMENTS
- Landscape Setbacks
- See Code Section 6.2.2.B.1
- | Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req. / Prov. | Setback Abbr. Denoted on Plan |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|---------------------------|-------------------------------|
| BRIARGATE PARKWAY | PRINCIPAL ARTERIAL | 25' / 25' | 540' | 1 / 20' | 27 / 27 | BP |
| DINES BOULEVARD | NON-ARTERIAL | 10' / 10' | 1,356' | 1 / 30' | 45 / 45 | DB |
- PLANT SCHEDULE
- | SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|-----------------|------|-----|---|--------|-------|-----------|------|
| DECIDUOUS TREES | | | | | | | |
| | Ar | 3 | Acer platanoides 'Royal Red' / Royal Red Norway Maple | 40`    | 25` | 2" Cal. | B&B |
| | Aga | 9 | Aesculus glabra / Ohio Buckeye | 40`    | 30` | 2.5" Cal. | B&B |
| | Pav | 9 | Prunus avium / Sweet Cherry | 30`    | 25` | 2" Cal. | B&B |
| | Qc | 37 | Quercus rubra / Red Oak | 60`    | 60` | 2" Cal. | B&B |
| | Tco | 13 | Tilia cordata / Littleleaf Linden | 45`    | 35` | 2" Cal. | B&B |
| EVERGREEN TREES | | | | | | | |
| | Pcl | 2 | Pinus contorta latifolia / Lodgepole Pine | 70`    | 15` | 8` HT | B&B |
| | Pmu | 6 | Pinus mugo / Mugo Pine | 20`    | 15` | 6` HT | B&B |
| ORNAMENTAL TREE | | | | | | | |
| | Agl | 17 | Acer glabrum / Rocky Mountain Maple | 20`    | 15` | 2" Cal. | B&B |
| | Aal | 6 | Amelanchier alnifolia / Serviceberry | 20`    | 10` | 2" Cal. | B&B |
| | Ppa | 11 | Prunus padus / May Day Tree | 30`    | 30` | 2" Cal. | B&B |
| | Spe | 21 | Syringa pekinensis / Peking Lilac | 20`    | 15` | 2" Cal. | B&B |
| | Sre | 13 | Syringa reticulata / Japanese Tree Lilac | 25`    | 20` | 2" Cal. | B&B |
- LINE TYPE LEGEND
- | | |
|-----------------------|--|
| BOUNDARY LINE | |
| PROPERTY LINE | |
| EASEMENT SETBACK LINE | |
| LINE OF SIGHT | |
| WATER LINE | |
| SANITARY SEWER | |
| STORM LINE | |
| FENCE | |
| FIRE LANE | |
| FIRE HYDRANT | |
- GROUNDCOVER LEGEND
- | | | |
|--|--|-----------|
| | NATIVE GRASS SEED MIX
El Paso County Low Grow Seed Mix
Drilled at 21 PLS/acre, Hydroseeded on
splores 3:1 & greater at 42 PLS/acre
29% Sideoats Grama
25% Buffalo grass
20% Blue Grama
5% Green Needlegrass
1% Sand Dropseed | 45,000 sf |
| | ROCK COBBLE
2" - 4" Speckled White | 39,196 sf |
| | WOOD MULCH
Dark Brown Metro Mulch | 832 sf |
| | SOD | 18,174 sf |
| | CRUSHED BREEZE
Saddleback Swirl Breeze | 803 sf |
-
- N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
- Tel. 719.471.0073
Fax 719.471.0267
- www.nescolorado.com
- RETREAT AT
PRAIRIERIDGE
FILING NO. 4
- EL PASO COUNTY, CO
- OTHER INFO
- DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU
- Preliminary
Landscape Plan
- LANDSCAPE NOTES
- 10
- 10 OF 14
- #
- 90

RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN



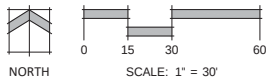
SHEET KEY MAP NOT TO SCALE

LINE TYPE LEGEND



GROUNDCOVER LEGEND

NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseeded on splores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
ROCK COBBLE 2" - 4" Speckled White	39,196 sf
WOOD MULCH Dark Brown Metro Mulch	832 sf
SOD	18,174 sf
CRUSHED BREEZE Saddleback Swirl Breeze	803 sf



SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES



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RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

Preliminary Landscape Plan

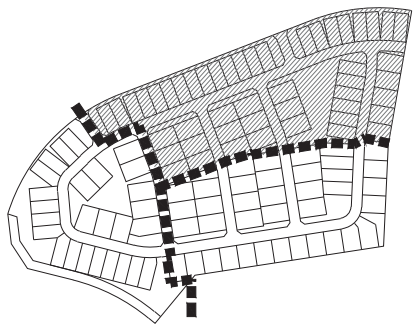
LANDSCAPE PLAN

11

11 OF 14

#

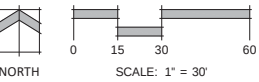
RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN



SHEET KEY MAP

NOT TO SCALE

SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES

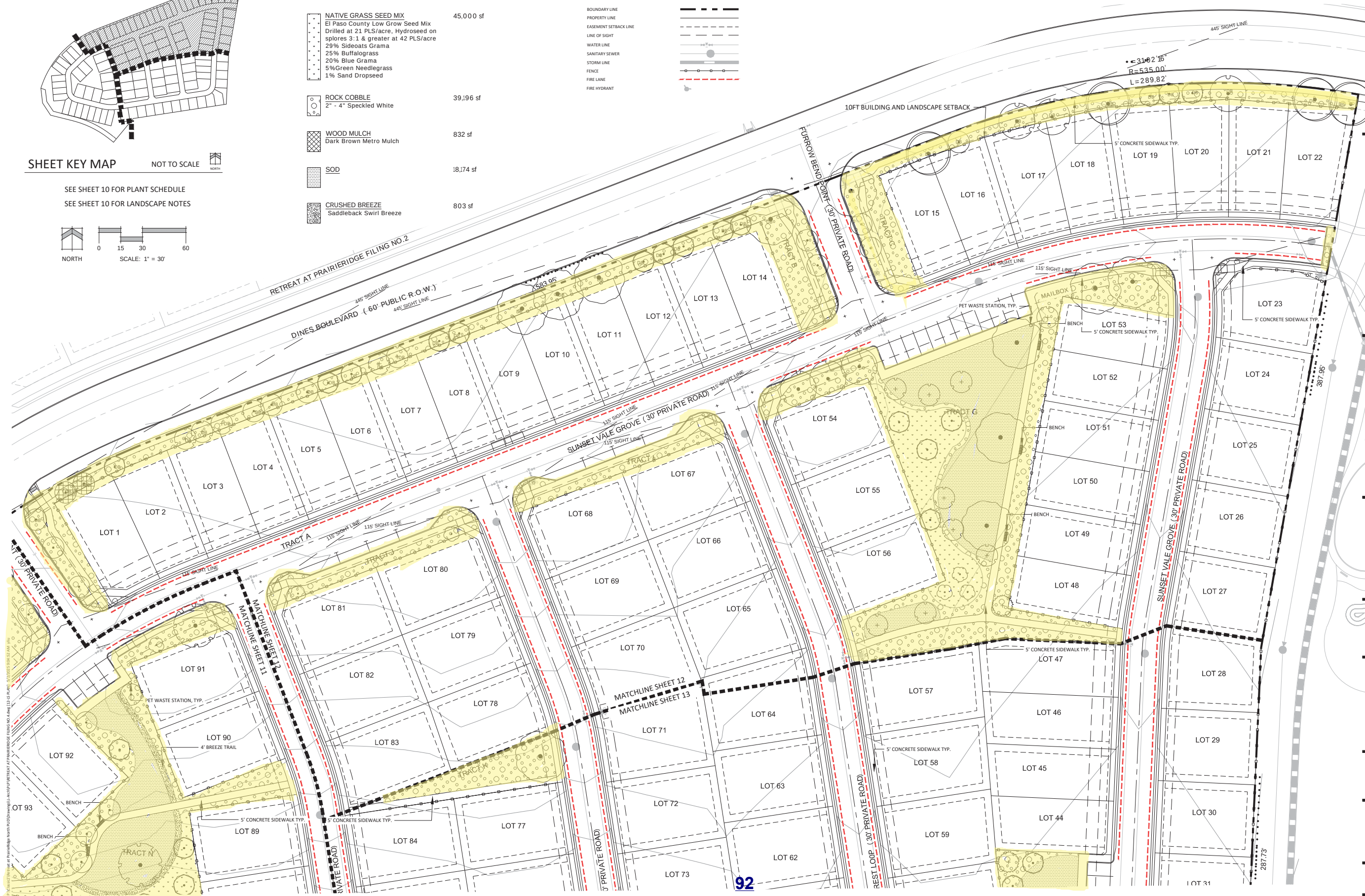


GROUND COVER LEGEND

	NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre 29% Sideots Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
	ROCK COBBLE 2" - 4" Speckled White	39,196 sf
	WOOD MULCH Dark Brown Metro Mulch	832 sf
	SOD	18,174 sf
	CRUSHED BREEZE Saddleback Swirl Breeze	803 sf

LINE TYPE LEGEND

	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT SETBACK LINE
	LINE OF SIGHT
	WATER LINE
	SANITARY SEWER
	STORM LINE
	FENCE
	FIRE LANE
	FIRE HYDRANT



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RETREAT AT
PRAIRIERIDGE
FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

Preliminary
Landscape Plan

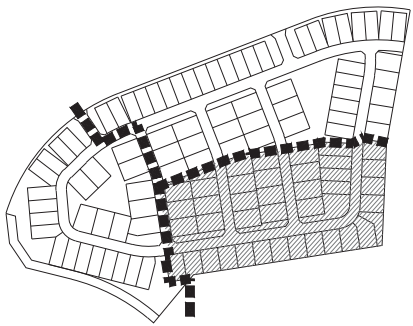
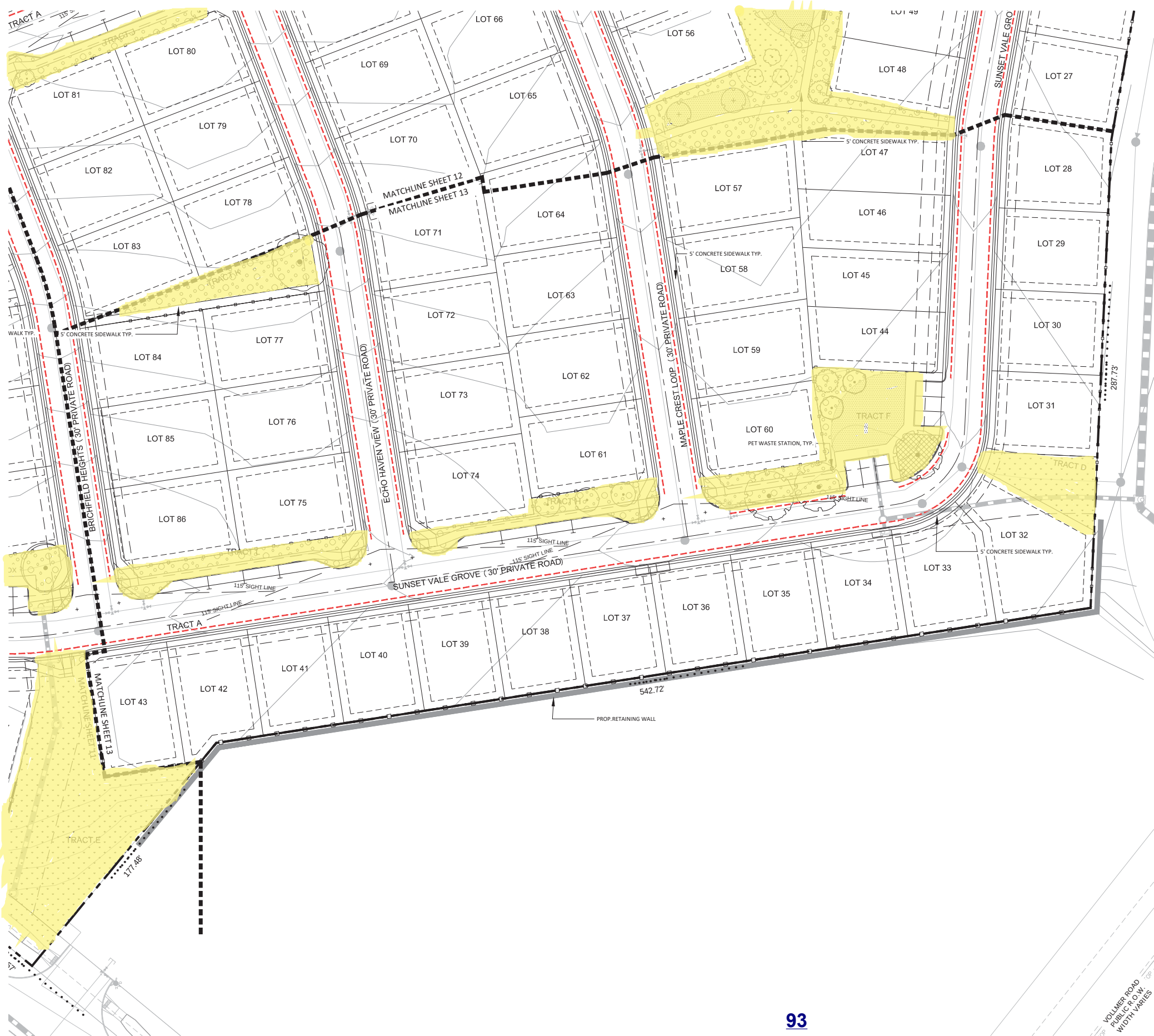
LANDSCAPE PLAN

12

12 OF 14

#

RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN



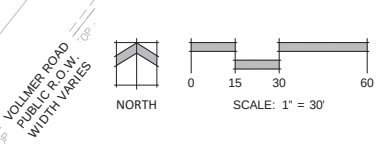
SHEET KEY MAP NOT TO SCALE

LINE TYPE LEGEND

BOUNDARY LINE	---
PROPERTY LINE	- - - -
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
WATER LINE	---
SANITARY SEWER	---
STORM LINE	---
FENCE	---
FIRE LANE	---
FIRE HYDRANT	---

GROUND COVER LEGEND

NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseeded on slopes 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
ROCK COBBLE 2" - 4" Speckled White	39,196 sf
WOOD MULCH Dark Brown Metro Mulch	832 sf
SOD	18,174 sf
CRUSHED BREEZE Saddleback Swirl Breeze	803 sf



SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES



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RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

Preliminary Landscape Plan

LANDSCAPE PLAN

13

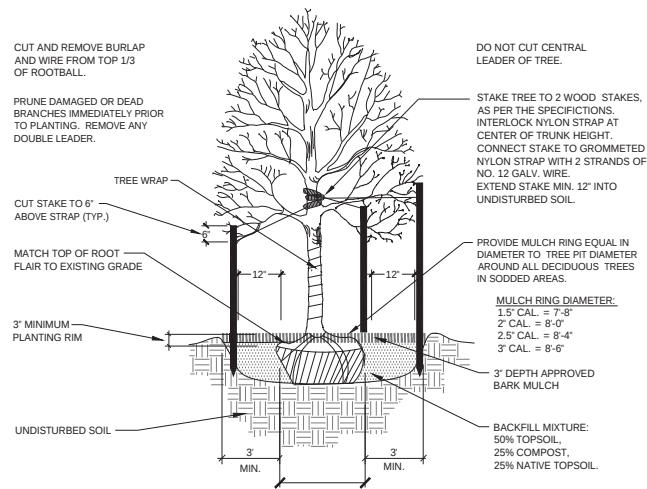
13 OF 14

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RETREAT AT PRAIRIERIDGE FILING NO.4

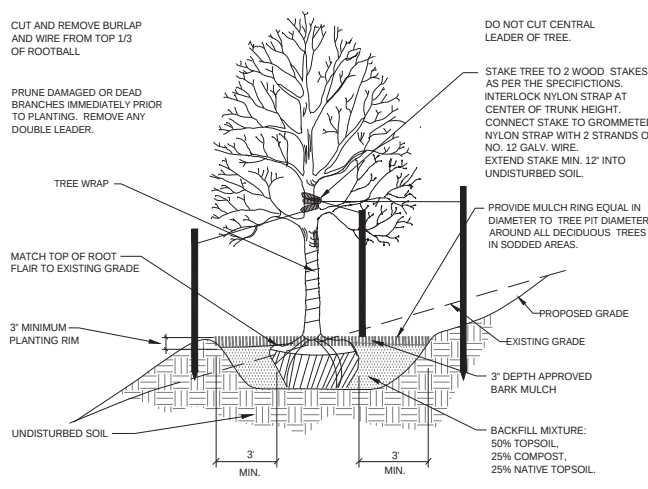
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO

PRELIMINARY LANDSCAPE PLAN



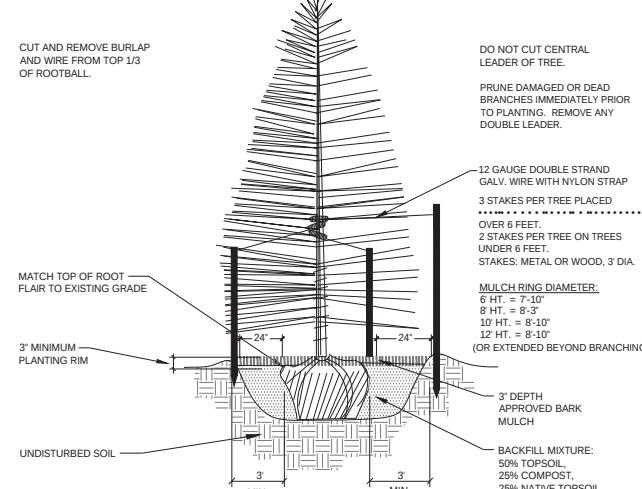
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

N-PL-01



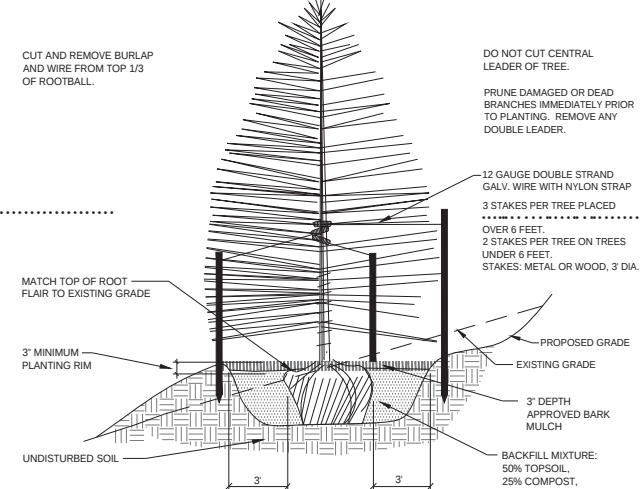
2 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S.

N-PL-02



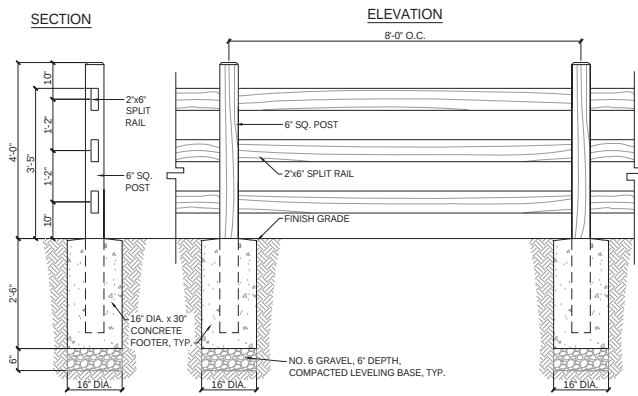
3 CONIFEROUS TREE PLANTING DETAIL
N.T.S.

N-PL-03



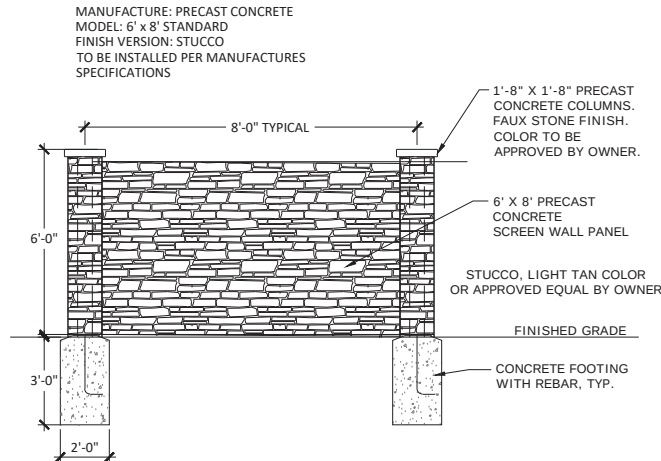
4 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S.

N-PL-04



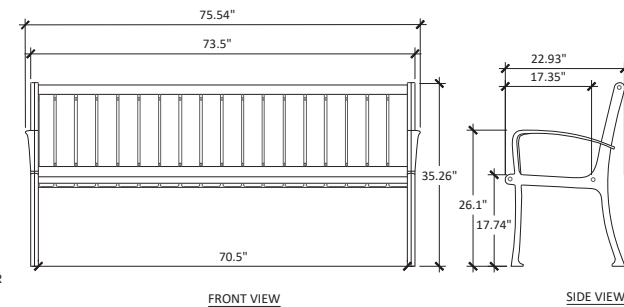
5 3 SPLIT RAIL FENCE
1/2" = 1'-0"

P-RE-01



6 6' PRECAST CONC.SLOT WALL
N.T.S.

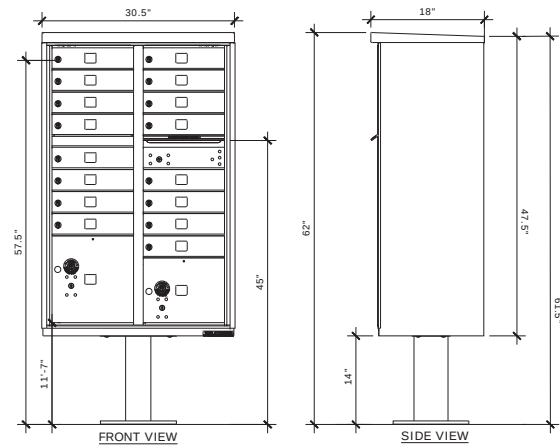
P-RE-02



NOTES
FRAME COLOR: BY OWNER
MODEL: CR2780R
INSTALL PER MANUFACTURE'S SPECIFICATIONS

7 ANOVA CORONADO BENCH
N.T.S.

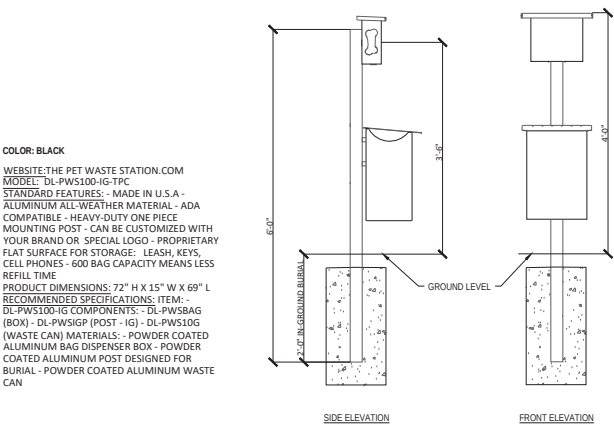
P-EI-12



MAIL BOX CBU
MANUFACTURE: FLORENCE CORPORATION (OR APPROVED EQUAL)
MODEL #: TYPE III VITAL 1570-16 (SHOWN) / TYPE I VITAL 1570-8
COLOR: TAN
PEDESTAL MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

8 MAIL KIOSK
N.T.S.

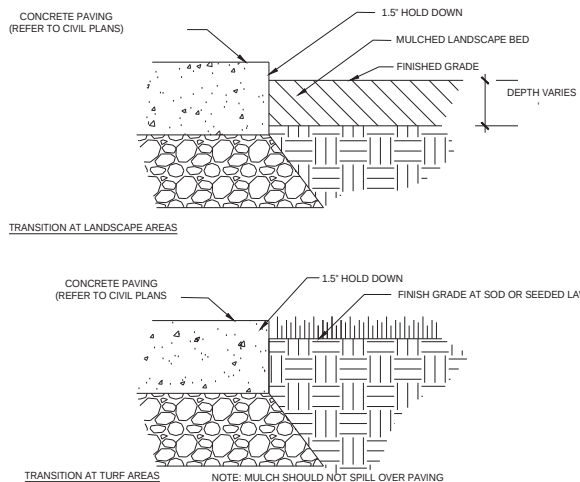
P-GKS-06



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

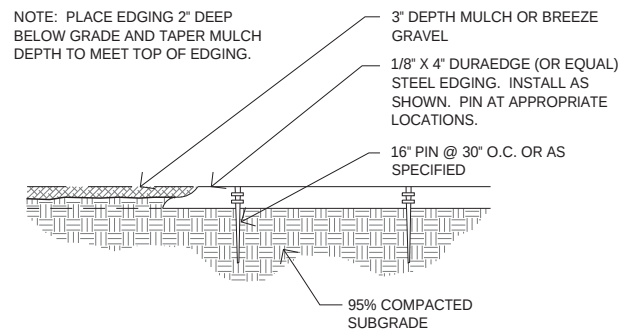
9 PET WASTE STATION
N.T.S.

N-FU-03



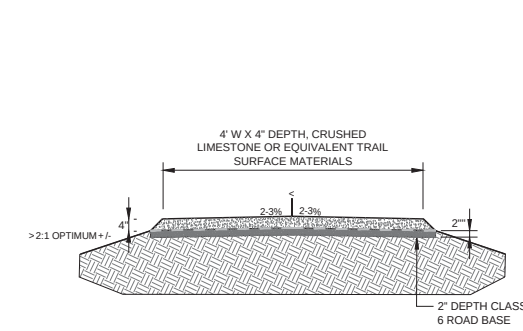
10 PAVING TO GRADE TRANSITION
N.T.S.

N-ED-03



11 STEEL EDGE DETAIL
N.T.S.

N-ED-01



12 INFORMAL BREEZE TRAIL
N.T.S.

P-DP-17



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

LANDSCAPE DETAILS

SHEET TITLE

SHEET NUMBER

PLAN FILE #

14

14 OF 14

#

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement
Prairie Ridge Metropolitan District
Retreat at Prairie Ridge Filing No. 1
Retreat at Prairie Ridge South

Agenda Date: June 11, 2025

Agenda Item Number: #7 - A

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

The Retreat at Prairie Ridge is a 142-acre residential development located on Vollmer Road, at its intersection with Briargate Parkway. The developer, Classic Homes, and Prairie Ridge Metropolitan District are in the process of completing the requirements of a Final Plat subdivision application for the Retreat at Prairie Ridge Filing No. 1, as well as the Retreat at Prairie Ridge South with a combined total of 340 single-family residential lots.

Prairie Ridge Metropolitan District has indicated their intention to construct urban park amenities within the aforementioned filing within the Retreat at Prairie Ridge development and has requested the waiver of all urban park fees.

Please find attached the proposed Retreat at Prairie Ridge Filing No. 1 and Retreat at Prairie Ridge South Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Retreat at Prairie Ridge Filing No. 1 (141 Lots) - \$42,723
- Retreat at Prairie Ridge South (199 Lots) - \$60,397

County Parks is proposing to grant Prairie Ridge Metropolitan District credit for the urban park fees provided the District installs urban park improvements of equal or greater value to that certain parcel identified as Tract B in the Retreat at Prairie Ridge Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents and visitors of the Retreat at Prairie Ridge. The Property Owner estimates the overall cost of the park project to be approximately \$640,247, therefore meeting and exceeding the value of the combined Urban Park Fees by an approximated ratio of 6.2 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by the Prairie Ridge Metropolitan District.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Prairie Ridge Metropolitan District, for the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South.

May 15, 2025

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing Street
Colorado Springs, Colorado 80905

RE: Retreat at Prairie Ridge Filing 1– Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of PrairieRidge Metropolitan District 1, I respectfully request that the Community Services Department consider our request to enter into an Urban Park Land Agreement with PrairieRidge Metropolitan District 1 regarding the construction of a 2.65-acre park within the Retreat at Prairie Ridge Filing No. 1 Final Plat. The proposed park is in Tract B of Retreat at Prairie Ridge Filing No. 1, north of the stormwater detention pond in Tract A and west of the southern intersection of Dines Blvd and Vollmer Rd. The 2.65-acre park will include a 5' wide concrete trail loop, play equipment, a large turf grass area, and substantial landscaping.

The estimated cost of this park per the attached exhibits is \$640,247 and the Urban Park fees are \$303.00 per lot/unit. The investment in the construction of this park equates to the park fees for 2,113 lots/units. It is requested that all residential lots within Retreat at Prairie Ridge Filing No. 1, including the residential lots that will be constructed within the future development of Tract D, receive the benefit of Urban Park Fee credits from the construction of the park located in Tract B of Retreat at Prairie Ridge Filing No. 1. Tract D is 13.26 acres in size and is entitled to allow single-family attached and detached development with a maximum density of 15 du/ac which allows for a maximum of 199 units. The impacted filings are detailed below:

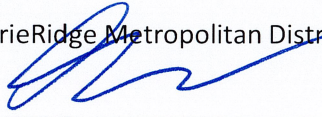
Filing #	Number of Lots	Urban Park Fees
Retreat at Prairie Ridge Filing 1	141	\$42,723
Retreat at Prairie Ridge South PUD (future)	Up to 199	\$60,297
Total Amount Owed:	340	\$103,020

As described above, PrairieRidge Metropolitan District 1 will install improvements of significantly greater value than the associated Urban Park Fees through construction of the 2.65-acre park in Tract B. Please see the attached exhibits for the proposed improvements and cost estimate of the park. The County prepared Urban Parks Land Agreement will cover the details of granting PrairieRidge Metropolitan District 1 the Urban Park Fee Credits.

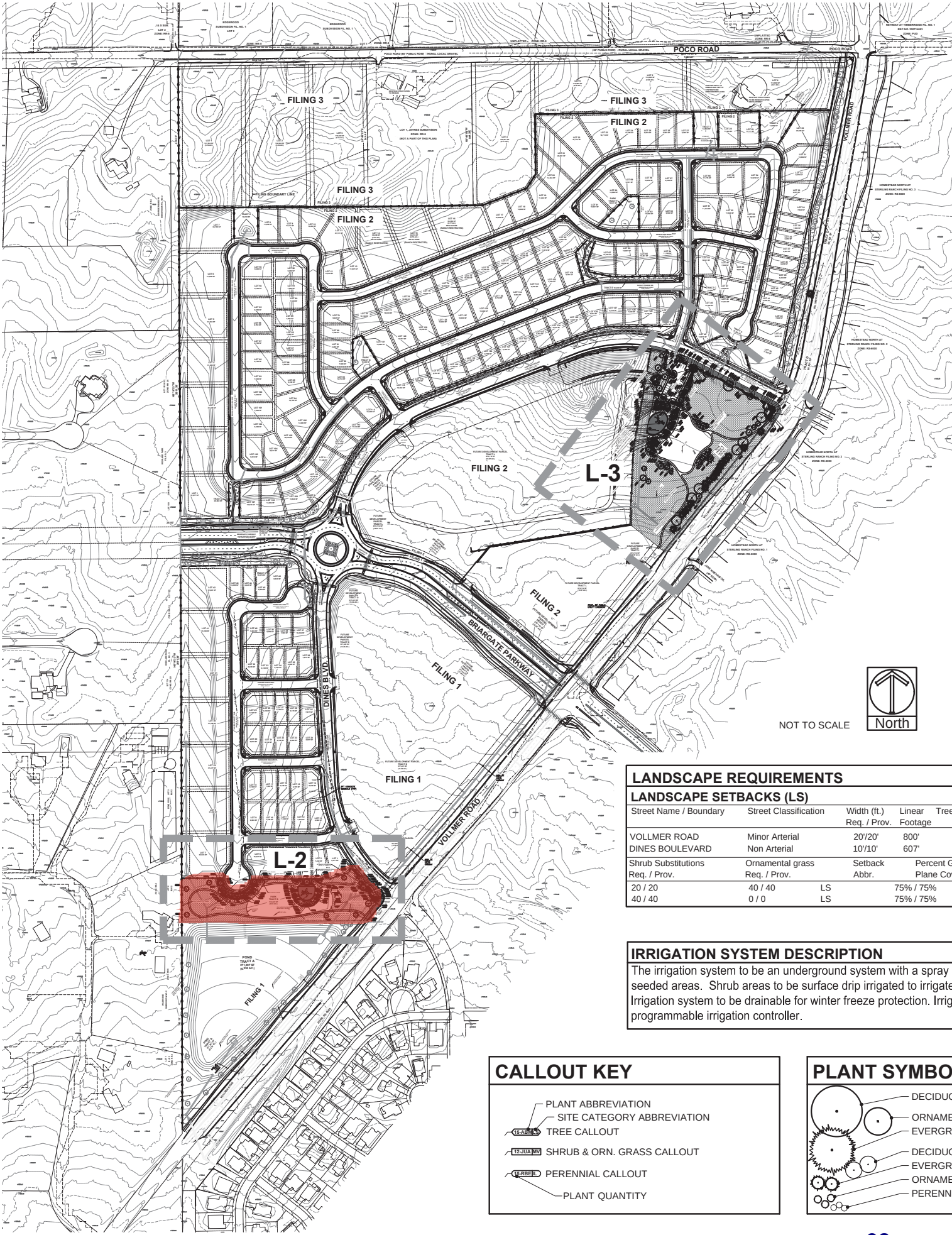
Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

PrairieRidge Metropolitan District 1


Douglas Stimple

Retreat at Prairie Ridge Park [South]							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2025			
Project Name: Retreat at Prairie Ridge Park Filin 1 - Tract B				Date: 05.08.2025			
Location:				Preparer: NES Inc.			
Drawing Reference:							
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
1-1/2" Clear Creek	18378	SF	\$ 1.75	\$ 32,162	\$ 1.25	\$ 22,973	\$ 55,134
3" Indian Summer	3906	SF	\$ 2.50	\$ 9,765	\$ 1.25	\$ 4,883	\$ 14,648
Boulders	43	EA.	\$ 150.00	\$ 6,450	\$ 1.25	\$ 54	\$ 6,504
				\$ 48,377		\$ 27,909	\$ 76,285
Mulch							
Fiber Safety Mulch (playground surface)	3000	SF	\$ 5.75	\$ 17,250	\$ 1.25	\$ 3,750	\$ 21,000
				\$ 17,250		\$ 3,750	\$ 21,000
Edging							
Galvanized	526	LF	\$ 2.75	\$ 1,447	\$ 1.50	\$ 789	\$ 2,236
				\$ 1,447		\$ 789	\$ 2,236
Ground							
Rough Grading & Berming Install	1	LS		\$ 10,000	\$ 0.06	\$ 0	\$ 10,000
Soil Prep.	106,344	SF	\$ 0.45	\$ 47,855	\$ 0.06	\$ 6,381	\$ 54,235
				\$ 57,855		\$ 6,381	\$ 64,236
Turf							
Seeding - Native Seed	57869	SF	\$ 0.38	\$ 21,990	\$ 0.25	\$ 14,467	\$ 36,457
Seeding - Fescue	26191	SF	\$ 0.38	\$ 9,953	\$ 0.30	\$ 7,857	\$ 17,810
				\$ 31,943		\$ 22,325	\$ 54,267
Plants							
Ornamental Grass - Feather Reed	125	EA.	\$ 35.00	\$ 4,375	\$ 5.50	\$ 688	\$ 5,063
Ornamental Grass - Switch Grass Rebraun	62	EA.	\$ 35.00	\$ 2,170	\$ 5.50	\$ 341	\$ 2,511
Shrubs - Misc. Types	207	EA.	\$ 55.00	\$ 11,385	\$ 5.50	\$ 1,139	\$ 12,524
Perennials - Daylilly	20	EA.	\$ 28.00	\$ 560	\$ 5.50	\$ 110	\$ 670
				\$ 18,490		\$ 2,277	\$ 20,767
Trees							
1.5" Deciduous	21	EA.	\$ 650.00	\$ 13,650	\$ 83.00	\$ 1,743	\$ 15,393
6' Pine, Spruce & Fir	18	EA.	\$ 2,500.00	\$ 45,000	\$ 91.00	\$ 1,638	\$ 46,638
				\$ 58,650		\$ 3,381	\$ 62,031
Irrigation							
Drip Irrigation/Shrub Beds	3	Zones	\$ 1,250.00	\$ 3,750	\$ 5.00	\$ 15	\$ 3,750
Spray/Rotor Irrigation	19	Zones	\$ 2,750.00	\$ 52,250	\$ 5.00	\$ 95	\$ 52,345
Sleeving	128	LF	\$ 10.00	\$ 1,280	\$ 5.00	\$ 640	\$ 1,920
				\$ 57,280		\$ 750	\$ 58,015
Fencing							
3RAIL - Concrete	730	LF	\$ 35.00	\$ 25,550			\$ 25,550
				\$ 25,550		\$ -	\$ 25,550
Trails							
Concrete Walks 4" deep	9850	SF	\$ 6.50	\$ 64,025			\$ 64,025
				\$ 64,025			\$ 64,025
Playground							
Swing Set	1	EA.	\$ 15,000.00	\$ 15,000			\$ 15,000
Play Structure	1	EA.	\$ 75,000.00	\$ 75,000			\$ 75,000
				\$ 90,000		\$ -	\$ 90,000
Landscape Amenities							
	0	EA.	\$ -	\$ -			\$ -
Benches (with back)	2	EA.	\$ 850.00	\$ 1,700			\$ 1,700
Pet Waste Station	2	EA.	\$ 375.00	\$ 750			\$ 750
Waste Receptacles	1	EA.	\$ 875.00	\$ 875			\$ 875
Entry Sign	1	EA.	\$ 15,000.00	\$ 15,000			\$ 15,000
				\$ 18,325			\$ 18,325
				Total Material	\$ 489,191	Total Labor	\$ 66,811
							\$ 556,737
				Subtotal		\$	556,737
				15% Contingency		\$	83,510
				Total Estimated Cost		\$	640,247
				Park Cost / SF		115,247	\$ 5.56



RETREAT AT PRAIRIERIDGE FILINGS 1-2

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

PLANTING LEGEND

Notes Key:				
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant				
Z=Zone, K=Altitude, Water Use inch / year, D=Dry (13-30"), A=Adaptable (18-28")				
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
ARR	18	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2" Z=4, 6.5K, S, SIG
CCH	2	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" R, DE, F, Z=4.8.5K, A, D, SIG
COH	7	Celtis occidentalis	Hackberry	1-1/2" R, DE, Z=3.7K, A, D, SIG
GSH	5	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2" R, DE, F, Z=4, 6.5K, A, S, SIG
MSS	21	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2" F, Z=4, 8.5K, S, SIG
PCR	8	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2" R, DE, F, Z=2, 9.5K, A, S, SIG
EVERGREEN TREES				
ABC	14	Abies concolor	Fir, White	6" R, DE, Z=3, 10K, A, S, SIG
PIP	10	Picea pungens	Spruce, Colorado Blue (5 SPADE TREES 10-14 FT. AS NOTED)	8" R, DE, Z=3, 10K, S, SIG
PON	16	Pinus ponderosa	Pine, Ponderosa	8" R, DE, Z=3, 9.5K, D, SIG
DECIDUOUS SHRUBS				
BRG	46	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R, DE, Z=4, 7K, A, SIG
CCM	14	Cercocarpus ledifolius	Mahogany, Curleaf Mountain	5 Gal R, DE, Z=3, 9K, D, SIG
COP	69	Contoneaster acutifolia	Contoneaster, peking	5 Gal R, DE, Z=4, 10K, S, SIG
FNP	22	Forestica neomexicana	Privet, New Mexican	5 Gal R, DE, Z=3-4.7.5K, A, D, SIG
POA	39	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal R, DE, F, Z=2, 10K, S, SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R, DE, F, Z=2, 10K, S, SIG
RGL	52	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal DE, Z=3, 8.5K, A, D, SIG
RYF	50	Ribes aureum	Current, Yellow Flowering	5 Gal R, DE, Z=2, 10K, D, SIG
SCL	3	Syringa x chinensis	Lilac, Chinese	5 Gal R, DE, Z=3, 9K, A, SIG
SPF	24	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal R, DE, 7.5K, A, S, SIG
SPG	25	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal R, DE, Z=3.7.5K, A, S, SIG
EVERGREEN SHRUBS				
JB	57	Juniperus Sabina	Juniper, Buffalo	5 Gal R, DE, Z=3.8.5K, A, SIG
PGS	35	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K, S, SIG
ORNAMENTAL GRASSES				
CAA	190	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal R, DE, Z=3, 6.5K, A, SIG
PSR	167	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal R, DE, Z=5, 7K, D, SIG
PERENNIALS				
HSO	40	Hemerocallis 'Stella'd'oro'	Daylily, Stella d'oro	1 Gal R, DE, Z=3, 10K, D, SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING (note use perforated edging if adjacent to areas that need to drain)	1,244 LF
	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	2,585 SF
	1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	33,892 SF
	3" SADDLEBACK SWIRL (INDIAN SUMMER) ROCK 3" IN DEPTH WITH WEED FABRIC	11,852 SF
	FESCUE SEEDED LAWN	51,481 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	234,374 SF
	BERM	9,504 SF
	DECORATIVE BOULDER	91 TOTAL
	DECORATIVE BENCH SLAB BOULDER (2'-6" SIZES) (2) 3', (3) 4', (4) 5', & (5) 6'	14 TOTAL
	PICNIC TABLE - SEE DETAIL ON SHEET L-6	2 TOTAL
	BENCH (SEE DETAIL ON SHEET L-6)	12 TOTAL
	TRASH RECEPTACLE, SEE DETAIL ON SHEET L-6	5 TOTAL
	DOGI-POT PET STATION SEE DETAIL ON SHEET L-6	3 TOTAL

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)						
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.	
VOLLMER ROAD	Minor Arterial	20'/20'	800'	1/25	32 / 30 (17 Existing trees)	
DINES BOULEVARD	Non Arterial	10'/10'	607'	1/30	20 / 16	
Shrub Substitutions	Ornamental grass	Setback	Percent Ground			
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Pro			
20 / 20	40 / 40	LS	75% / 75%			
40 / 40	0 / 0	LS	75% / 75%			

IRRIGATION SYSTEM DESCRIPTION

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

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

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



DATE	REVISION DESCRIPTION
03/20/25	Add play equipment and site furniture information to plans.

- ☐ FOR CONSTRUCTION
- ☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2765-0325
DATE	4/28/2025
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN -OVERALL
SHEET #	L-1
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RETREAT AT PRAIRIERIDGE FILINGS 1-2

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

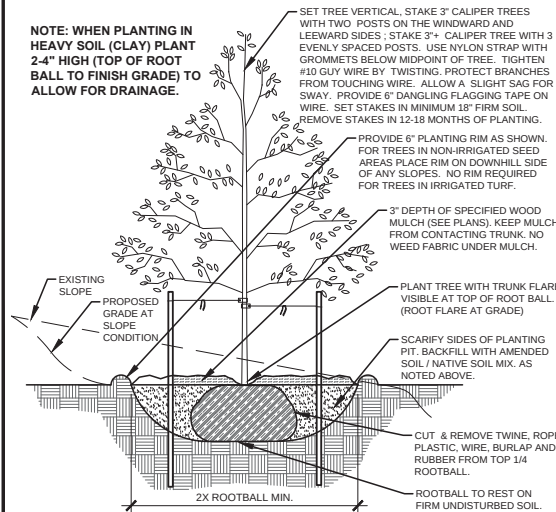
DATE	REVISION DESCRIPTION
5/2/2025	Add play equipment and site furniture information to plans.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



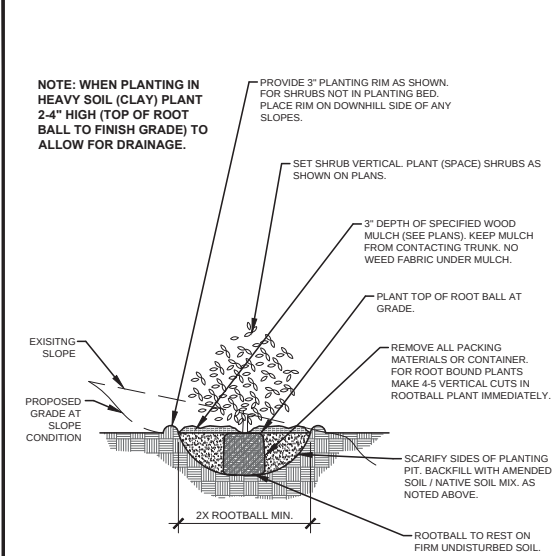
RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING, AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK, USE ELECTRICAL TAPE, NOT TWINE, WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



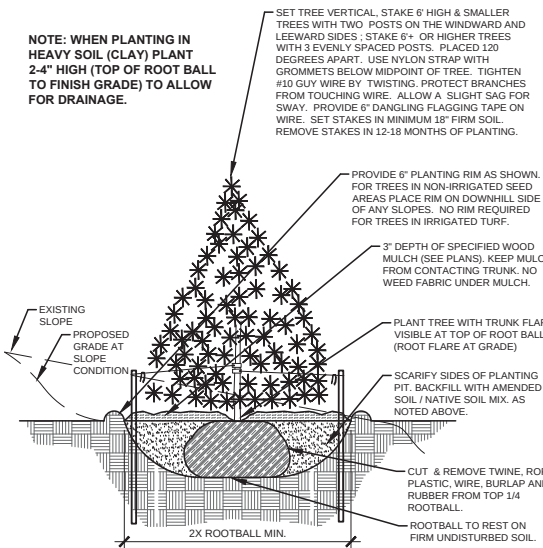
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



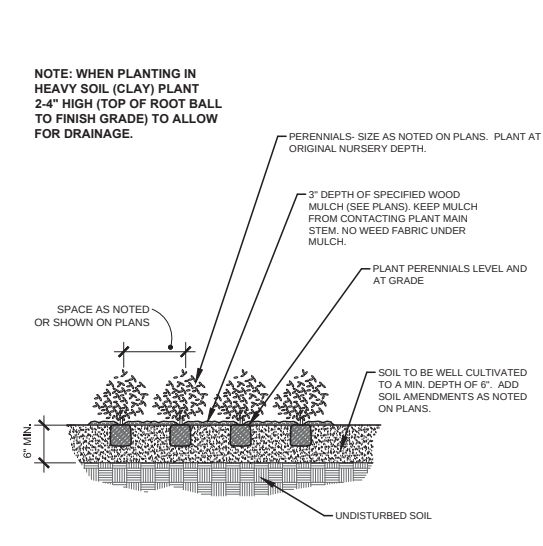
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 19-302 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 CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDING TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 2" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE "B" TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

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

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:

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

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

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

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

SEEDING NOTES

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

-BUFFALOGRASS	25%
-GRAMA BLUE	20%
-GRAMA, SPOONED	20%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-ORPHEED, SAND	1%

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

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

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

RETREAT AT PRAIRIERIDGE FILINGS 1-2

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



Model # EX-32

B TRASH RECEPTACLE



Model # 358-V

C PICNIC TABLE



COLOR TO DETERMINED

Extra Heavy-Duty Team Bench w/ Back (940)

The UltraCoat 940 bench continues to be our most popular series. This bench can be portable, inground, surface or wall mount.

Specifications

- 6', 8', 10' and 15' lengths
- 12" Seating standard or optional (D) 15" seating
- 2-3/8" O.D. all MIG welded frame
- 1-1/16" O.D. brace (Portable frame only)



(V) Diamond

D BENCH

800.364.7681

DOGIPOT®

The Green Solution to Dog Pollution.

www.DOGIPOT.com

ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

- Aluminum **DOGIPOT®** Pet Sign, with mounting hardware (two (2) 2 1/4" x 1/4" tap bolts, washers and locknuts)
- Aluminum **DOGIPOT®** JUNIOR Bag Dispenser (ITEM #1002-2), with mounting hardware (two (2) 2 1/2" x 1/4" bolts, washers and locknuts)
- Two (2) keys for Dispenser bottom locking access panel
- Two (2) rolls of OXO-BIODEGRADABLE **DOGIPOT®** Litter Pick Up Bags (ITEM #1402) (200 count per roll), installed in **DOGIPOT®** JUNIOR Bag Dispenser
- 10 Gallon Aluminum Trash Receptacle (ITEM #1206A-L) with attached hinged lid and trash liner bag retainer bands, with mounting hardware (one (1) 2 1/2" x 1/4" and (1) 2 1/4" x 1/4" bolts, washers and locknuts)
- One (1) box OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags (ITEM #1404) (50 count)

SEPARATE SHIPPING BOX

- 2" x 2" x 4" - 8" Galvanized Steel Telescopic Mounting Post, with installation hardware (two (2) carriage bolts (2 1/2" x 5/16"), washers and locknuts)

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

1. Select a good visible spot in your community or park where you want to install the All Aluminum **DOGIPOT®** Pet Station.
2. Prior to installation, remove the 1 1/4" x 1 1/4" x 4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before cementing. **Insert the larger portion of the mounting post (2" x 2" x 4") approximately 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix.** To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.
3. After the concrete is dry, insert the smaller portion of the post (1 1/4" x 1 1/4" x 4") into the larger cemented portion of the post (2" x 2" x 4") until the first 4 holes are lined up between the two posts. Use two (2) carriage bolts, washers and locknuts to fix the telescopic post in position, the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approximately 6' 4".
4. Start by installing the **DOGIPOT®** Pet Sign on top of the 1 1/4" post, with the upper hole matching the most upper hole in the square post using the enclosed 2 1/4" bolts, washers and locknuts. Continue installing the Aluminum **DOGIPOT®** JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that he upper edge of the Dispenser is approximately **1" below** the lower edge of the **DOGIPOT®** Pet Sign.
5. Install the Aluminum **DOGIPOT®** Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2 1/4" bolt on top and the 2 1/2" bolt below. **The upper edge of the trash receptacle must be approximately 12 1/2" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open.** The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.
6. Insert one of the enclosed OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags into the trash receptacle, folding it over the interior retainer bands. Proper installation and general maintenance will help expand the life of the trash receptacle and dispenser unit. **DOGIPOT®** offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.
7. **ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!**

A PET WASTE STATION

SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5373

DATE	REVISION DESCRIPTION
5/3/2025	Add play equipment and site furniture information to plans.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2765-0325
DATE	4/28/2025
DRAWN BY	MB
DRAWING DESCRIPTION	SITE DETAILS

SITE FURNITURE AND PLAY EQUIPMENT
AVAILABLE FROM MVP PLAYGROUNDS. CONTACT
MARK LANG AT MVP AT PHONE (303) 944-8767



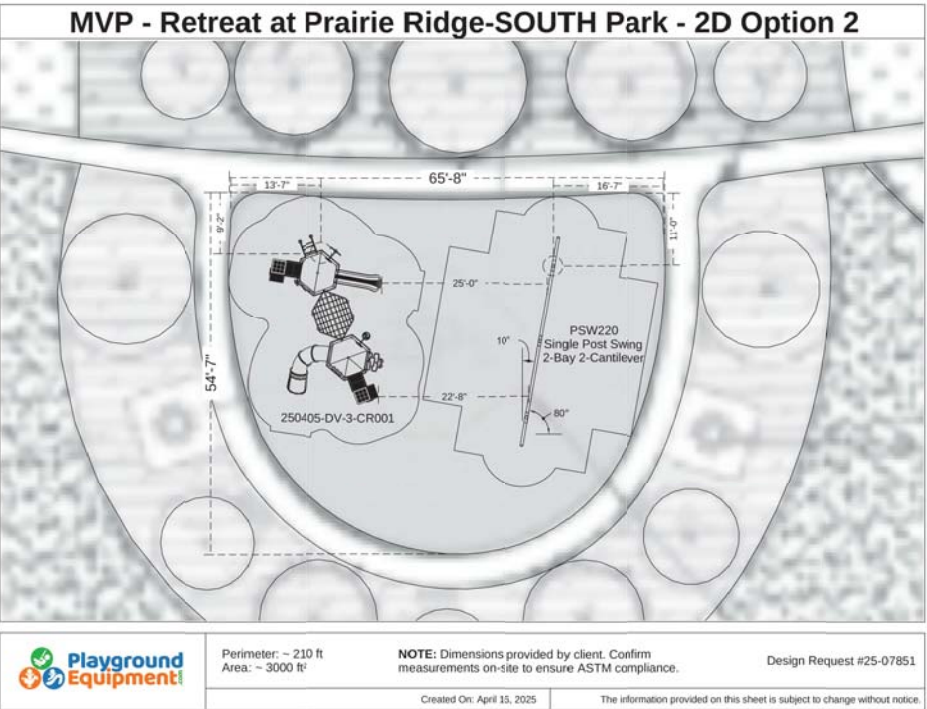
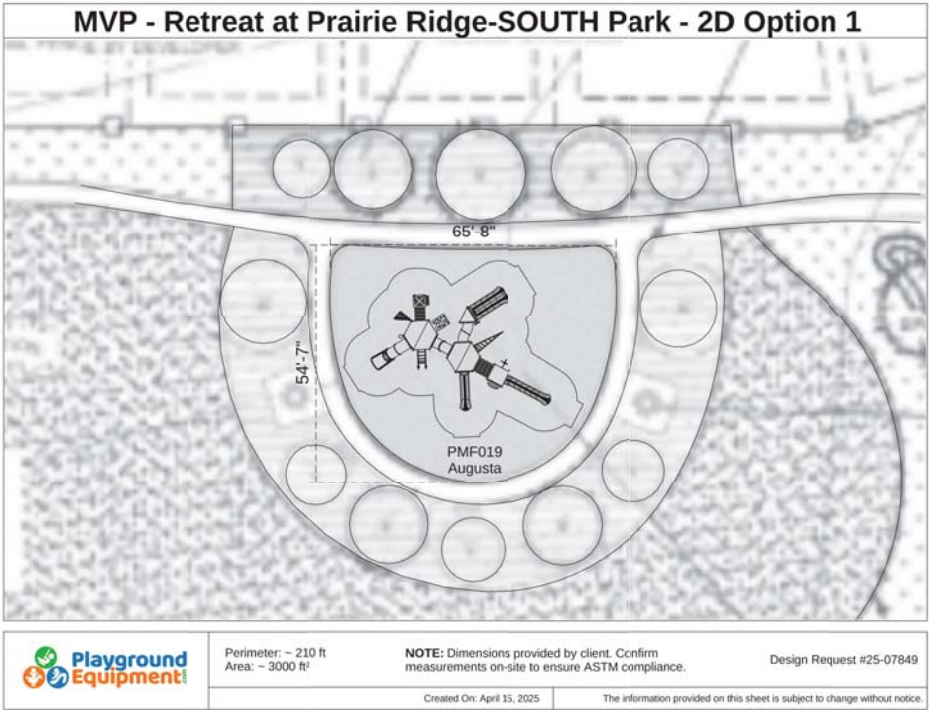
DATE	REVISION DESCRIPTION
02/20/25	Add play equipment and site furniture information to plans.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



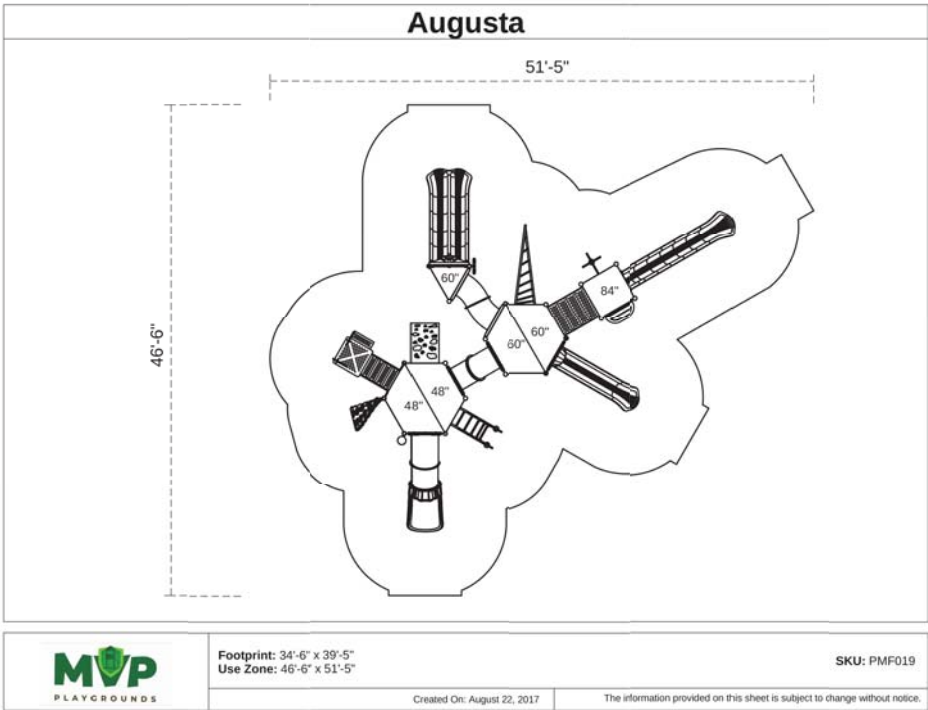
RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2765-0325
DATE	4/28/2025
DRAWN BY	MB
DRAWING DESCRIPTION	PLAY EQUIPMENT DETAILS
SHEET #	L-7
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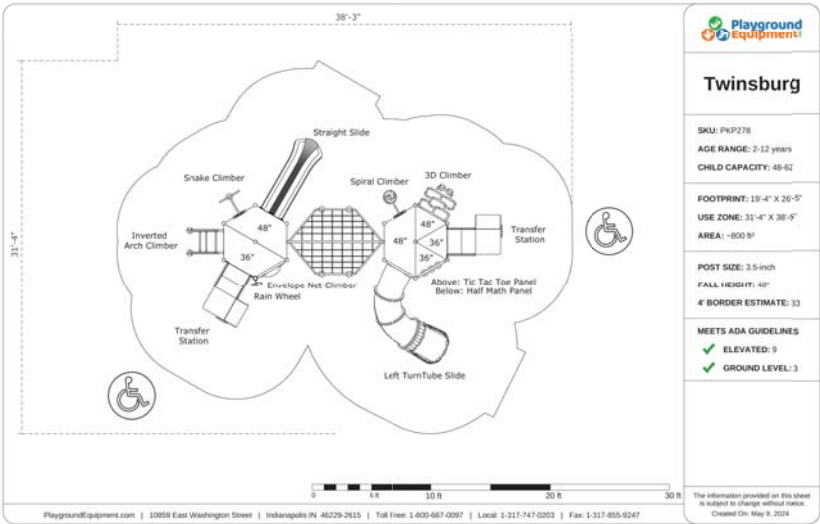


A OPTION #1 PLAY AREA AT SOUTH PARK SITE
NOT TO SCALE

B OPTION #2 PLAY AREA AT SOUTH PARK SITE
NOT TO SCALE



C OPTION #1 PLAY EQUIPMENT AT SOUTH PARK
NOT TO SCALE



D OPTION #2 PLAY EQUIPMENT AT SOUTH PARK
NOT TOT SCALE



E SWING SET IMAGE OF DETAIL "C" ABOVE

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement
Prairie Ridge Metropolitan District
Retreat at Prairie Ridge Filing Nos. 2 and 4

Agenda Date: June 11, 2025

Agenda Item Number: #7 - B

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

The Retreat at Prairie Ridge is a 142-acre residential development located on Vollmer Road, at its intersection with Briargate Parkway. The developer, Classic Homes, and Prairie Ridge Metropolitan District are in the process of completing the requirements of Final Plat subdivision applications for the Retreat at Prairie Ridge Filing Nos. 2 and 4 with a combined total of 253 single-family residential lots.

Prairie Ridge Metropolitan District has indicated their intention to construct urban park amenities within the Retreat at Prairie Ridge Filing No. 2 and has requested the waiver of all urban park fees.

Please find attached the proposed Retreat at Prairie Ridge Filing Nos. 2 and 4 Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Retreat at Prairie Ridge Filing No. 2 (141 Lots) - \$42,723
- Retreat at Prairie Ridge Filing No. 4 (112 Lots) - \$33,936

County Parks is proposing to grant Prairie Ridge Metropolitan District credit for the urban park fees provided the District installs urban park improvements of equal or greater value to that certain parcel identified as Tract K in the Retreat at Prairie Ridge Filing No. 2, and which urban park improvements will provide urban recreation opportunities for residents and visitors of the Retreat at Prairie Ridge. The Property Owner estimates the overall cost of the park project to be approximately \$973,357, therefore meeting and exceeding the value of the combined Urban Park Fees by an approximated ratio of 12.7 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by the Prairie Ridge Metropolitan District.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Prairie Ridge Metropolitan District, for the Retreat at Prairie Ridge Filing Nos. 2 and 4.

May 15, 2025

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Retreat at Prairie Ridge Filings 2 & 4 – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of PrairieRidge Metropolitan District 1, I respectfully request that the Community Services Department consider our request to enter into an Urban Park Land Agreement with PrairieRidge Metropolitan District 1 regarding the construction of a 5.5-acre park within Tract K of the Retreat at Prairie Ridge Filing No. 2 Final Plat. The proposed park is located southwest of the northern intersection of Dines Blvd and Vollmer Rd and directly west of Retreat at Prairie Ridge Filing No. 4. The 5.5-acre park will include a 5' wide concrete trail loop, play equipment, a large turf grass area, substantial landscaping, and a parking lot.

The estimated cost of this park per the attached exhibits is \$973,357 and the Urban Park fees are \$303.00 per lot/unit. The investment in the construction of this park equates to the park fees for 3,212 lots/units. It is requested that all residential lots within Retreat at Prairie Ridge Filing No. 2 and Retreat at Prairie Ridge Filing No. 4 receive the benefit of Urban Park Fee credits from the construction of the park located in Tract K of Retreat at Prairie Ridge Filing No. 2. The impacted filings are detailed below:

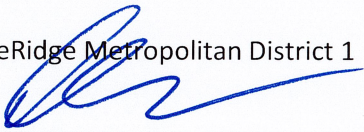
Filing #	Number of Lots	Urban Park Fees
Retreat at Prairie Ridge Filing 2	141	\$42,723
Retreat at Prairie Ridge Filing 4	112	\$33,936
Total Amount Owed:	253	\$76,659

As described above, PrairieRidge Metropolitan District 1 will install improvements of significantly greater value than the associated Urban Park Fees through construction of the 5.5-acre park in Tract K. Please see the attached exhibits for the proposed improvements and cost estimate of the park. The County prepared Urban Parks Land Agreement will cover the details of granting PrairieRidge Metropolitan District 1 the Urban Park Fee Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

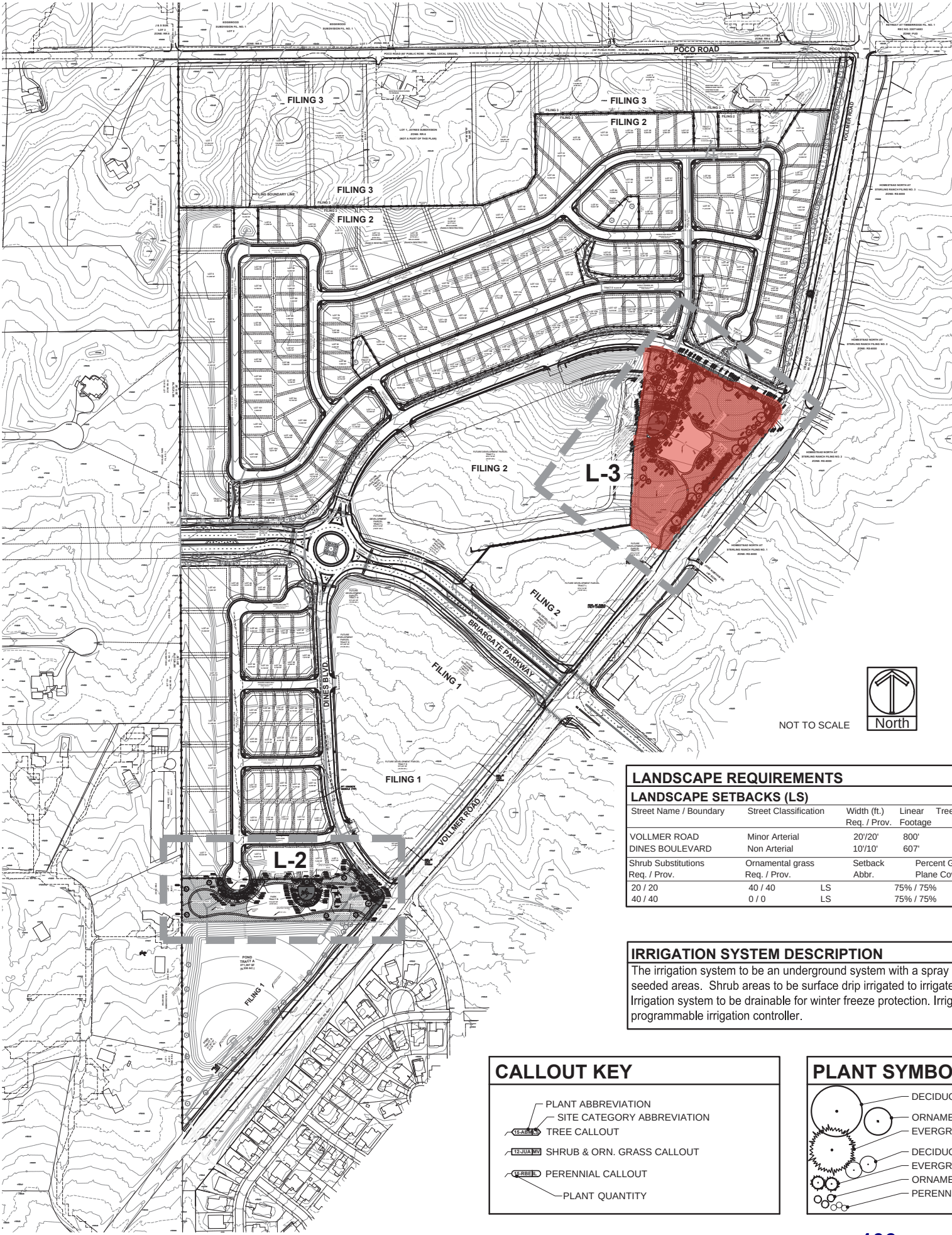
Thank you,

PrairieRidge Metropolitan District 1



Douglas Stimple

Retreat at Prairie Ridge Park [North]							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2025			
Project Name: Retreat at Prairie Ridge Fil. 2 Park [North] - Tract K				Date: 05.08.2025			
Location:				Preparer: NES Inc.			
Drawing Reference:							
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
1-1/2" Clear Creek	15515	SF	\$ 1.75	\$ 27,151	\$ 1.25	\$ 19,394	\$ 46,545
3" Indian Summer	7947	SF	\$ 2.50	\$ 19,868	\$ 1.25	\$ 9,934	\$ 29,801
3/4" Alpine Creek	2585	SF	\$ 1.75	\$ 4,524	\$ 1.25	\$ 3,231	\$ 7,755
Boulders	62	EA.	\$ 150.00	\$ 9,300	\$ 1.25	\$ 78	\$ 9,378
				\$ 60,843		\$ 32,636	\$ 93,479
Mulch							
Fiber Safety Mulch (playground surface)	4930	SF	\$ 5.75	\$ 28,348	\$ 1.25	\$ 6,163	\$ 34,510
				\$ 28,348		\$ 6,163	\$ 34,510
Edging							
Galvanized	719	LF	\$ 2.75	\$ 1,977	\$ 1.50	\$ 1,079	\$ 3,056
				\$ 1,977		\$ 1,079	\$ 3,056
Ground							
Rough Grading & Berming Install	1	LS		\$ 15,000	\$ 0.06	\$ 0	\$ 15,000
Soil Prep.	202920	SF	\$ 0.38	\$ 77,110	\$ 0.06	\$ 12,175	\$ 89,285
				\$ 92,110		\$ 12,175	\$ 104,285
Turf							
Seeding - Native Seed	177629	SF	\$ 0.38	\$ 67,499	\$ 0.25	\$ 44,407	\$ 111,906
Seeding - Fescue	25291	SF	\$ 0.38	\$ 9,611	\$ 0.30	\$ 7,587	\$ 17,198
				\$ 77,110		\$ 51,995	\$ 129,104
Plants							
Ornamental Grass - Feather Reed	65	EA.	\$ 35.00	\$ 2,275	\$ 5.50	\$ 358	\$ 2,633
Ornamental Grass - Switch Grass Rebraun	105	EA.	\$ 35.00	\$ 3,675	\$ 5.50	\$ 578	\$ 4,253
Shrubs - Misc. Types	278	EA.	\$ 55.00	\$ 15,290	\$ 5.50	\$ 1,529	\$ 16,819
Perennials - Daylilly	20	EA.	\$ 28.00	\$ 560	\$ 5.50	\$ 110	\$ 670
				\$ 21,800		\$ 2,574	\$ 24,374
Trees							
1.5" Deciduous	40	EA.	\$ 650.00	\$ 26,000	\$ 83.00	\$ 3,320	\$ 29,320
6' Pine, Spruce & Fir	22	EA.	\$ 2,500.00	\$ 55,000	\$ 91.00	\$ 2,002	\$ 57,002
				\$ 81,000		\$ 5,322	\$ 86,322
Irrigation							
Drip Irrigation/Shrub Beds	4	Zones	\$ 1,250.00	\$ 5,000	\$ 5.00	\$ 20	\$ 5,000
Spray/Rotor Irrigation	20	Zones	\$ 2,750.00	\$ 55,000	\$ 5.00	\$ 100	\$ 55,100
Sleeving	348	LF	\$ 10.00	\$ 3,480	\$ 5.00	\$ 1,740	\$ 5,220
				\$ 63,480		\$ 1,860	\$ 65,320
Fencing							
3RAIL - Concrete	675	LF	\$ 35.00	\$ 23,625			\$ 23,625
				\$ 23,625		\$ -	\$ 23,625
Trails							
Concrete Walks 4" deep	14565	SF	\$ 6.50	\$ 94,673			\$ 94,673
				\$ 94,673			\$ 94,673
Playground							
Swing Set	1	EA.	\$ 20,000.00	\$ 20,000	\$ 4,000.00		\$ 20,000
Play Structure	1	EA.	\$ 100,000.00	\$ 100,000	\$ 20,000.00		\$ 100,000
				\$ 120,000		\$ 24,000	\$ 120,000
Landscape Amenities							
Picnic Tables	2	EA.	\$ 1,500.00	\$ 3,000			\$ 3,000
Benches (with back)	4	EA.	\$ 850.00	\$ 3,400			\$ 3,400
Pet Waste Station	1	EA.	\$ 375.00	\$ 375			\$ 375
Waste Receptacles	1	EA.	\$ 875.00	\$ 875			\$ 875
Parking Lot - Paving & Striping	1,250	SY	\$ 32.00	\$ 40,000			\$ 40,000
Entry Sign	1	EA.	\$ 20,000.00	\$ 20,000			\$ 20,000
				\$ 67,650			\$ 67,650
				Total Material	\$ 732,614	Total Labor	\$ 135,943
				Subtotal		\$ 846,397	
				15% Contingency		\$ 126,960	
				Total Estimated Cost		\$ 973,357	
				Park Cost / SF		240,599	\$ 4.05



RETREAT AT PRAIRIERIDGE FILINGS 1-2

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

PLANTING LEGEND

Notes Key:				
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant				
Z=Zone, K=Altitude, Water Use inch / year, D=Dry (13-30"), A=Adaptable (18-28")				
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
ARR	18	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2" Z=4, 6.5K,S,SIG
CCH	2	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" R,DE,F,Z=4,8.5K,A,D,SIG
COH	7	Celtis occidentalis	Hackberry	1-1/2" R,DE,Z=3,7K,A,D,SIG
GSH	5	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2" R,DE,F,Z=4, 6.5K,A,S,SIG
MSS	21	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2" F,Z=4, 8.5K,S,SIG
PCR	8	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2" R,DE,F,Z=2, 9.5K,A,S,SIG
EVERGREEN TREES				
ABC	14	Abies concolor	Fir, White	6' R,DE,Z=3, 10K,A,S,SIG
PIP	10	Picea pungens	Spruce, Colorado Blue (5 SPADE TREES 10-14' HT. AS NOTED)	8' R,DE,Z=3, 10K,S,SIG
PON	16	Pinus ponderosa	Pine, Ponderosa	8' R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS				
BRG	46	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,DE,Z=4, 7K,A,SIG
CCM	14	Cercocarpus ledifolius	Mahogany, Curleaf Mountain	5 Gal R,DE,Z=3, 9K,D,SIG
COP	69	Contoneaster acutifolia	Contoneaster, peking	5 Gal R,DE,Z=4, 10K,S,SIG
FNP	22	Forestica neomexicana	Privet, New Mexican	5 Gal R,DE,Z=3-4,7.5K,A,D,SIG
POA	39	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal R,DE,F,Z=2, 10K,S,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,DE,F,Z=2, 10K,S,SIG
RGL	52	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal DE,Z=3, 8.5K,A,D,SIG
RYF	50	Ribes aureum	Current, Yellow Flowering	5 Gal R,DE,Z=2, 10K,D,SIG
SCL	3	Syringa x chinensis	Lilac, Chinese	5 Gal R,DE,Z=3, 9K,A,SIG
SPF	24	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal R,DE, 7.5K,A,S,SIG
SPG	25	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal R,DE,Z=3,7.5K,A,S,SIG
EVERGREEN SHRUBS				
JB	57	Juniperus Sabina	Juniper, Buffalo	5 Gal R,DE,Z=3,8.5K,A,SIG
PGS	35	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES				
CAA	190	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal R,DE,Z=3, 6.5K,A,SIG
PSR	167	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal R,DE,Z=5, 7K,D,SIG
PERENNIALS				
HSO	40	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal R,DE,Z=3, 10K,D,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING (note use perforated edging if adjacent to areas that need to drain)	1,244 LF
	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	2,585 SF
	1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	33,892 SF
	3" SADDLEBACK SWIRL (INDIAN SUMMER) ROCK 3" IN DEPTH WITH WEED FABRIC	11,852 SF
	FESCUE SEEDED LAWN	51,481 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	234,374 SF
	BERM	9,504 SF
	DECORATIVE BOULDER	91 TOTAL
	DECORATIVE BENCH SLAB BOULDER (2'-6" SIZES) (2) 3', (3) 4', (4) 5', & (5) 6'	14 TOTAL
	PICNIC TABLE - SEE DETAIL ON SHEET L-6	2 TOTAL
	BENCH (SEE DETAIL ON SHEET L-6)	12 TOTAL
	TRASH RECEPTACLE, SEE DETAIL ON SHEET L-6	5 TOTAL
	DOGI-POT PET STATION SEE DETAIL ON SHEET L-6	3 TOTAL

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)						
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.	
VOLLMER ROAD	Minor Arterial	20'/20'	800'	1/25	32 / 30 (17 Existing trees)	
DINES BOULEVARD	Non Arterial	10'/10'	607'	1/30	20 / 16	
Shrub Substitutions	Ornamental grass	Setback	Percent Ground			
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Pro			
20 / 20	40 / 40	LS	75% / 75%			
40 / 40	0 / 0	LS	75% / 75%			

IRRIGATION SYSTEM DESCRIPTION

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

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

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



DATE	REVISION DESCRIPTION
03/20/25	Add play equipment and site furniture information to plans.

- ☐ FOR CONSTRUCTION
- ☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2765-0325
DATE	4/28/2025
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN -OVERALL
SHEET #	L-1
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RETREAT AT PRAIRIERIDGE FILINGS 1-2

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

FILING 2

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

PARK TRACT K
240,599 SF
(5.52 AC.)

SEE L-4 FOR PLAN ENLARGEMENT

SEE L-4 FOR PLAN ENLARGEMENT

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5375

DATE	REVISION DESCRIPTION
9/3/2025	Add play equipment and site furniture information to plans.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



RETREAT AT PRAIRIERIDGE FILINGS 1-2

PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
2765-0325

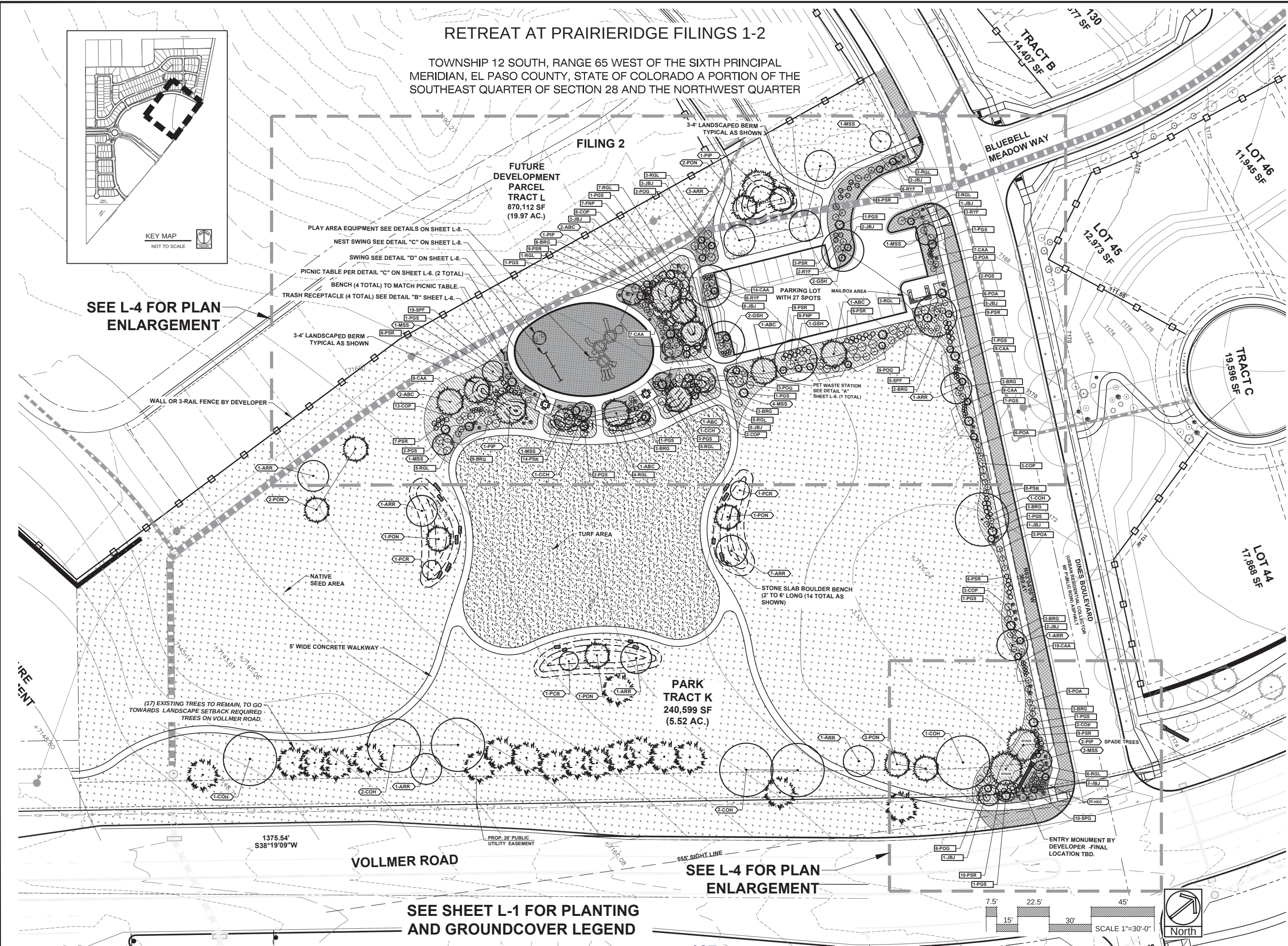
DATE
4/28/2025

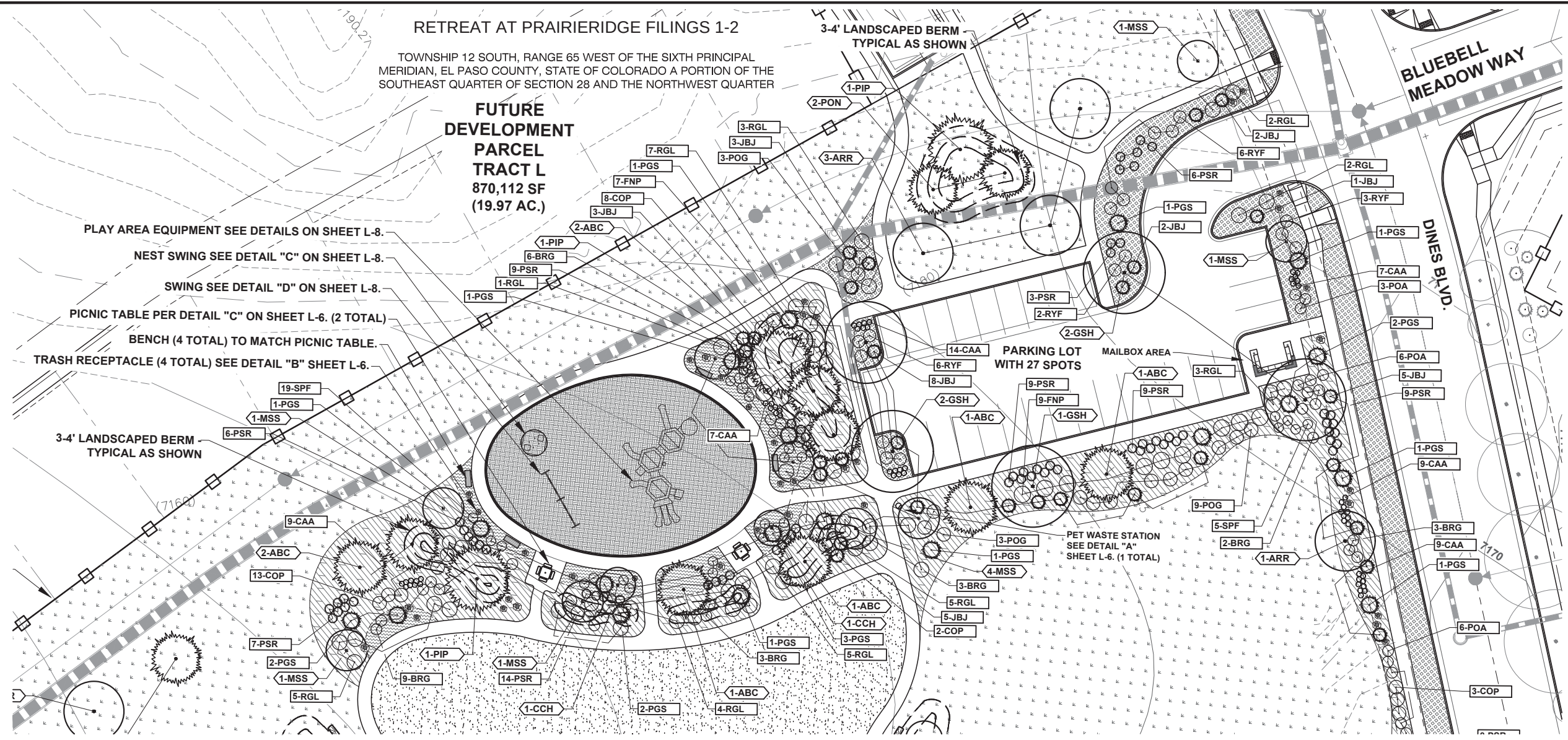
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MB

DRAWING DESCRIPTION

LANDSCAPE PLAN

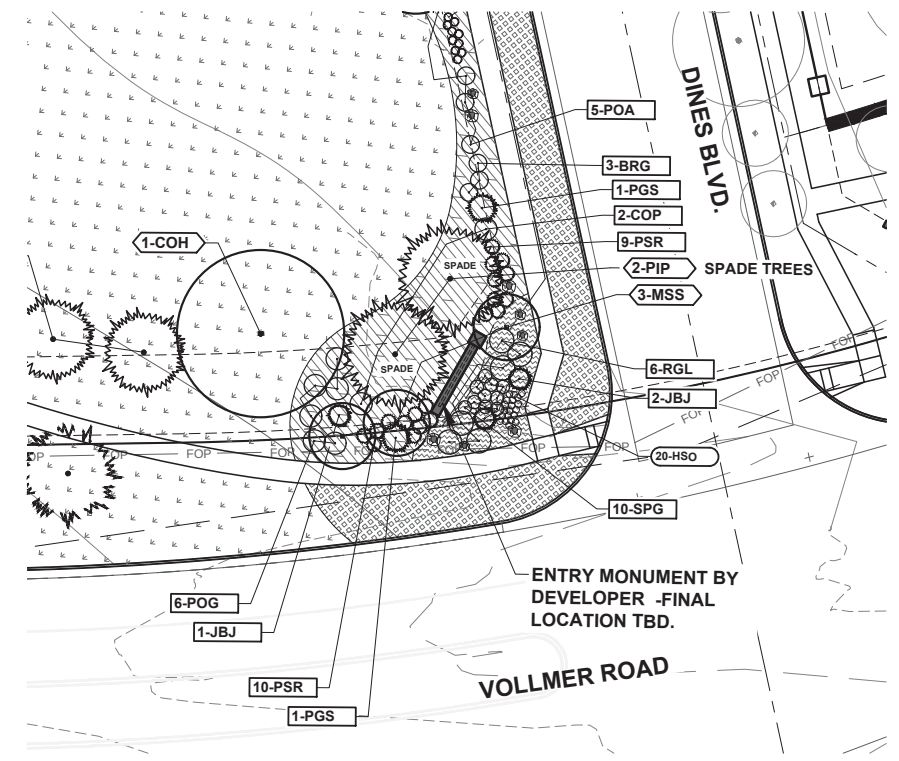
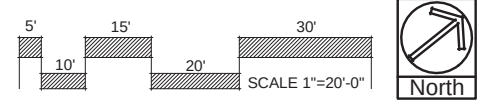
SHEET #
L-3
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PLAY AREA EQUIPMENT SEE DETAILS ON SHEET L-8.
NEST SWING SEE DETAIL "C" ON SHEET L-8.
SWING SEE DETAIL "D" ON SHEET L-8.
PICNIC TABLE PER DETAIL "C" ON SHEET L-6. (2 TOTAL)
BENCH (4 TOTAL) TO MATCH PICNIC TABLE.
TRASH RECEPTACLE (4 TOTAL) SEE DETAIL "B" SHEET L-6.

SEE SHEET L-1 FOR PLANTING
AND GROUND COVER LEGEND





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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.581.5535

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CLASSIC
COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER
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DATE
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DRAWING DESCRIPTION
LANDSCAPE PLAN
ENLARGEMENT

SHEET #
L-4

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RETREAT AT PRAIRIERIDGE FILINGS 1-2

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

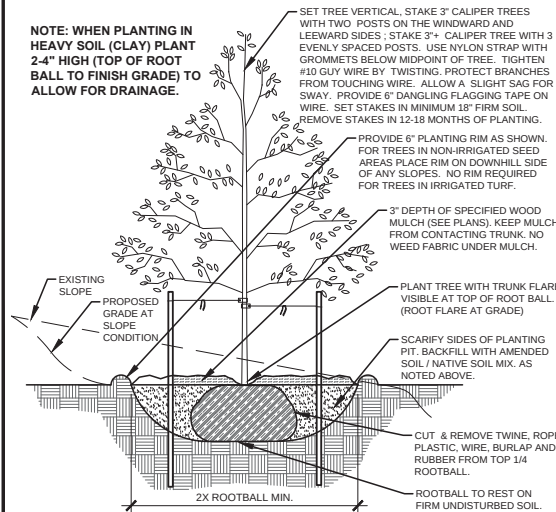
DATE	REVISION DESCRIPTION
5/2/2025	Add play equipment and site furniture information to plans.

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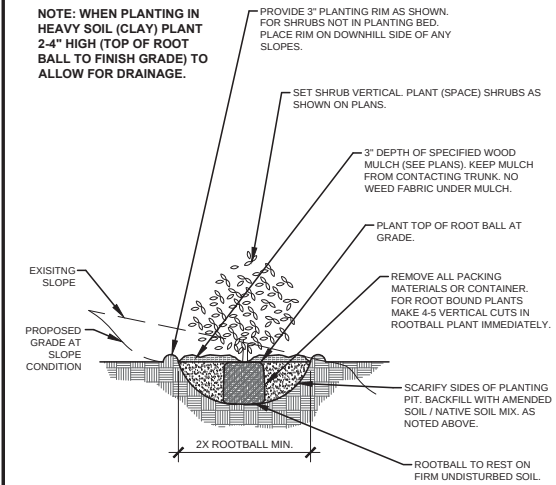
RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING, AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK, USE ELECTRICAL TAPE, NOT TWINE, WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



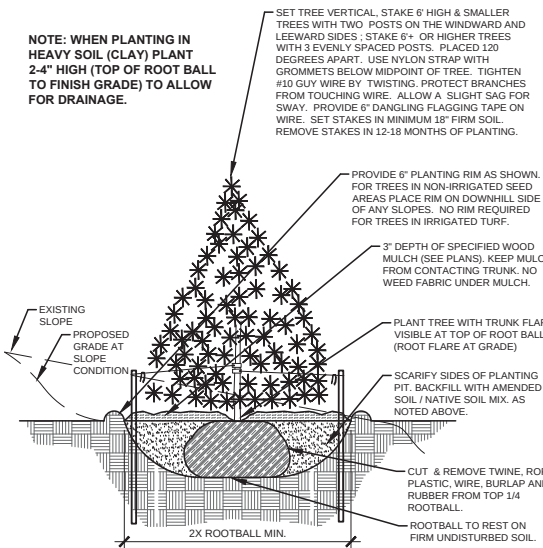
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



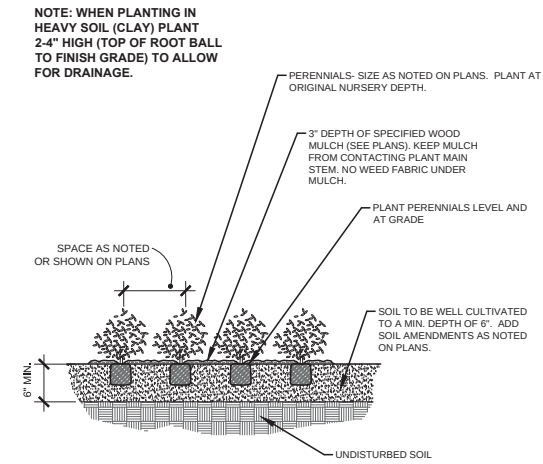
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 19-302 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 CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDING TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 2" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
 - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
 - IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE "B" TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
 - TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.
- EXISTING TREE PROTECTION (IF APPLICABLE)**
- ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
- ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**
- LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
- ASTROBRAND PERMETHRIN
 - APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**
- CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

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

-BUFFALOGRASS	25%
-GRAMA BLUE	20%
-GRAMA, SPOONED	20%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-ORPHEED, SAND	1%

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

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

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

RETREAT AT PRAIRIERIDGE FILINGS 1-2

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



Model # EX-32

B TRASH RECEPTACLE



Model # 358-V

C PICNIC TABLE



COLOR TO DETERMINED

Extra Heavy-Duty Team Bench w/ Back (940)

The UltraCoat 940 bench continues to be our most popular series. This bench can be portable, inground, surface or wall mount.

Specifications

- 6', 8', 10' and 15' lengths
- 12" Seating standard or optional (D) 15" seating
- 2-3/8" O.D. all MIG welded frame
- 1-1/16" O.D. brace (Portable frame only)



(V) Diamond

D BENCH

800.364.7681

The Green Solution to Dog Pollution.

www.DOGIPOT.com

ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

- Aluminum **DOGIPOT®** Pet Sign, with mounting hardware (two (2) 2¼" x ¼" tap bolts, washers and locknuts)
- Aluminum **DOGIPOT®** JUNIOR Bag Dispenser (ITEM #1002-2), with mounting hardware (two (2) 2½" x ¼" bolts, washers and locknuts)
- Two (2) keys for Dispenser bottom locking access panel
- Two (2) rolls of OXO-BIODEGRADABLE **DOGIPOT®** Litter Pick Up Bags (ITEM #1402) (200 count per roll), installed in **DOGIPOT®** JUNIOR Bag Dispenser
- 10 Gallon Aluminum Trash Receptacle (ITEM #1206A-L) with attached hinged lid and trash liner bag retainer bands, with mounting hardware (one (1) 2½" x ¼" and (1) 2¼" x ¼" bolts, washers and locknuts)
- One (1) box OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags (ITEM #1404) (50 count)

SEPARATE SHIPPING BOX

- 2" x 2" x 4" - 8" Galvanized Steel Telescopic Mounting Post, with installation hardware (two (2) carriage bolts (2½" x 5/16"), washers and locknuts)

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

1. Select a good visible spot in your community or park where you want to install the All Aluminum **DOGIPOT®** Pet Station.

2. Prior to installation, remove the 1¼" x 1¼" x 4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before cementing. **Insert the larger portion of the mounting post (2" x 2" x 4") approximately 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix.** To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.

3. After the concrete is dry, insert the smaller portion of the post (1¼" x 1¼" x 4") into the larger cemented portion of the post (2" x 2" x 4") until the first 4 holes are lined up between the two posts. Use two (2) carriage bolts, washers and locknuts to fix the telescopic post in position, the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approximately 6' 4".

4. Start by installing the **DOGIPOT®** Pet Sign on top of the 1¼" post, with the upper hole matching the most upper hole in the square post using the enclosed 2¼" bolts, washers and locknuts. Continue installing the Aluminum **DOGIPOT®** JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that he upper edge of the Dispenser is approximately **1" below** the lower edge of the **DOGIPOT®** Pet Sign.

5. Install the Aluminum **DOGIPOT®** Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2¼ bolt on top and the 2½ bolt below. **The upper edge of the trash receptacle must be approximately 12½" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open.** The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.

6. Insert one of the enclosed OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags into the trash receptacle, folding it over the interior retainer bands. Proper installation and general maintenance will help expand the life of the trash receptacle and dispenser unit. **DOGIPOT®** offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.

7. **ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!**

A PET WASTE STATION

SITE FURNITURE AND PLAY EQUIPMENT
AVAILABLE FROM MVP PLAYGROUNDS. CONTACT
MARK LANG AT MVP AT PHONE (303) 944-8767

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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(719) 531-5373

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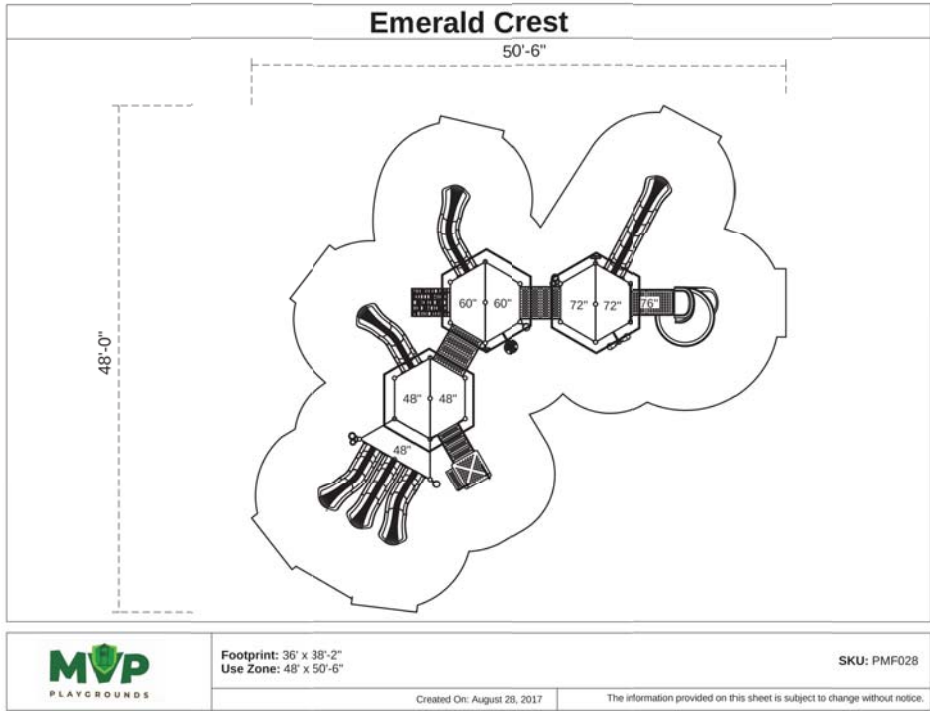


RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER	2765-0325
DATE	4/28/2025
DRAWN BY	MB
DRAWING DESCRIPTION	SITE DETAILS

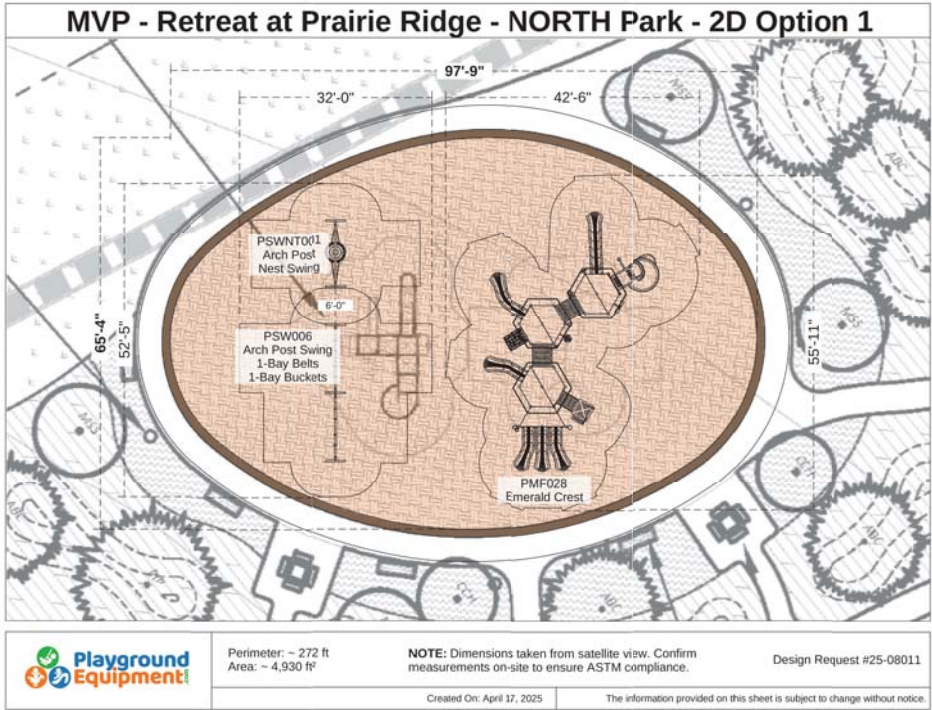
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A PLAY AREA AT NORTH PARK SITE

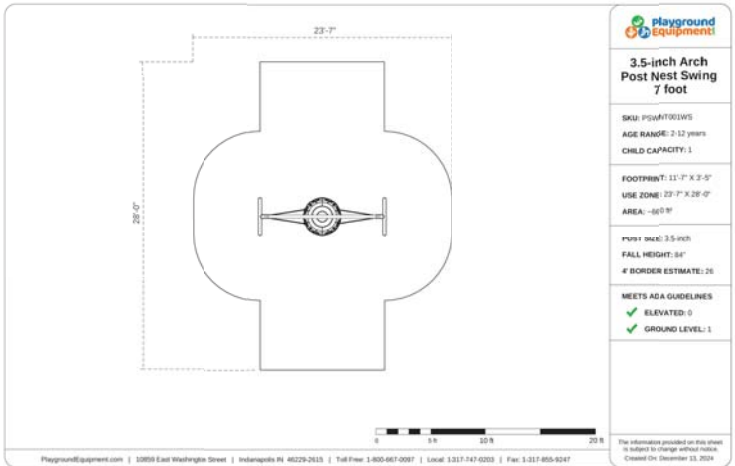
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B PLAY EQUIPMENT AT NORTH PARK LAYOUT PLAN

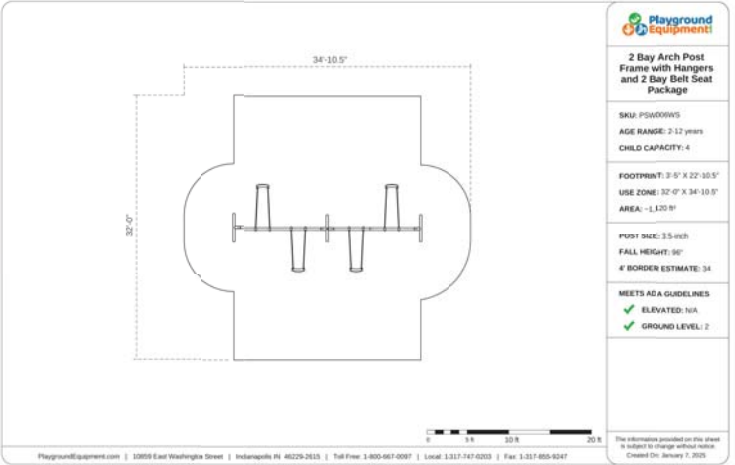
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SITE FURNITURE AND PLAY EQUIPMENT
AVAILABLE FROM MVP PLAYGROUNDS. CONTACT
MARK LANG AT MVP AT PHONE (303) 944-8767



C NEST SWING

NOT TO SCALE



D SWING SET

NOT TO SCALE



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PARK SITES

VOLLMER ROAD AND BRIARGATE PARKWAY

COLORADO SPRINGS, CO

JOB NUMBER

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DATE

4/28/2025

DRAWN BY

MB

DRAWING DESCRIPTION

PLAY EQUIPMENT
DETAILS

SHEET #

L-8

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual Joint City / County Park Advisory Board Luncheon

Agenda Date: June 11, 2025

Agenda Item Number: # 7 - C

Presenter: Todd Marts, Executive Director

Information: X **Endorsement:**

Background Information:

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

The 2025 meeting will be held on **Wednesday, October 1, 2025**, from Noon to 1:30 p.m. at the Fountain Creek Nature Center, 320 Pepper Grass Lane, Fountain. A light lunch will be provided.

Recommended motion:

Information item

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	Completed
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	Design
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	Bid Development
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	Contract Award
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	In-Progress
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	Bid Development
Jamie Haas	Fountain Creek Regional Park Basketball Court Restoration	Correct drainage issues around court, paint court lines, adjust backboard and rims as needed	Objective 1 - Infrastructure	In-Progress
Scott Myers	Black Forest Regional Park Parking Lot Maintenance / Handrail Repair	Fog seal, crack seal, repaint parking lines, repair / replace ADA handrails	Objective 1 - Infrastructure	Contract Award
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	Construction

PARK PLANNING DIVISION

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

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	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	Completed: 5 classes offered.
Mary Jo Lewis	BCNC Exhibit	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	On Target: draft completed.
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	Completed
Jessica Miller	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	On Target: Panel design underway.
Victoria Dinkel	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	Completed
Andschana Aljets	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	Completed
Kylee Taylor	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	Completed
Skye Bogle	Creative Arts Fair Program	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	On Target: Research collected from conferences.

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
May 2025 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2025</u>				<u>2024</u>	<u>2023</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 131,806	\$ 48,194		\$ 127,235	\$ 165,410	
County Fair / Fairgrounds		\$ 301,000	\$ 141,795	\$ 159,205		\$ 202,251	\$ 160,667	
Total		\$ 481,000	\$ 273,601	\$ 207,399		\$ 329,486	\$ 326,077	
<u>Fundraising Revenue</u>		<u>2025</u>	<u>2025</u>			<u>2024</u>	<u>2023</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 108,500	\$ (28,500)		\$ 107,500	\$ 58,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 27,500	\$ 17,500		\$ 52,500	\$ 67,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 13,073	\$ (3,073)		\$ 13,290	\$ 15,344	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 9,430	\$ 15,570		\$ 5,015	\$ 6,586	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000	
Total		\$ 200,000	\$ 228,503	\$ (28,503)		\$ 258,305	\$ 217,430	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	10	1626	N/A	10	1072	11	966	
February	11	893	N/A	15	898	15	778	
March	86	2997	N/A	15	292	51	1306	
April	325	10789	4.3	278	7613	299	10619	
May	482	17943	4.1	491	16030	448	16919	
June								
July								
August								
September								
October								
November								
December								
Total	914	34248	4.2	809	25905	824	30588	

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>May</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>			4.2					
Archery Lanes		25	58	34	148	24	48	
Athletic Fields		45	1696	38	2320	43	2410	
Pavilions		84	3951	81	4006	68	3290	
Trails		4	1000	3	405			
Vendor				8	18	4	16	
Tennis Courts								
Pickleball Courts		9	39	29	122	6	34	
Vita Course								
Meeting Room		5	28	6	55	7	53	
<u>Black Forest Regional Park</u>								
Athletic Fields		8	260	9	270	12	395	
Pavilions		26	981	24	1005	25	915	
Vendor								
Tennis Courts / Pickleball Courts		14	52	15	58			
<u>Falcon Regional Park</u>								
Baseball Fields		81	3195	90	2040	87	2775	
Athletic Field						15	495	
Vendor						3	12	
<u>Fountain Creek Regional Park</u>								
Athletic Fields		6	450			1	100	
Pavilions		46	1754	34	1395	40	2095	
Trails								
Disc Golf Course		2	84	3	275	1	50	
Vendor		6	24	4	16	1	4	
<u>Fox Run Regional Park</u>								
Athletic Fields		24	670	20	645	31	1145	
Gazebo				5	192	3	140	
Warming Hut		1	15	3	32	2	13	
Pavilions		68	2677	61	2520	58	2593	
Vendor						1	4	
Trails		1	80			1	30	
<u>Homestead Ranch Regional Park</u>								
Pavilions		19	575	10	304	6	214	
Athletic Fields		1	300	3	120			
Trails				1	20			
<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>		7	54	10	64	8	38	
<u>Rock Island Trail</u>						1	50	
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		482	17943	491	16030	448	16919	

		2025	2025	2025	2024	2024	2023	2023
<u>Fairgrounds Facility Reservations</u>								
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April		15	1360	N/A	26	6873	18	7161
May		20	1572	N/A	26	4657	23	4150
June								
July								
August								
September								
October								
November								
December								
Total		117	7,067	N/A	110	13,685	75	13,379
<u>Fairgrounds Facility Reservations</u>		2025	2025	2024	2024			
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
4-H Club Leader Meeting		1	20	1	30			
4-H Hitch N' Post Mtg		1	20	1	10			
4-H Club Mtg.		1	20	1	20			
Jr. Livestock Committee Mtg.		1	20	1	40			
Fair Corp Meeting		1	80	1	20			
Fair Advisory Board Mtg.		1	45	1	200			
Gender Reveal		1	100	1	30			
FCCLA End of Year Banquet		1	120	1	5			
Calhan High School EPCA		1	100	1	15			
<u>Grand Stands Building</u>				1	150			
<u>Track</u>								
<u>Grounds & Stable</u>				2	68			
Small Animal Barn - Rabbit & Cavy Rally		2	25	1	150			
Small Animal Barn - Calhan Posse Lamb & Goat		2	400	1	150			
Poultry Barn - 4-H Meeting		1	15					
Camping		1	2	3	300			
<u>Livestock Arena</u>				2	200			
4-H Sheep/Goat Tag Drop Off		1	150	2	200			
4-H Beef Re-weigh		1	25	1	100			
Calhan Posse Hog Show		1	30					
4-H Sheep Clinic				1	100			
4-H Mini Horse Show				1	30			
<u>Whittemore - Fairgrounds</u>								
Graduation Party		1	300	2	2839			
4-H Dog Show		1	100					
<u>Arena</u>								
Month Total Fair Facility Reservations		20	1,572	26	4,657			

<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250				
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600				
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600				
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540				
Graffiti removal at multiple sites	4/30/2025	Carp Lake &, Crews Gulch Tunnel	South	\$2,000				
Illegal dumping clean-up	4/30/2025	Maxwell St. & S. Academy	South	\$4,100				
		Total		\$10,690				
<u>Volunteerism</u>		2025	2024	2023				
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April		187	1,123	421	1,724	413	1,701	
May		288	1,852	607	2,617	501	2,225	
June								
July								
August								
September								
October								
November								
December								
Totals		923	5,562	1701	7,436	1,573	6,888	
		2025						
May		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		13	125					
Fairgrounds Corporation		5	10					
Fair and Events Center		2	30					
Friends of the Nature Centers		48	346.5					
Adopt-A-Park / Trail / Volunteer Projects		220	1,340					
Total		288	1,852					
<u>Programming</u>		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April		177	14160	4.96	172	4379	161	5139
May		183	10024	4.97	170	6313	162	4216
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	535	28688	4.98	518	18041	500	14915

		2025	2025	2025				
<u>May</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	13	189	4.90				
Habitat	BCNC	23	344	5.00				
Incredible Insects	BCNC	2	30	5.00				
Colorado Wildlife Detectives	BCNC	6	80	4.90				
Trailability	BCNC	16	38					
Group Visit: Special Kids, Special Families	BCNC	1	15					
Theater Across Borders: Adventures of Peter Rabbit	BCNC	1	46					
Birthday Party: All About Animals	BCNC	1	16	5.00				
Nature Explorers: Nature's Craftbox	BCNC	2	50	5.00				
PPBNF: Nature Journaling	BCNC	1	14					
PPBNF: Sketching Birds	BCNC	1	12					
PPBNF: Mountain Lion Lecture	BCNC	1	38					
PPBNF: Insect Blacklighting	BCNC	1	20					
PPBNF: Bluebird Box Making	BCNC	1	20					
PPBNF: Birds, Brews & Bites	BCNC	1	200					
Group Visit: CO School for Deaf & Blind	BCNC	1	19					
Little Wonders: Fancy Flowers	BCNC	2	50	5.00				
Group Visit: Foundations for Successful Living	BCNC	1	13					
VCOS Volunteer Work Day	BCNC	1	8					
Bumblebee Atlas Workshop & Forest Bathing	BCNC	2	22					
Teen Camp Assistant Training	BCNC & FCNC	2	23					
Restoration Crew	BCNC	1	23					
Bird Banding	BCNC	4	49					
Awesome Arthropods	FCNC	4	68	5.00				
Walk the Wetlands	FCNC	9	139	5.00				
Discover the Wetlands	FCNC	20	394	4.90				
Maps & Compass Skills	FCNC	2	45	4.90				
Nature Adventures: Animal Babies	FCNC	2	70	5.00				
2s & 3s Outdoors: I Spy: Spring Colors	FCNC	2	72	5.00				
Family Fun Day	FCNC	1	539	5.00				
Spring Bird Count	FCNC	1	30					
Birthday Party: Big Bugs	FCNC	2	60	5.00				
Birthday Party: Rad Reptiles	FCNC	1	24	5.00				
Birthday Party: Nature Detectives	FCNC	1	24	5.00				
PPBNF: FCNC Big Sit	FCNC	2	14					
PPBNF: FCRP Bird Walk	FCNC	4	50					
PPBNF: Birds of the Pikes Peak Region	FCNC	1	40					
PPBNF: Kane Ranch Open Space	FCNC	1	15					
PPBNF: FCRP Bugwatching Walkabout	FCNC	1	10					
PPBNF: Prairie Ecosystems	FCNC	1	20					
PPBNF: Beginning Birding	FCNC	1	20					
PPBNF: Live Birds of Prey	FCNC	1	12					
PPBNF: Bird Photography	FCNC	1	20					
PPBNF: Bat Research Seminar and Walk	FCNC	1	15					
PPBNF: The Life of a Gray Wolf	FCNC	1	30					
PPBNF: Bird of Prey ID	FCNC	1	60					
Adult Birding Club: Class	FCNC	1	14					
Adult Birding Club: Field Trip	FCNC	1	14					
Program Room Rental	FCNC	1	40	5.00				
Homeschool Fridays: Awesome Arthropods	FCNC	1	26	4.90				
Trailability Program	FCNC	15	40					
CPR	Swink	2	10					
Paint Mines Guided Hikes	PMIP	4	51					
Free Archery Day	BCRP	1	50	4.80				
Archery Camp	BCRP	1	16	5.00				
Cornhole League	FEC	5	60					
BST Auto Race	FEC	2	6443					

BST Test & Tune	FEC	1	100					
Clucking Chicken Musical Bingo	FEC	1	50					
Homesteading Group	FEC	1	20					
TOTALS		183	10024	4.97				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March	1541	1210	0	0				
April	1270	927	1704	0				
May	1634	1523	3467	748				
June								
July								
August								
September								
October								
November								
December								
Totals	5927	4846	5171	1098				

ADMINISTRATIVE SERVICES
MONTHLY REPORT

MAY 2025

General Updates:

- Facility rentals have generated \$131,806, which is 73% of our annual \$180,000 revenue goal.

Special Events:

1. On May 14th, 150 students from across D49 gathered at Homestead Regional Park for the annual **Adapted Athletics Fishing Event** to learn the basics of fishing. Led by Partners in PE, Colorado Parks and Wildlife, and the Pikes Peak Flyfishers, participants rotated through knot tying, fish biology, casting, and live fish stations before finishing the day by fishing in the pond. Fishing rods and other gear were donated to the kids.



Kids practicing fly fishing on the athletic field at Homestead Ranch Regional Park.

2. On May 10th, Mt. Carmel Veteran Center invited the community to the east trails of Bear Creek Regional to participate in the **March For Heroes – 30K Norwegian Ruck March**. 250 participants carried backpacks loaded with 24.25 lb (11kg) of nonperishable items that they then donated at the end of the event. Every step supported Mt. Carmel's mission to empower Veterans and military families.
3. The Second Annual **Stride for Wellness FunRun and Walk** took place on the east trail system of Bear Creek Regional Park as well. StableStrides is an organization that strives to improve the wellbeing of individuals through a connection with horses. 150 participants choose a 5K or a 3K route to walk or run.

4. **The Battle of the Front Range**, an annual 2-day disc golf tournament was held at the Widefield Community Park. 75 disc golfers took part. The second day of the event was held in Pueblo.
5. Summit Ministries have started their youth summer camps at Bear Creek Regional Park as well. The camps bring several hundred kids to the park three times per week until the end of summer. Kids are using the athletic fields for sports of all kinds.
6. 7 commercial photograph permits for engagement photography have been issued for the Paint Mines Interpretive Park last month to include one permit for a fashion photo shoot. Food truck vendor permits started to increase as well just in time to attend graduation parties throughout our park system.

COMMUNITY OUTREACH
Monthly Report – May 2025

El Paso County Fair: Celebrating 120 Years of Tradition

- We're thrilled to share that we have successfully reached our fundraising goal for this year's El Paso County Fair! Through the generous support of our sponsors, a total of **\$108,500** has been committed to help make this milestone celebration a success.
- **Save the Date:**
Join us for the VIP Luncheon on Opening Day – Saturday, July 12 at 12:00 PM, hosted at the Fair and Events Center (366 10th Street, Calhan, CO 80808). We look forward to celebrating with you!



Fox Run Nature Center

- A media production day is scheduled for Thursday, June 12, from 9:00 AM to 12:00 PM at Fox Run Regional Park. The content captured will launch a three-month communications campaign focused on building awareness, momentum, and donor engagement.
- Monthly email newsletters are continuing to reach our subscriber list of over 200 contacts. If you're not currently receiving these updates and would like to be added, please email DanaNordstrom@elpasoco.com.

Nature Center Fundraiser

- **Save the Date:**
The annual Happy Trails BBQ will be held on Friday, September 12, from 6:00 to 9:00 PM at Bear Creek Nature Center.
- To purchase tickets, reserve a table, or for more information, please contact MaryJo Lewis at 719-520-6388.

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905

www.elpasocountyparks.com | parks@elpasoco.com

MONTHLY REPORT: May 2025

Programs & Special Events:

- Fountain Creek Nature Center's annual spring celebration of friends, family, and the outdoors was back again on May 3 – it's **Family Fun Day!** Eleven partner organizations, eighteen Nature Center volunteers, three Colorado Springs Utilities Volunteers, Miss Black Colorado Springs 2025, three PPSC interns, and six EPC Parks staff came together to teach 539 people about science, art, and the outdoors. With perfect weather, beautiful trails, family-friendly activities, yummy hot dogs, and a baby alpaca, our guests had a spectacular day filled with joy and love for nature. About half of the attendees were Active Military families and attended for free, and the event raised over \$1,000 for the Friends of El Paso County Nature Centers. We'll see you next May for more fun – same place, same weekend!
- This year's **Free Archery Day**, held on May 24 at the Bear Creek Archery Range, was a fun and well-received event, with 50 participants attending a free 25-minute archery lesson. A total of 5 class sessions occurred between 10:00 a.m. and 1:30 p.m., taught by two instructors from the Archery School of the Rockies. Many attendees expressed their appreciation for the opportunity and were glad to see the county offering programs like this.
- The first three-day **Archery Camp** session at Bear Creek Regional Park started this month on May 27th. We have partnered up with Archery School of the Rockies once again to provide five 3-day Archery Camp sessions, which will take place from now until the end of July. For the first camp session, 16 campers between the ages of six and 14 were registered, and the camps are completely full, with waitlists, for the rest of the summer.
- On Saturday, May 3, Bear Creek Nature Center co-hosted the annual **Crew Leader Training** alongside our amazing partners at the Rocky Mountain Field Institute, the City of COS, and the Trails and Open Space Coalition. 35 participants learned to lead groups of volunteers tackling various trails and restoration projects throughout the Pikes Peak Region. They put their new skills to the test- building rock steps on high traffic trails experiencing frequent erosion at Bear Creek Nature Center. The **Visit Colorado Springs** team joined in on the fun by dedicating their time on May 23 to stewarding the park by removing invasive hounds tongue plants from Bear Creek Nature Center- improving the health and biodiversity of the park we all love. We value their support in the office and in the field!



- Program partners this month taught us all about the birds and the bees! No, really, we learned about the birds and the bees. Longtime supporter of the Nature Centers, Dr. Claire Ramos, and her students hosted a one-day **bird banding station** at Bear Creek Nature Center on May 10th. Participants were able to get an up-close view of the birds of Bear Creek and hear about the crucial scientific work Dr. Ramos studies at CSU-Pueblo. Once captured, measurements were taken of each bird before fitting them with a small band on their leg to be identified later in their lives to study migration, health, range, and site-specific information. Next, partners from the Xerces Society hosted a **Mountain States Bumble Bee Atlas Workshop** on May 24 at Bear Creek Nature Center. Mountain States Bumble Bee Atlas is large-scale community science- gathering data to conserve our native bumble bees. Connecting folks to nature and inspiring stewardship of these imperiled species is critical to our mission at the Nature Centers!
- A lovely time was had by all in Bear Creek Nature Center's courtyard on May 10, as Peter Rabbit, Jemima Puddle Duck, Farmer McGregor, and Mother Rabbit (among others) interacted with a full house of young children and their grown-ups to tell the tale of Peter the Rabbit. **Theater Across Borders** created and brought this to life at Bear Creek. A craft featuring vegetables and a lovely hike created an afternoon of fun for all!
- Fountain Creek Nature Center is a major hub for the **Pikes Peak Birding & Nature Festival**, which hosted its 10th annual event this May. Almost 300 attendees from 16 states and 1 Canadian province explored the Pikes Peak Region to discover 204 bird species in 3.5 days! Guests had 88 field trips, workshops, and seminars to choose from to pack their weekend schedule with. While survey results are still coming in, results show even better overall scores than last year, and participants love this festival and plan to be back each year. The festival continues to be a financially accessible and welcoming learning opportunity for those new to birding or to El Paso County.



Outreach Events and Other Items:

- El Paso County Parks was awarded a **\$30,730 grant from the Colorado Disability Funding Committee** to support the Trailability Program, currently offered at Bear Creek and Fountain Creek Nature Centers. This program provides free access to "Terrain Hoppers"—off-road mobility vehicles—for individuals with disabilities to explore local trails alongside family, friends, and staff or volunteers. The grant will fund maintenance of existing vehicles, modifications, and the purchase of a new Terrain Hopper for the future Fox Run Nature Center, helping expand outdoor access across the County.
- **Paint Mines'** busy season is upon us. In May, we hosted four programs: two guided tours for the Pikes Peak Birding and Nature Festival and two Prairies Hikes. This year, for the Birding Festival, we added an additional Paint Mines field trip, and both trips had a 100% turnout rate. In addition to the four programs led by EPC staff, a field trip to the west side of the Paint Mines was also led by one of the festival chairs. With our team settled into their roles, we look forward to our regularly scheduled guided hikes happening from June through October.



- The May 23 Opening of **Rainbow Falls** was a great success, featuring two outstanding staff members—one a retired geologist and the other the original Caretaker of Barr Camp above Manitou Springs. Their expertise and enthusiasm greatly enriched the visitor experience. We are once again proud to partner with Adventures Out West to provide a convenient shuttle from Higginbotham Flats to the historic site.
- **Teen Camp Assistants** are a valuable part of camp leadership that helps Bear Creek Nature Center staff keep groups of campers engaged and safe during Summer Nature Camps. On May 28th, nature center staff led the annual Teen Camp Assistant Training at Bear Creek Nature Center, during which teens familiarized themselves with the nature center and learned about the role of a Camp Assistant through discussion, fun quirky skits, and games. Bear Creek Nature Center has seen a welcome increase in the number of Teen Camp Assistants over the years, with many nature campers lending their time and talents after they age out of Middle School Camp. This year, thirteen teens will share their time, enthusiasm, and knowledge to help connect the next generation of youth to the natural world at Bear Creek.
- Fountain Creek Nature Center is very proud and feels very fortunate about all our Pikes Peak State **Interns and returning Seasonal Staff!** This past spring, PPSC interns Vanessa and Emily helped us through a very busy field trip season, helped us put together programs, and planned for future activities. As we roll into summer, new interns Raven, Saniyah, and Tahji will assist with program planning and leading, nature camp, and administration. To top off our readiness, previous seasonal staff-turned-volunteers Harley and Keegan are back again as staff. Along with our six teen volunteers who will assist during Camp, we're feeling prepared to take on the summer!
- May was full of celebration, competition, and community at the **El Paso County Fair & Events Center!** Auto Races brought speed and excitement back to the track, while Musical Bingo had guests singing and laughing the night away. We welcomed youth exhibitors for goat, lamb, hog, and rabbit shows, as well as tag-in and weigh-in events as fair season ramps up. Graduation parties and end-of-year banquets filled the grounds with proud families and students marking major milestones. As always, our community partners gathered for their monthly meetings, keeping connections strong and momentum going. May was a great mix of tradition, fun, and Fair preparations!





Special Events and Program Calendar

June 11 - July 9, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
June 2-6	Monday-Friday	Nature Camp: Bear Creek Rocks! Geology Camp	Bear Creek Nature Center	Children ages 6-11	9am-3pm, \$155/child
June 2-6	Monday-Friday	Nature Camp: Nocturnal by Nature	Fountain Creek Nature Center	Children entering grades 1-5	Camp Full. \$165 per child. 9am-3pm
June 9-13	Monday-Friday	Nature Camp: Scutes, Scales, & Pollywog Tails	Fox Run Regional Park	Children entering grades 1-5	\$105 per child. 9am-12pm
June 10-12	Tuesday-Thursday	Archery Camp	Bear Creek Regional Park	Ages 6-17	9am-12pm, \$115/camper
June 11	Wednesday	Nature Explorers - Bug Dance	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
June 12	Thursday	Little Wonders - Cute Caterpillars	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am & 1-2:15pm, \$3/ person
June 12	Thursday	Nature Adventures: Sunergy	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
June 13	Friday	Nature Adventures: Sunergy	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
June 14	Saturday	Parent/Child Forest Bathing Walk	Bear Creek Nature Center	ages 6+, parent must attend	9:30am- 12pm, \$25/ child, \$20/ member child, prepaid registration required
June 14	Saturday	Restoration Crew	Bear Creek Nature Center	Adults or ages 14 and up with adult	9am-12pm, Free
June 14	Saturday	El Paso County Kite Festival	Falcon Regional Park	All Ages	10am-2pm, Free, Open to the Public
June 16-20	Monday-Friday	Nature Camp: Middle School Mster Naturalist Camp	Bear Creek Nature Center	Children 5-8 grade	9am-3pm, \$165/camper
June 16	Monday	Eastern CO Prairie Homestead Skills - Canning Class	Fair & Events Center	All Ages	1-3pm, Free, Open to the Public
June 17	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
June 19	Thursday	2s & 3s Outdoors: Fabulous Feathers	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, \$3/ person
June 20	Friday	2s & 3s Outdoors: Fabulous Feathers	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, \$3/ person
June 20	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
June 21	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
June 21	Saturday	The Buzz on Bumble Bees of the Front Range	Bear Creek Nature Center	All Ages	9-10:15am & 10:45am-12pm, \$5/ person, prepaid registration required
June 21	Saturday	Paint Mines Guided Hikes	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/ person, Pre-registration required
June 21	Saturday	Painting With a Purpose	Painting With a Twist	Adults or ages 14 and up with adult	11am-1pm, \$39-\$49/ person, prepaid registration required
June 23-27	Monday- Friday	Nature Camp: Junior Naturlist	Bear Creek Nature Center	Children ages 6-11	9am-3pm, \$155/child
June 24-26	Tuesday-Thursday	Archery Camp	Bear Creek Regional Park	Ages 6-17	9am-12pm, \$115/camper
June 24	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
June 28	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults or ages 14 and up with adult	9:30am-12pm, \$25/ person, \$20/ member, prepaid registration required
July 1	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
July 5	Saturday	Paint Mines Guided Hikes	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/ person, Pre-registration required
July 5	Saturday	Restoration Crew	Fountain Creek Nature Center	Adults or ages 14 and up with adult	9am-12pm, Free
July 8-10	Tuesday-Thursday	Archery Camp	Bear Creek Regional Park	Ages 6-17	9am-12pm, \$115/camper
July 8	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
July 7-11	Monday-Friday	Nature Camp: Wildchild Adventures	Fountain Creek Nature Center	Children entering grades 6-8	Camp Full. \$185 per child. 9am-3pm

* 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
MAY 2025**

Park Planning Division

Capital Project Management / Planning:

Crews Gulch Regional Trail Paving Project – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks has been awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in June or July 2025, which is currently in the procurement and contractual phase.

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 was completed in late-April 2025 with the final installation of the guardrails and benches.

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site in March and will develop a scope of work to complete these repairs in 2025.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit design. Public and key stakeholder engagement started in May 2023 and is ongoing. This includes interviews, public meetings, and attendance at community events (28). There are also sign postings, and a project website. Conceptual design work continued throughout 2023. Design Development continued



through 2024. The project was submitted to El Paso County Planning and Community Development for agency review in December 2024. Comments are being submitted and addressed by the project team. Colorado Parks and Wildlife awarded \$1.25 to the project.

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 completed punch list items in April 2025. OWTS inspection and testing will be completed in May prior to opening the restrooms to the public.

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. Final drawings and specifications were received in May. Project bid documents are being developed with County Procurement for project construction.

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 with a contract awarded to Olsson in April for \$796,165. The project will start in May and will take approximately 18 months.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This will be the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Drake Lake Natural Area, Falcon Regional Park, and Fountain Creek Regional Trail. Work is anticipated to be completed at these locations in 2025. An IFB to complete trail resurfacing of the Woodlake Trail will be issued in May.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. The project is in the contractual phase with construction planned for summer 2025.

Pineries Open Space – El Paso County Parks has been awarded a seven-week GOCO / Mile High Youth Corps grant to construct a 2-mile natural surfaced singletrack trail in the southwest corner of the open space property. In support of the project, El Paso County has contracted with Rocky Mountain Field Institute to provide project management and technical assistance. A site visit was held in July and the work is scheduled to be completed between July and September. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. In addition to trail construction, a forest mitigation project is underway to clear the trail corridor and address other dead-standing and pine beetle areas. RMFI/MHYC, with assistance from North District Park Operations staff, have completed the trail and associated puncheons and bridge. The trail is officially open at this time, with only wayfinding signage left to install.

Santa Fe Open Space Trail Construction Project – The 2024 Capital Improvement Program identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of

singletrack trail on the open space's northwest side, as well as to an overlook on the open space's southern boundary. Trail corridor forestry work has been completed, and Rocky Mountain Field Institute (RMFI) has been chosen to complete the trail work, which is scheduled to take place in June 2025, and will also include the construction of crib steps and a puncheon/boardwalk.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in 2025.

Willow Springs Ponds (NRCS) – El Paso County received NRCS funds to complete repairs to the Willow Springs Ponds and Duckwood Trailhead from June 2023 flood damages. The design was completed in 2024. Naranjo was awarded a construction contract and work was completed October 2024 – April 2025. 2024. A presentation to the Park Advisory Board is scheduled for May.

Other:

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

Fountain Creek Watershed, Flood Control, and Greenway District - Staff continue to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder. A portion of the Fountain Creek Regional Trail will be realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

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

Grants - Grants were submitted to Colorado Parks and Wildlife and Great Outdoors Colorado for the Fox Run Nature Center. Awards will be announced in Spring 2025.

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

Park Operations Division

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of May. Seasonal employee interviews and training, irrigation inspections and repairs, irrigated and native turf mowing operations, herbicide applications, landscape bed maintenance, playground inspections, box blading of trails and lots, and daily illegal camping checks were priorities during the reporting period.

The Recreation and Cultural Services Division hosted one of their “restoration crew” events on May 31st at Bear Creek Nature Center. Through the coordination of Interpretive Program Coordinator, Kylee Taylor, volunteers removed fallen limbs and debris, collected trash, removed invasive plant species, replenished material in the pollinator hotel, and cleared drainages on sections of trail. Park staff assisted by providing tools and cleaning up large slash piles after the outing.

Bear Creek Regional Park hosted students from the Classical Academy on May 2nd for their annual volunteer event. This year’s project was fire mitigation and corridor clearing along a popular section of trail at Bear Creek East. Two “Titan” teams swept the area, collecting and piling up loose debris from along the trail corridor. Five very large piles of debris were collected, requiring half a day of work for park staff to remove them. I would like to thank TCA students for their efforts, as they helped remove low lying fire fuels and made this area more appealing for other park users.

The Bear Creek Dog Park restroom renovation is complete. The final walk through with Ed Green Construction and EPC representatives took place in early May and the restroom is now open to the public. Deep cleaning of the entire facility, exterior stucco repair, caulking, and painting, new stain on the large timbers, a fresh coat of polyaspartic resin on the interior flooring, new heating units, exhaust fans, toilet paper dispensers, door closers and door paint, and new fencing for the dog holding pen were items addressed in this project. The Central team completed the project by removing a partially completed paver walkway and replacing it with a timber and gravel perimeter splashpad, protecting the fresh stucco from deterioration and providing a much cleaner appearance.

Park staff continue weekly monitoring visits to Rainbow Falls Historic Site to check for graffiti, remove trash, and provide additional maintenance. With the site opening for visitors on May 23rd, staff spent time trimming, pruning trees, applying herbicide, re-installing the security camera, and clearing off all paved surfaces.

The Downtown team’s priorities during the reporting period included irrigated and native turf mowing operations, bed maintenance, tree pruning, herbicide applications, and site preparations for the upcoming EPC employee appreciation picnics.

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 – With rentals and events in full swing at the County Fairgrounds, staff has been prepping for several graduation parties, two BST auto races, and a miniature horse show. The team has also been making sure all the smaller club meetings and 4H clinics have been covered as well.

Throughout the month of May the fairgrounds team worked on items from our summer and County Fair prep list. Some of the projects the team completed this month were painting doors inside the grandstands building, replacing the main line valve for the livestock arena building, and the completion of repairs to the livestock panels throughout the fairgrounds. We will continue to chip away at the projects on this list leading up to the 2025 County Fair.

The parks team prioritized the aeration and fertilization of all our active use areas in the park properties. The team has been working hard to keep up with mowing operations since we received a decent amount of moisture this spring and into early summer.

The parks team ordered rock mulch for the remaining beds at Homestead Ranch Regional Park. With the rock that was ordered we should be able to complete the remaining beds in the parking lot area of the park. This addition will aid in weed control and improve aesthetics around the parking area.

Multiple replacement signs were ordered for various park locations as well as the fairgrounds. Both maintenance teams are in the process of replacing old and dilapidated signage.

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 – Our team priorities this reporting period were spring fertilization, irrigation repairs, project completion, and adjusting to the busy reservation season. All active use areas were fertilized and treated for weeds. All landscape beds were cleaned up and followed by an application of pre-emergent herbicide. In addition, we installed new plants within Fox Run Regional Park at the Pine Meadows bathroom landscape beds. The new plantings were installed by the area sponsor which is the Kinnikinnik Chapter NSDAR Conservation Committee members. We appreciated their continued support! We also installed new plants in the lake gazebo beds, and the Stella entrance bed. We installed the fountain in the lake at Fox Run for the season. Native mowing and trimming also took place.

The bathroom renovation at Black Forest Regional Park is underway. The interior and exterior of the bathrooms have been painted. Floors have been prepared and treated with heavy duty epoxy paint. New toilets, partitions, counters, heaters, bathroom fans and lighting will be installed soon. The roof is also being partially replaced, resealed, and new ventilation added. The parking lot cracks were repaired, broken curbing was replaced, sealcoat applied to the entire lot, and freshly painted lines were applied. The park looks awesome!

Our team completed several accomplishments at Pineries Open Space. We addressed several misaligned parking lot curbs in the parking lot. The curb stops were reset after we repaired and leveled the edges of the parking lot. Front Range Arborists completed removal of 88 trees infested with mountain pine beetles.

The North District also hosted a sawyer training program within the Pineries for the third year in a row for the Mile High Youth Corp. They organize the training, and we benefit by improving the health of the forest at the site. Staff also completed the second puncheon over a wetland area on the original trail loop. This low bridge will provide a safe crossing through the area for all trail users.

Several improvements were made to the Baptist Road Trailhead property. The large junipers were trimmed, trees were pruned, and the native areas were trimmed with mowing to follow.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – The South District team spent time performing trail maintenance, 5S cleaning practices, general parks cleaning, irrigation repairs, gate repairs, and landscape maintenance. Mowing operations are in full swing and staff completed fertilization and aeration at all properties.

The team continues to repair all gates by welding, painting and securing loose hardware. We have completed 9 gates so far and have several more to go. We will continue this for the next month or so to ensure all gates are in good operational condition.

The south team started a landscape bed renovation project near the horseshoe pit at Fountian Creek Regional Park. We removed the old landscape material, repaired broken irrigation, removed roots, and prepped for new decorative rock mulch. Some of the new rock has been installed. More rock has been delivered, and we hope to complete this project soon.

Staff spent a significant amount of time working on irrigation startups and repairs. There were several irrigation heads that were not working correctly, as well as valve issues throughout the parks. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. This will lead to more even watering across turf areas. An irrigation controller was replaced at Stratmoor Hills Park. All systems are up and running for the growing season. We continue to monitor and adjust heads throughout the season.

A large portion of our time was spent mowing, string trimming, edging, and cleanup of the turf and native areas. The crew has a weekly mowing schedule that we try to follow as close as possible depending on the weather. This includes mowing of both irrigated turf and native grass areas. Our operators also enjoyed using the new John Deere brush hog mower in Widefield park. The new unit made quick work of the fairway grass. The mower worked very well and proved to be more efficient than the old unit due to increased ground speed and better cutting abilities.