

PARK ADVISORY BOARD

Meeting Agenda Wednesday, October 8, 2025 – 1:30 p.m. Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>			<u>Presenter</u>	Recommended Action	
1.	Call Meeting to Order		Chair		
2.	Appr	oval of the Agenda	Chair	Approval	
3.	Appr	roval of Minutes	Chair	Approval	
4.	Introductions / Presentations				
	Α	Jeremy J. Chatelain Proclamation	Chair	Information	
	B.	2025 Summer Camp Program Review	Jessica Miller	Information	
5.	Citizen Comments / Correspondence Chair on items not on the agenda (limited to three (3) minutes unless extended by Chair)				
6.	Development Applications				
	A.	Antelope Ridge and Bull Hill PUDSP	Ashlyn Mathy	Endorsement	
	B.	Sundance West Final Plat	Ashlyn Mathy	Endorsement	
7.	Information / Action Items				
	N/A				
8.	Monthly Reports		Staff	Information	
9.	Board / Staff Comments				
10.	Adjournment				

Minutes of the September 10, 2025 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present:

Thomas Lachocki, Chair Vincent Prins, Vice Chair John Wallace, 2nd Vice Chair Jane Newman, Secretary Bryan Williams Andrew Dwyer Staff Present:

Todd Marts, Executive Director Sabine Carter, Administrative Coordinator

Brian Bobeck, Division Manager - Park Operations

Theresa Odello, Division Manager – Rec. & Cultural Services

Jason Meyer, Division Manager – Park Planning

Ross Williams, Senior Parks Planner

Ashlyn Mathy, Parks Planner

Absent: Jeremy J. Chatelain, Janna Blanter

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. <u>Approval of Agenda:</u> Jane Newman made a motion to approve the meeting agenda. Vincent Prins seconded the motion. The motion carried 6 0.
- 3. <u>Approval of Minutes:</u> Vincent Prins made a motion to approve August 13, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried. 6 0.
- 4. Introductions and Presentations:

A. 2025 County Fair Review

Andschana Aljets presented an overview of the 2025 County Fair. The Fair celebrated its 120th year with a potato theme named "Spudtacular Journey". Mrs. Aljets stated that from the humble beginning as a Potato Festival, to the county fair we know today the El Paso County Fair is the county's largest event, celebrating the County's history and heritage. Over 31,000 people attended the Fair, which generated over \$350,000 in revenue. The Fair partners with over 50 local business and organizations which contributed \$112,500 in sponsorship revenue.

B. Paint Mines Interpretive Park Fencing Project Summary

Ross Williams provided a summary of the recently completed Paint Mines Interpretive Park fencing project. In recent years, the number of visitors to Paint Mines Interpretive Park increased dramatically, leading to several management challenges which include vandalism, vehicle congestion, user-created social trails, climbing on the formations, and overall site

RECORD OF PROCEEDINGS

degradation. The Paint Mines Interpretive Park Master Plan identified numerous areas for the installation of new fencing, wooden rail post and dowel fencing, or steel bollard and chain sections which would provide an extra layer of protection for the fragile formations and surrounding prairie environment. For the final phases of fencing and formation protection, the project involved the installation of 2- and 3-rail wooden post and dowel fencing, as well as the modification of existing 3-rail fencing. Mr Williams provided a power point presentation to the board and addressed questions from board members.

C. 2025 Creek Week

Dana Nordstrom presented the 16th annual Creek Week. Creek Week is Colorado's largest cleanup event, giving volunteers the chance to take part in activities, programs, and events that reduce litter and debris in our waterways. Mary Wilson, Fountain Creek Watershed District Outreach Coordinator presented a power point presentation providing an overview of the history, mission, outreach and education programs, project and supportive governments. This year's Creek Week Kick-Off will be held on September 27 at the Fountain Creek Nature Center. Cleanup opportunities are also available at Fox Run Regional Park, Bear Creek Dog Park, the Santa Fe Regional Trail, and many other watershed locations. Mary Wilson also addressed questions from board members.

5. <u>Citizen Comments:</u>

County Commissioner Bill Wysong stated that he is on the board of the Fountain Creek Watershed board of directors representing El Paso County. The organization has been the recipient of a 50-million-dollar grant of which approximately 36-million dollars has been used on projects. A total of one billion dollars' worth of project have been identified. Commissioner Wysong provided an overview of the history of the Fountain Creek Watershed and the challenges with a creek that was never designed to receive the large amounts of water flowing into the creek and therefore leading to flooding and to the resulting destruction of properties.

6. Development Applications:

A. The Commons at Falcon Field Filing No. 3 – Final Plat

Ashlyn Mathy presented The Commons at Falcon Field Filing No. 3 – Final Plat and addressed questions by board members.

Vincent Prins endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Commons at Falcon Field Filing No. 3 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$44,945, and urban park purposes in the amount of \$26,967. (2) El Paso County Parks Department Staff strongly encourage an active use park to be placed within one of the tracts to benefit the proposed residential lots. 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 this Final Plat. Jane Newman seconded the motion. The motion passed 6-0.

7. Information / Action Items:

A. Joint City / County Park Advisory Board Luncheon

Todd Marts reminded the board about the upcoming Joint City / County Park Advisory Board Luncheon. This is an annual luncheon where project updates and collaborative projects are being discussed. This year's luncheon will be held on October 1 at the Fountain Creek Nature Center.

B. 2026 Capital Improvement Program

Todd Marts presented the 2026 Capital Improvement Program (CIP). Mr. Marts stated that the motive behind the CIP is to improve safety, accessibility, and the quality of life through continuous maintenance and upkeep of current assets, parkland acquisition, and ongoing development of new park properties and facilities as our community grows. To achieve this, El Paso County Parks develops a Capital Improvement Program which identifies available funding and needs. The CIP is a fluid document. This proposed plan is not set until the budget is set by the Board of County Commissioners. The 2026 CIP will include risk management, citizen needs, funding, timing, critical functions, manpower reduction an addressing overall County goals. Funding sources for these projects are regional and urban park fees, capital improvement funds, CTF/lottery money, grants and fundraising. Brian Bobeck and Jason Meyer provided updates on several projects. Brian Bobeck gave an overview of the Fox Run Regional Park Pond and gazebo improvements as well as improvement overviews to the irrigation system. The Homestead Ranch Regional trail system will also see improvements as well as the Fountain Creek Regional Park with a well replacement, pond dredging and new liner installation and improvement to sidewalks. Jason Meyer gave an overview of several projects including Bear Creek Regional Park. This park features 4 unusable old tennis courts which will be replaced with two new tennis courts and two additional pickle ball courts, the archery range will also be replaced, and the parking lot will be upgraded. Additional project will be the final design for the Ute Pass Regional Trail, repairs to regional trails to include, Fountain Creek Regional trail, Falcon Regional Park trails and Hansen Trailhead. Black Forest Section 16 will see a trailhead parking lot expansion to accommodate equestrian parking. Todd Marts also touched on the need to improve the outdated AV equipment for the Bear Creek Nature Center. Park asset management inventory and assessment, and playground upgrades thought the park system will also be addressed. Mr. Marts addressed questions from board members.

Jane Newman moved to endorse the 2026 Capital Improvement Program. Vicent Prins seconded the motion. The motion passed 6 - 0.

8. <u>Monthly Reports:</u>

N/A

9. Board/Staff Comments:

Theresa Odello announced the Happy Trails event which will include the release of an owlet that was rescued from Park Headquarters after it fell out of its nest. The owl was nursed

RECORD OF PROCEEDINGS

back to health and will be released back into the wild. Mrs. Odello also announced a sustainability Fair at the Fountain Creek Nature Center and the upcoming Demo Derby at the El Paso County Fairgrounds.

10. Adjournment:

Jane Newman, Secretary

Jane Newman made a motion to adjourn	. Vincent	Prins	seconded	the	motion.	The
meeting was adjourned at 3:14 p.m.						

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Jeremy J. Chatelain Proclamation

Agenda Date: October 8, 2025

Agenda Item Number: #4 - A

Presenter: Chair

Information: X Endorsement:

Background Information:

Proclamation to celebrate the life and accomplishments of Park Advisory Board member Dr. Jeremy J. Chatelain.

Recommended Action:

Information Only

Proclamation Recognizing Park Advisory Board Member Jeremy J. Chatelain

- **WHEREAS**, The Park Advisory Board recognizes the services of Jeremy J. Chatelain as an active member of the El Paso County Park Advisory Board and thanks him for his thoughtful, and passionate contributions; and
- **WHEREAS**, Jeremy J. Chatelain served as the District 1 representative to the Park Advisory Board from June 2023 until his passing in September 2025; and
- **WHEREAS**, Jeremy J. Chatelain exhibited a tremendous heart, passion and desire for people with disabilities to experience the outdoors and to make lasting memories with their families and friends; and
- WHEREAS, Jeremy J. Chatelain was instrumental in bringing the Terrain Hoppers and the creation of the Trailability Program in El Paso County Parks and providing countless citizens with the opportunity to independently experience nature and the splendor of El Paso County Parks; and
- **WHEREAS,** Jeremy J. Chatelain helped raise awareness among Park Advisory Board members of the importance of accessibility in planning, design, and maintenance, encouraging thoughtful consideration of right-of-way, pathway clearance, and inclusive experiences for all citizens; and
- WHEREAS, Jeremy J. Chatelain generously shared his professional expertise by providing ongoing guidance, resources, and connections to adaptability specialists, ensuring that El Paso County Nature Centers could continually strengthen its accessibility initiatives; and
- **WHEREAS,** Jeremy J. Chatelain fostered unity and consensus and helped create an environment where all citizens felt heard and respected.

NOW, THEREFORE, BE IT RESOLVED THAT the Park Advisory Board hereby expresses its deepest sympathy and gratitude to Jeremy J. Chatelain's family for his years of dedicated volunteer service for the citizens of El Paso County.

AND BE IT FURTHER RESOLVED that this Proclamation be recorded in the minutes of the El Paso County Park Advisory Board Meeting and thereafter preserved as a tribute to Dr. Chatelain's volunteer service, and an executed copy thereof be first read and then delivered to the family of our friend Jeremy.

DONE THIS 8th day of October 2025, at Colorado Springs, Colorado.

Park Advisory	Board of El Paso	County,	Colorado
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By:

Vincent Prins, Vice Chair

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Summer Camp Program Review

Agenda Date: October 8, 2025

Agenda Item Number: #4 - B

Presenter: Jessica Miller, Fountain Creek Nature Center

Supervisor

Information: X Endorsement:

Background Information:

The Recreation & Cultural Services Division of El Paso County Parks offered a variety of themed summer camps during the 2025 season at multiple sites, including Bear Creek Nature Center, Fountain Creek Nature Center, Bear Creek Regional Park (Archery Camps), and Fox Run Regional Park. These programs continue to provide meaningful and enriching opportunities for children to explore the outdoors, develop new skills, and build friendships while fostering a deeper connection to nature.

Camp themes integrated hands-on science, creative arts, outdoor recreation, and environmental stewardship activities designed to spark curiosity and inspire participants to become lifelong stewards of parks and the environment.

Staff will present an overview of the 2025 summer camp season, including participation numbers, program highlights, community partnerships, and evaluation results. The presentation will also share key successes, challenges, and trends observed, along with opportunities for future program growth and enhancements.

Recommended Action:

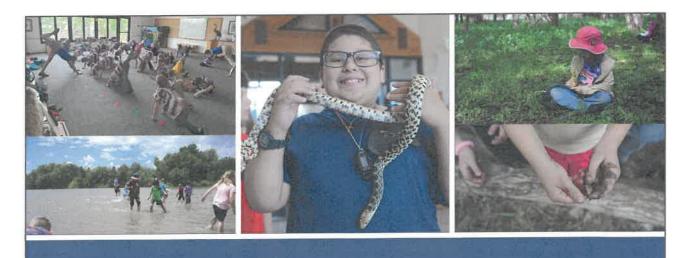
Information Only



Summer Nature Camps

Bear Creek Nature Center, Fountain Creek Nature Center, and Fox Run Regional Park

1



"Classic camp vibes, but small enough to be personable."







"Just being out in nature is an inspiration to do better for our world."

5



"My child does not typically care about nature, this has shifted that and he is more interested now."



"This is the only area camp that both of our boys (who are very different from each other) love."

7



"VERY cost effective and we appreciate a program centered around a beautiful community space, we also appreciate our daughter having other stewards of nature being such influential role models in her life."



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Antelope Ridge and Bull Hill PUDSP

Agenda Date: October 8, 2025

Agenda Item Number: #6 - A

Presenter: Ashlyn Mathy, Parks Planner

Information: Endorsement: X

Background Information:

The Antelope Ridge at Bull Hill PUDSP totals 165 acres and is located east of Marsksheffel Road and south of the Bradley Rd extension. It is located east of Colorado Springs and is immediately north of the Lorson Ranch Community. This project is linked to the previously approved Sketch Plan, the Rolling Meadows/ Bull Hill Sketch Plan. This sketch plan totals 1,137 acres and was approved in December of 2024 (SKP233). The Sketch Plan came before the Parks Advisory board in April of 2024. This proposal for Antelope Ridge at Bull Hill is the combining of a PUD rezone and a Preliminary Plan application.

Antelope Ridge at Bull Hill is zoned PUD (Planned Unit Development) which is a zoning district established to accommodate unique uses or development types or to address special development conditions. The project site contains several land uses, notably 472 single-family lots on 99 acres, school sites totaling 75.9 acres, drainage way / open space trats totaling 123.1 acres, and park sites totaling 52.9 acres. This project also includes several tracts identified as "future development" which allow for added medium and high-density family residential, as well as commercial development.

El Paso County Parks Staff has several comments regarding inconsistencies between the approved sketch plan and this PUDSP application. Parks Staff is seeking additional clarifications or revisions to ensure the application is being consistent with the El Paso County Parks Master Plan, Your El Paso County Master Plan, Approved Sketch Plan, and Land Development Code:

- 1. According to the approved sketch plan, and consistent with the Land Development Code, the channel/floodplain identified in Tract A totaling 25.75 acres should not be included in the open space calculations.
- 2. The Land Development Code allows detention facilities to be included in the open space calculations if they do not exceed 10% of the total dedication requirement. Several proposed open space tracts, particularly Tract N, are predominately utilized as detention which is potentially exceeding dedication requirements. Parks staff is questioning if this application does achieve the 10% open space dedication requirement for PUD zoning.

3. According to the approved Sketch Plan, the neighborhood park located in Tract J should be 1.5 acres, not 1.25 acres as shown on the PUDSP.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Jimmy Camp Creek Candidate Open Space Area encompassing a large portion of the project site. Natural resource values here include critical wildlife habitat, wetlands, and riparian vegetation. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area. During the Sketch Plan Parks staff commented on concerns about water quality and drainage in this area due to the drainage going to Fountain Creek and having the Widefield aquifer close to the surface, these concerns remain with this application. In the Sketch Plan the applicant depicts over 123 acres as channel / floodplain, 76.5 acres as easement/open space, and 52.9 acres as community/neighborhood parks.

The 2022 El Paso County Parks Master Plan shows one proposed primary regional trail and one proposed bicycle route impacted by the project. The proposed Jimmy Camp Creek Primary Regional Trail is located along the southern part of the property boundary, running east-west immediately adjacent to the northern boundary of the existing Lorson Ranch development. This planned regional trail will make a critical connection between these communities and public trail easements will be requested. On the northern end of this development is the Curtis Road Bicycle Route that runs along Bradley Road. Planned bicycle routes will be accommodated with existing and proposed public rights-of-way for Bradley Road, so no additional easement requests are necessary.

This application includes a 1.25 acres neighborhood park within Tract J. However, this park has been reduced in size and is no longer consistent with the previously approved sketch plan. As previously mentioned, this tract should be increased to 1.5 acres as shown on the approved sketch plan. This park includes two gazebos, a playground, landscaping, and pathways that will connect to the roads throughout the development. Additionally, a five-foot "breeze" trail is included within this phase of development. Several internal non-county trails can be found within multiple tracts, and an access road is proposed in the development to have dual use as a pedestrian trail. The park site and trails will provide recreational benefits and non-motorized connectivity to the residents.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

- The proposed PUDSP is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.
- Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.

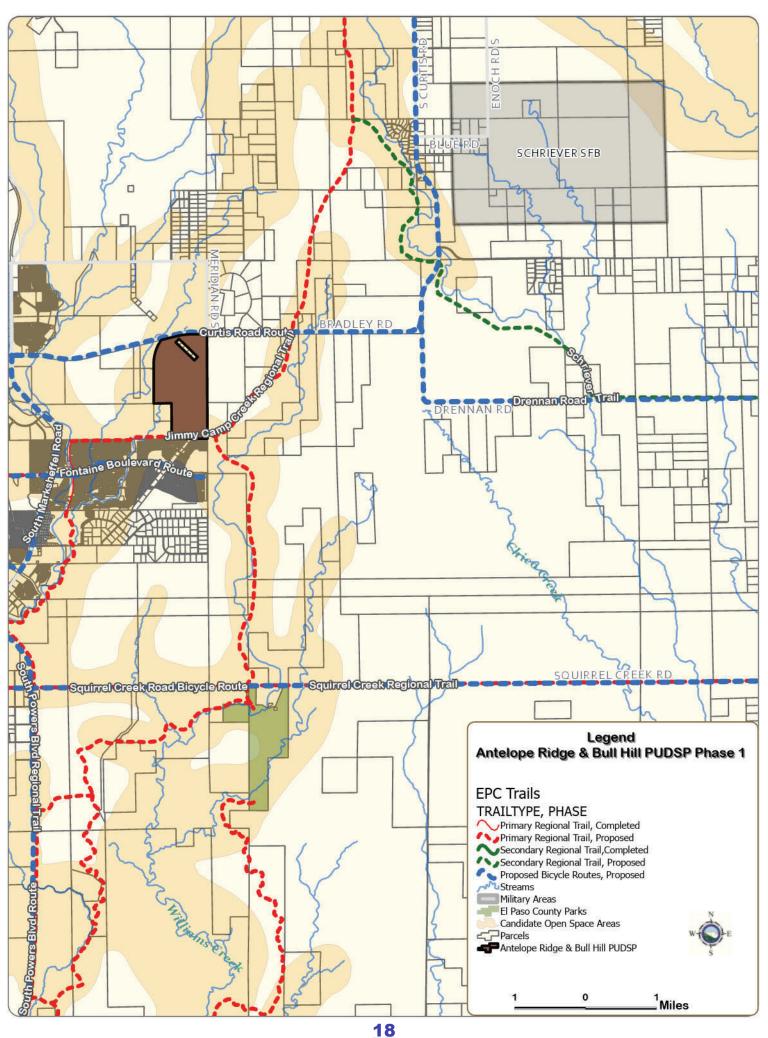
- Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The subject property is suitable for the intended use and is compatible with the adjacent existing/allowed land uses of residential (PUD) to the south, residential (R-1) to the west, Bradley Road ROW to the north, and RR-5 vacant land to the east.
- The development proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via Page | 9 sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces as an amenity for the residents.
- Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces.
- Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces. The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW. All necessary services are available to meet the needs for the proposed development. The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development.

El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, a neighborhood park, and trail corridors. Parks staff is requesting the applicant update and revise the letter of intent and land use table to clearly demonstrate and show the open space dedications. Parks staff recommends that the applicant, through forthcoming phased PUD/Preliminary Plans and Final Plats, designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows for the purpose of construction and maintenance of the Jimmy Camp Creek Primary Regional Trail.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this PUDSP application are based on 472 single-family dwelling units. Additional park fees will be calculated in the future if additional dwelling units are approved with the tracts reserved for future development.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Antelope Ridge at Bull Hill: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$238,360, and urban park purposes in the amount of \$143,016. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat. (3) designate and provide to El Paso County 25-foot public trail easements along the southern boundary of Antelope Ridge at Bull Hill that allow for public access, as well as construction and maintenance by El Paso County for the Jimmy Camp Creek Primary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (4) increase the neighborhood park site in Tract J from 1.25 acres to 1.5 acres to be consistent with the approved Sketch Plan. (5) request a second submittal with an updated letter of intent and PUDSP drawings clearly identifying open space tracts to ensure compliance with PUD zoning requirements.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations Recreation and Cultural Services - CSU Extension Office

September 30, 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: Antelope Ridge and Bull Hill Phase 1 PUDSP **Application Type: PUDSP**

PUDSP-25-005 Total Acreage: 165.00 PCD Reference #:

Total # of Dwelling Units: 472

Dwelling Units Per 2.5 Acres: 7.15 Applicant / Owner: Owner's Representative:

Matrix Design Group, Inc. Jeff Mark Regional Park Area: 4

212 W WAHSATCH AVE STE 301

Ross Friend Urban Park Area: 5 Eagle Development Company

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

Existing Zoning Code: PUD

of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

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

Regional Park Area: 4

(239) 272-1345

Urban Park Area: 5

0.00375 Acres x 472 Dwelling Units = 1.77

0.0194 Acres x 472 Dwelling Units = 9.157 Neighborhood: Community:

0.00625 Acres x 472 Dwelling Units = 2.95

Total Regional Park Acres: 9.157

Total Urban Park Acres:

4.72

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 472 Dwelling Units = \$56,168

\$505 / Dwelling Unit x 472 Dwelling Units = \$238,360

Community: \$184 / Dwelling Unit x 472 Dwelling Units =

\$86,848

Total Regional Park Fees: \$238,360

Total Urban Park Fees: \$143.016

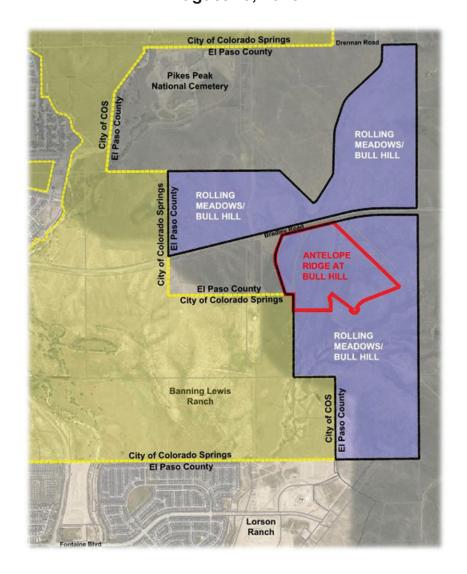
EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Antelope Ridge at Bull Hill: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$238,360, and urban park purposes in the amount of \$143,016. (2) a Park Lands Agreements may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) designate and provide to El Paso County 25-foot public trail easements along the southern boundary of Antelope Ridge at Bull Hill that allow for public access, as well as construction and maintenance by El Paso County for the Jimmy Camp Creek Primary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (4) increase the neighborhood park site in Tract J from 1.25 acres to 1.5 acres to be consistent with the approved Sketch Plan. (5) request a second submittal with an updated letter of intent and PUDSP drawings clearly identifying open space tracts.

Park Advisory Board Action:

10/8/2025

ANTELOPE RIDGE AT BULL HILL LETTER OF INTENT PUDSP August 25, 2025



PREPARED FOR:

Murray Fountain LLC, Eagle Development Company, Heidi LLC, Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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



Owner/ Applicant: Murray Fountain LLC, Eagle Development Company, Heidi LLC,

and Aeroplaza Fountain LLC 212 N. Wahsatch Ave., Suite 301 Colorado Springs, CO 80903

Office: (719) 635-3200

<u>Planner:</u> Matrix Design Group

2435 Research Parkway, Suite 300

Colorado Springs, CO 80920 Office: (719) 575-0100

<u>Civil Engineer:</u> Core Engineering Group

15004 1st Avenue S. Burnsville, MN 55306 Office: (952) 303-4212

<u>Tax Schedule No:</u> 5500000383, 5500000324

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC, is submitting a development application for a PUDSP on approximately 165-acres. The application is for the first phase of the larger Rolling Meadows/ Bull Hill sketch plan and shall be known as Antelope Ridge at Bull Hill. The subject site is located east of Marksheffel Road, north of the existing Lorson Ranch development, and south of Bradley Road. The subject site is currently zoned Concept PUD and seeks site specific PUD zoning. Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.

The parcel that makes up this submittal is vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a portion of an existing drainage way, East Fork Jimmy Camp Creek, that runs the length of the entire project North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

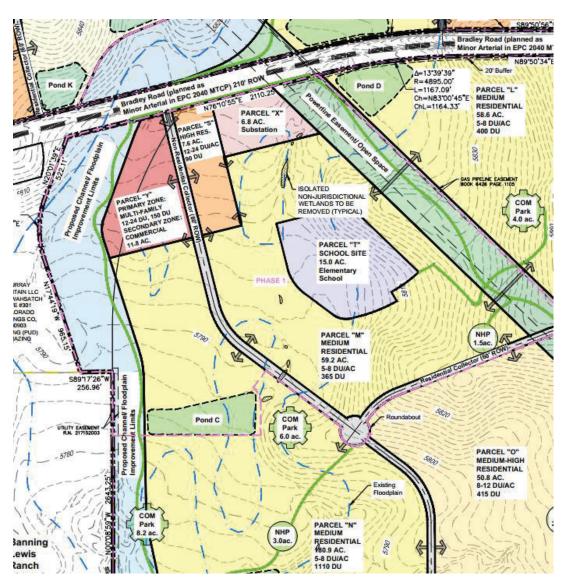
Request & Justification:

This application request approval of a PUDSP for the Antelope Ridge at Bull Hill. The subject site is part of the larger Rolling Meadows/ Bull Hill Sketch Plan approved December 12th, 2024 (Resolution No. 24-482). Infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and early grading requests will permit construction operations to begin upon approval of the PUDSP and prior to Final Plat.



The proposed application for Antelope Ridge at Bull Hill includes a total of 472 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. The future development tracts provide for an additional 90 higher-density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high-density multi-family residential units on 12-acres for a density 13 DU/ Acre. This parcel may also be developed as commercial pending market conditions and demand.

The approved Sketch Plan illustrates 5,440 units on 764.6 acres of residential land use through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks.



Page | 3



At this time all streets shown on the PUDSP drawings shall be public with proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

The Antelope Ridge at Bull Hill community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the development area of 165-acres, open space and community connections will be provided to open space corridors, the proposed pocket park as well as future parks, the school sites, future development tracts, and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024 and March 14, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

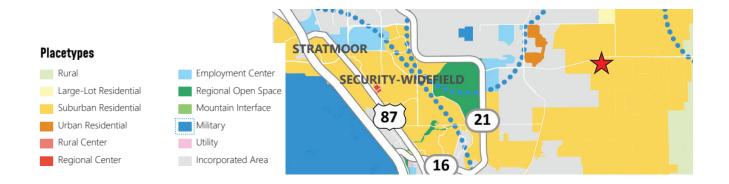
Your El Paso County Master Plan

Baseline Considerations:

1. Is there a desirability or demand within the community for this use?

Residential demand remains strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (Your El Paso County Master Plan, Introduction Page). This project will help to keep up with that demand by providing 472 single family dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project area is designated as Suburban Residential Placetype in the Area of Change: New Development and is consistent with the placetype's recommended land uses. Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.





- 2. Does the market support the need for the use? Would the use be viable if built right now? As previously discussed, demand remains for the proposed land uses. Increased density will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.
- 3. Would the use be providing necessary housing or essential goods and/or services? The proposed development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity center, such as the Peak Innovation Park, providing numerous job opportunities.

Geographic Considerations:

- Is the proposed use located within a Key Area? If so, does it fit with the
 development recommendations for that particular Key Area?
 Per the <u>Chapter 4 Housing & Communities Framework</u> map on page 49, the
 project is identified as a Suburban Residential Area Priority Development
 Area. This framework identification specifies locations within the county
 that should be prioritized first for new residential development to help
 accommodate the anticipated growth over the next 30 years.
- 2. Does the use promote the level of change identified in the Areas of Change? Per the Chapter 3 Land Use Framework: Areas of Change Map on page 20, the project area is identified as an area of New Development. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this proposed project will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully



developed as illustrated on the sketch plan drawings meeting <u>Chapter 14 Implementation Goal LU1:</u> Ensure compatibility with established character and infrastructure capacity.

- 3. Does the use fall within the primary or supporting land uses within the appropriate placetype? Per Chapter 3 Land Use Framework the proposed project is designated as Suburban Residential Placetype in the Area of Change: New Development and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth.
- 4. Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality? Per Chapter 4 Housing & Communities Framework: Priority Annexation Map on page 50, the project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, notably Banning Lewis Ranch to the west. The proposed density and land uses would be compatible with existing and planned residential uses in the general vicinity; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.
- 5. Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types? Per Chapter 4 Housing & Communities Framework map on page 49, the project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years.
- 6. Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area? The proposed project area is not located within a Commercial Priority Development Area.
- 7. Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area? The proposed project area is not located within an Employment Priority Development Area.



County Systems Considerations:

- 1. Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area? Antelope Ridge at Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure "development pays for itself".
- Does the development trigger the need for such infrastructure?
 The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project's success.
- 3. Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided? The proposed PUDSP is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Best Practices Considerations:

- 1. Does the development appropriately include conservation design best practices to protect/preserve existing natural resources? Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.
- 2. Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation? Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.

El Paso County PUD Zoning Section 4.2.6D -Approval Criteria

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



- 2. The application is in general conformity with the Master Plan;
 The application is in general conformity with the Master Plan and the approved Rolling Meadows/ Bull Hill Sketch Plan.
- 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 subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
- 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; Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The subject property is suitable for the intended use and is compatible with the adjacent existing/allowed land uses of residential (PUD) to the south, residential (R-1) to the west, Bradley Road ROW to the north, and RR-5 vacant land 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; The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW.
- 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 proposed development is compatible with the surrounding residential and commercial land uses. Adequate open space, landscaping and buffering is illustrated on the PUDSP plan submittal.
- 7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project; The overall development project proposes improvement to the existing channel/ floodplain area (file no. CDR234). These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.
- 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 development proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via



- sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces as an amenity for the residents.
- 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; All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.
- 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; Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces.
- 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; The proposed project does not contain any mineral deposits of commercial value.
- 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 No exceptions or deviations are requested.
- 13. The owner has authorized the application. The owner has signed and authorized the application.

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below. The site meets the My El Paso County Master Plan's goals as discussed below and other sections of this narrative.
- 2. The subdivision is consistent with the purposes of this Code; The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
- 3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan; The subdivision is in conformance with



previously approved Rolling Meadows/ Bull Hill Sketch Plan. The proposed project maintains the proposed densities as illustrated on the approved sketch plan.

- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval); A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide a finding of sufficiency for both quantity and quality of water for this development.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code; A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.
- 6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]; An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024 and March 14, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, 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; Adequate drainage improvements; complying with State law, the EPC zoning code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.



- 8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Public sidewalks and trails will be constructed as necessary to provide pedestrian connections throughout the development.
- 9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.
- 10. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces. The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW. All necessary services are available to meet the needs for the proposed development. The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development.
- 11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this narrative.



- 12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.
- 13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. No deviations are requested at this time.

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Rolling Meadows/ Bull Hill in the amount of 5,721 single family equivalents which includes single family dwelling units, schools, parks, streetscapes, and a fire station.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

This project is located in the Ground Storage Service Area generally below the 5860 elevation. Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and on-site watermain laterals.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for landscaping (17.79ac low use, 0.12acres high use) which will



be calculated as a total of 1.028 single family equivalents.

The new water commitments are 165.2 ac-ft per year (472 lots) and 0.36 ac-ft per year (landscaping) for a total commitment of 165.56ac-ft per year.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

Based on the wastewater loading, the total wastewater load projected for this site is 0.096760 MGD for the 472 lots.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.09676 MGD of flow to the existing plant.

In conclusion, the proposed development is within the limits of the District's ability to serve it both with wastewater collection. Wastewater infrastructure is onsite, thus, no unusual costs will be incurred by the district or the Developer in developing this project.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 Integrate water and land use planning
- Goal 4.2 Support the efficient use of water supplies
- Goal 6.1.2 Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

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

The proposed application for Antelope Ridge at Bull Hill includes a total of 472 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. Single family lot sizes include 60'x110', 50'x110', and 45'x85'. The future development tracts provide for an additional 90 high density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high density multi-family residential units on 12-acres for a density 13 DU/ Acre (or optional future Commercial).

Total Number of Industrial or Commercial Sites:

One 11.8-acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Antelope Ridge at Bull Hill project is Phase 1 of the larger Rolling Meadows/ Bull Hill development. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.



Approximate Acres and Percent of Land Set Aside for Open Space:

Antelope Ridge at Bull Hill is currently zoned Concept PUD and shall seek site specific PUD zoning with this application. The open space calculations detailed below assume PUD zoning.

Per the EPC LDC, 16.5-acres or 10% of the total site area is required within the PUD zoning district to be provided as open space; 165 total acres X 10% = 16.6-acres of required open space. The Antelope Ridge at Bull Hill PUDSP proposes 36.38-acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.1% of the project site acreage. The total 36.38-acres of open space breaks down as follows; parks = 1.25-acres, open space = 9.38-acres, and drainage ways within open space = 25.75-acres. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, passive and active parks, and detention facilities. Additional open space may be provided within individual parcel areas, increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

A combination of Community Parks and Neighborhood Parks, totally 52.9-acres, have been conceptually illustrated throughout the overall Rolling Meadows/ Bull Hill development as well as trail corridors and trail connections.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

Antelope Ridge at Bull Hill illustrates a pocket park site, trails, an elementary school site, open space, and natural channel open space.

Traffic Engineering:

Vehicular access and street layout is illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this application for more details regarding traffic volumes, circulation, etc. The developer will work with BJ Ranches and the State regarding the ROW for Meridian Road at the subsequent stages of the development.

School District:

Antelope Ridge at Bull Hill is dedicating one 15-acre Elementary School Site. As the overall development will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District

Gas: City of Colorado Springs
 Electric: Mountain View Electric



4. Fire: Security Fire Protection District

5. School: Widefield District #3

6. Roads: El Paso County Road and Bridge7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD & Preliminary Plan:

Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

<u>Floodplain:</u> There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0790G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

<u>Site Geology:</u> RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

<u>Wetlands:</u> Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. Wetland features delineated for this site are associated with small, stormwater runoff fed depressional features which are not hydraulically connected to streamflow or groundwater. Site development is anticipated to sever the surface flow connection which supports these features, resulting in loss of wetland hydrology. As noted, these are not protected wetlands which do not require mitigation, however considerations for the development of wetlands has been incorporated into the proposed channel improvements.

<u>Air Pollution:</u> By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

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



<u>Noise Pollution:</u> Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

<u>Visual Assessment</u>: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Antelope Ridge at Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:

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

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

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

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

The U.S. Fish and Wildlife Service's IPaC mapper and website database (https://ecos.fws.gov/ipac/) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Antelope Ridge at Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.

A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2.11 AND 12, T15S, R55W OF THE 5TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°0450°E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2843,48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION

THENCE S00°045°FE AND ALONG THE BAST LINE OF THE SOUTHBAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRACLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 088124132;

THE MICH WESTED I VIANDALIONS THE MODIL DIGHT, OF WAY LINE OF DRADLEY DOAD THE FOLLOWING THREE 79 YOUR DODG.

(1) THENCE 989*5056*W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE.

(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°39'40". A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A

(3) THENCE \$78*1056*WIA DISTANCE OF 5797.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;

THENCE NOT/09/58/W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION

THENCE NO0'23'35W AND ALONG THE EAST LINE OF THE SOUTHWEST ONS-QUARTER OF SECTION 2A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738.

THENCE N89'38'08'E ALONG THE SOUTH LINE THEREOF 2668.39 FEET:

THENCE N89°37'47'E ALONG SAID SOUTH LINE \$80.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001 888;

THENCE \$46°04'43'E ALONG THE SOUTWESTERLY LINE OF ROLLING HILLS PANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498 31 FEET;

THENCE 132 95 FEET ALONG THE ARC OF A CURVETO THE LEFT. SAID CURVE HAVING A RADIUS OF 250,00 FEET, A CENTRAL ANGLE OF 30*28*10* TO A POINT OF TANGENT

THENCE NOT 341 9'F ALONG SAID TANGENT 1187 48 FEET TO A POINT OF CURVE-

THENCE 311 09 FEET ALONG THE ARC OF A CURVETO THE RIGHT SAID CURVE HAVING A RADIUS OF 1887 32 FEET A CENTRAL ANGLE OF 1892/2001TO A POINT OF TANGENT

THENCE N18*16*19'E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;

THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28*43*34*TO A POINT OF TANGENT.

THENCE N46°59'33'E ALONG SAID TANGENT 1196.80 FEET TO A POINT OF CURVE;

THENCE 364, 22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450,00 FEET, A CENTRAL ANGLE OF 46*22'26' TO A POINT OF TANGENT.

THENCE NO0°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;

THENCE N89*19/27*E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF 1128.76 FEET TO THE POINT OF BEGINNING,

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014 AT RECEPTION NO. 214084738 AND

EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENNAN ROAD AND MERIDIAN ROAD.

PARCELA CONTAINS A CALCULATED NET AREA OF 21.741 198 S.F. (499.109 ACRES MORE OR LESS).

PARCEL B

A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF

BASS OF BEARNOS. THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BBIND MONUMENTED AT THE NORTHEND BY A 3.50 INCHALLMINUM CAP IN PRINCE BOX STAMPED 13 174@ AND MONUMENTED AT THE SOUTH BOIDS TO SAID INCHALLMINUM CAP STAMPED 1.5 12/105* WITH THE LINE CONSIDERED TO BEAR SOUTH DO DEGREES 18 INJURIES AS SECORDS EAST, CHE SOUTH MONUMENT WAS TO TOURD, SEE BUT SO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM 500*16'31"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 59 SECONDS EAST (AM S00°16'45'E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455 51 FEET (2455.53' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12.

THENCE SOUTH 00 DEGREES IS MINUTES 37 SECONDS EAST (AM S00*18/32'E) AND ALONG THE BAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2835.48 FEET (2835.48" AM) TO THE SOUTHEAST CORNER OF SECTION 12,

THENCE SOUTH OD DEGREES IS MININTES AS SECONDS BAST (AM SOLY 27TH) AND ALONG THE AST LINE OF THE NORTHEAST ONE-CUARTER OF SECTION 13 A DISTANCE OF 280 FOR FEET (280 NO AM) TO THE EAST ONE-CUARTER CONNERS OF SECTION 13 AND THE NORTHEAST CORNER OF THE BLOCK AT LICRSON RANCH FLIAN NO. 3" AS RECORD LICREPRESENTED AND ZETIFISION THE RECORDS OF EL ARSO CONNITY, COLORADOR.

THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (AM 599°25'44"W) ALONG THE NORTH LINE AND ITS WESTERLY EXTENSION 268293 FEET (2663.29' AM) TO THE CENTER

THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20°11"W) AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636 75 FEET (2636 75 AMO TO THE NORTH ONE-QUARTER CORNER OF SECTION 13.

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM 989°29'02'VO AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SECTION 1.2 A DISTANCE OF 1323-33 FEET (1323.33" AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12:

THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N07/08/95/V) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHMEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 26/4.55 FEET (26/43.25 AM) TO THE NORTHWEST CORNER OF THE BAST ONE-HALF OF THE SOUTHMEST ONE-QUARTER OF SECTION 12;

THENCE SRIPT 7'26'W A DISTANCE OF 256 96 FEET

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

THENCE NOT \$244 197W A DISTANCE OF 985 15 FEET TO A POINT OF CURVE-

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36"53"56". A RADIUS OF 743.44 FEET, AND A LENGTH OF 490.03 FEET

THENCE N20°01'39°E ALONG SAID TANGENT 522.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 98124132:

THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE COURSES; NORTH N76*1056'E ALONG SAID RIGHT, OF WAY LINE 2110 25 FEET TO A POINT OF CURVE-

1. THORNER ALLONG SHILD RIGHT-OF-MAIL LINES FEET (THE ACTION OF COMPERS 38 MINUTES 41 SECONDS (AM 13°39'38'), A RADIUS OF 489500 FEET, AND A LENGTH OF 1167.15 FEET (1167.09'AM) TO THE POINT OF TANOBYT;

NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST (AMIN 89 50/34/E) A DISTANCE OF 1124 39 FEET (1124 54/AM) TO THE POINT OF

THE PROPERTY CONTAINS 27 782 841 S.F. (637 806 ACRES) MORE OR LESS AS SURVEYED.

GENERAL NOTES:

- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS, SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE PRELIMINARY PLAN AND SITE DEVELOPMENT PLAN SUBMITTALS FOR EACH PARCEL.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN
- THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/ PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE, AND SIGNAGE WILL BE BY A FUTURE METROPOLITAN DISTRICT AND/OR A FUTURE HOMEOWNERS ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY. TO BE OVINED AND MAINTAINED BY A FUTURE METROPOLITAN DISTRICT AND/OR A FUTURE HOMEOWNER'S ASSOCIATION.
- ALL DISTRICT OWNED FENCING SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WILL BE INCLUDED IN A TRACT OR EASEMENT TO ALLOW FOR FUTURE MAINTENANCE ACCESS.
- LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE EL PASO LAND DEVELOPMENT CODE.
- DEVELOPMENT WILL OCCUR OVER 4 PHASES. FINAL SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME
- LEVELOPMENT HILL DOWN OVER VERY SET PARKET SECTION IN THE PROVING VERY SET OF THE OVERVIEW AT THE PROCESS OF THE OVERVIEW AT THE PROVINCE OF THE PROPERTY OF THE PROVINCE OF T
- THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PIAN WHERE APPROPRIATED AND WOULD NEED TO BE REVIEWED BY COUNTY STRET TO SUBJECT HAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. IN NO CASE SHALL THE OVERALL ENTER OF DEVELOPMENT CONCEPT IS ADHERED TO. IN NO CASE SHALL THE OVERALL ENTER OF PROJECT.
- 10. SPECIFIC DEVELOPMENT STANDARDS INCLUDING SETBACKS LOT COVERAGE AND BUILDING HEIGHT WILL BE THROUGH SUBSECUENT DETAILED SUBMITTALS
- 11. THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:

WATER/WASTEWATER: WIDEFIELD WATER AND SANITATION DISTRICT GAS: CITY OF COLORADO SPRINGS

ELECTRIC: MOLINTAIN VIEW ELECTRIC

ELECTRIC MOUNTAINVIEW ELECTRIC
FIRE: SECURITY FIRE PROTECTION DISTRICT
SCHOOL: WIDEFIELD DISTRICT #3
ROADS: ELPASO COUNTY ROAD AND BRIDGE
FOLICE PROTECTION: ELPASO COUNTY SHERIFF'S DEPARTMENT

12. PROPOSED BUFFERS

OPEN SPACE NOTES:

- THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS SKETCH PLANAMENDMENT IS 252.5 ACRES, TOTALING 22.2% OF THE 1.136.9
- OPEI SPACE THE TOTAL 252, ACRES OF OPEI SPACE SPEAKS DOWN AS DOLLAMS, OPEI SPACE ASSEMBLY. TA ACRES INTURE PRINT WITHIN RESPONDENTIAL ACRES AS ACRES, INTURE PRINT WITHIN RESPONDENTIAL ACRES, AS A ACRES, WHICH PREVIOUSLE LOCATIONAL PRESENTATION FOR SPACE ASSEMBLY AS ACRES, WHICH PREVIOUSLE STATEMENT AND ACRES WHICH ACRES WHICH AS ACRES WHICH AS WELL AS ACRES WHICH AS WHITE BOOLESMARE RESOURCE.)
- PARK LOCATIONS AND SIZES ARE CONCEPTUAL AND SUBJECT TO CHANGE, PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LIAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS, ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITHELPASO COUNTY PARKS VIA A PARK LIAND AGREEMENT.
- 4. LANDSCAPE BUFFERS TO BE SHOWN WITH FUTURE PRELIMINARY PLAN SUBMITTALS.

TRAFFIC AND ROADWAYS:

- BRADLEY ROAD TO BE DESIGNED TO ILL PASO COUNTY ENDREERING CRITERIA MANUAL STANDARDS.
 RRADLEY ROAD TO BE OWNED AND MARTHANDED YOTY OF COURROOD SPRINGS.
 ALLINITRISHAL PUBLIC PROADS SHALL DESIGNED TO THE COURROOD SPRINGS.
 ALLINITRISHAL PUBLIC PROADS SHALL DOWNED HOW TO ALL MANUAL STANDARDS.
 INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO ILL RISCO COUNTY ENON-ECRING OFFIERIA MANUAL STANDARDS.
 CREATION OF TO FUTURE SECTION SHALL CONFORM TO ILL RISCO COUNTY ENON-ECRING OFFIERIA MANUAL STANDARDS.
 CREATION OF TO FUTURE SECTION SHALL PROMISE THE PROFILE OF THE PRO

THIS PROPERTY IS SUBJECT TO THE FIREINGS SUMMARY AND CONCLUSIONS OF A "SOUS AND SECLIOY STLLDY", ROLLING MEADOWS SPOLET FROM, EL RISO COMMY, COLLINGO PRIO-PROCY MOUTH AND COMMAN ORDY, AUGUST A 2022-AD ARRISCRED MEADOWS SPOLET FROM, EL RISO COMMY, COLLINGO PRIO-PROCY MOUTH AND COMMENT AND COMME

FLOODPLAIN:

THERE IS A MAJOR HYDROLOGIC FEATURE WITHINTHE PROJECT STE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FORM FLOODE/LAND SCETEMENED BY THE FLOOD BIJANNER FARTERME, COMMAINTY MAP NUMBERS "600H COFFRO", FAND WISHO COFFRO', FEFCTIVE DATE DECEMBER 7, 2016" REFER TO WATER RESOURCES EFFC SUBMITTAL COFFRANCES CHARACTER STATEMENT OF THE PROPERTY O

SHEET INDEX:

PROPOSED LAND USE CHART:

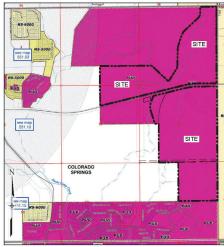
LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	10		6.7%
DISTRICT FACILITIES	6.8		10	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-24	1.0%
DEDICATED ROW	37.1			3.3%
EASEMENTS/ OPEN SPACE	76.5	er.		6.7%
CHANNEL/FLOODPLAIN	123.1	15		10.8%
COMMUNITY PARKS	38.5	- 14	ū.	3.4%
NEIGHBORHOOD PARKS	14.4	16	6	1.3%
TOTAL	1136.9	5440		100.0%

SITE DATA:

EXISTING ZONING SITE ACREAGE: 1136.9 ACRES MAXIMUM NUMBER OF UNITS:

BoCC Approved Set

ZONING MAP



Matrix

OWNER/DEVELOPER:

The Landhuis Company 212 N Wahratch Dr., Suite 30: Colorado Springs, CO 80903 (719) 635-3200

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

EL PASO COUNTY, COLORADO SEPTEMBER 2024

NO.	DATE	DESCRIPTION	E
0	09/12/2023	INITIAL SUBMITTAL	R
1	02/07/2024	SECOND SUBMITTAL	R
2	06/26/2024	THIRD SUBMITTAL	R
3	09/27/2024	FOURTH SUBMITTAL	R
DRA	WING INFOR	MATION:	
PRO	DJECT NO:	21.1129.017	

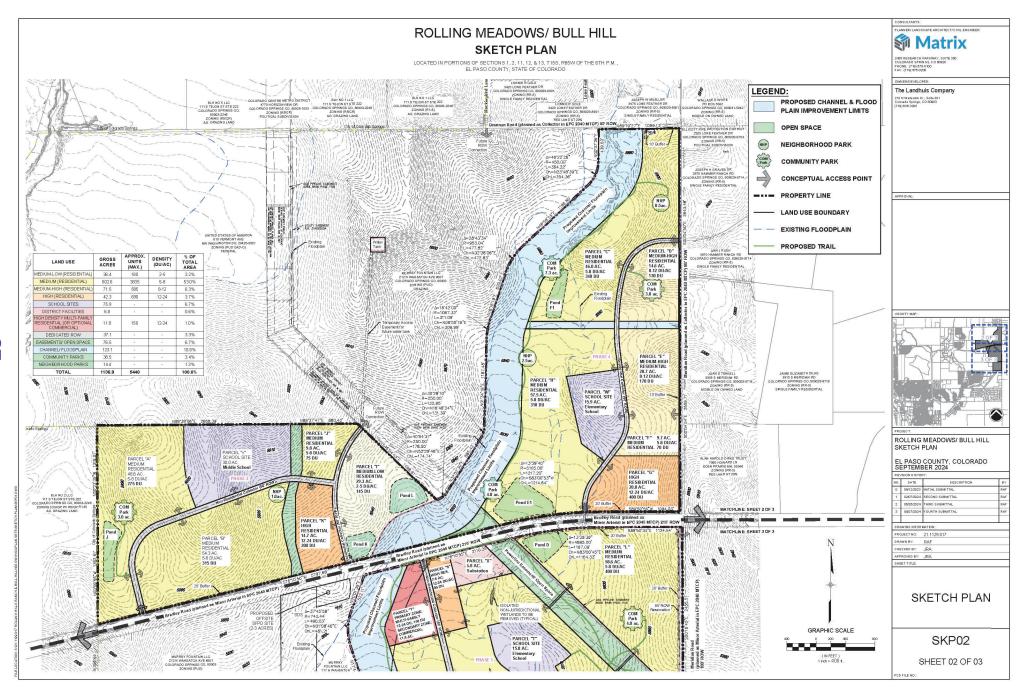
TITLE SHEET

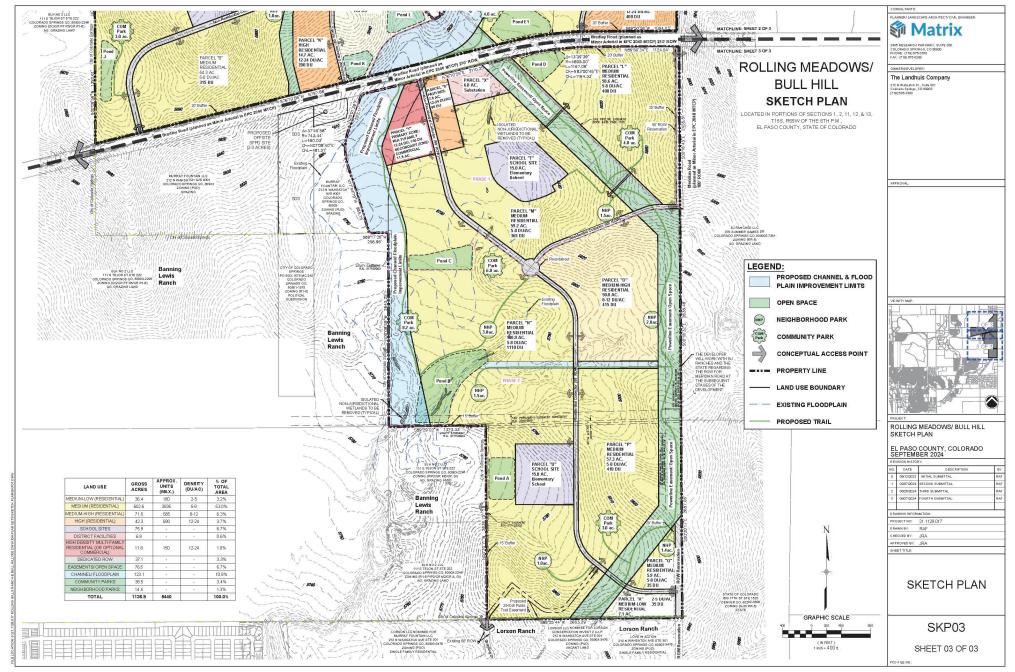
SKP01

SHEET 01 OF 03

DRAWN BY: RAF

CHECKED BY: JPA APPROVED BY: JRA





DEVELOPER
THE LANDHUIS COMPANY
212 W WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903 APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100 LANDSCAPE ARCHITECT

CIVIL ENGINEER
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)675-0100

GENERAL NOTES

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY OR LARGE STATEMENT OF THE CLASSFICKATIONS INCLIDING BRACILEY ROAD, ROLLING MEADOWS PARKWAY AND PRAINE SONG DRIVE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.

 2. ALL WHERE SYSTEM LEBERNIS AND SANTARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DECICATED TO THE WIDERFELD WATER S ANATION DISTRICT, ALL OTHER UTILITIES SHALL BE DOWNED AS
- APPROPRIATED.
 ALL ELECTROAC SERVICE SHALL BE PROVIDED BY MOUNTAIN HERVELECTRO. ASSOCIATION. ALL LOTS THROUGH WHICH MYEA
 FLORE CONTROLL BE CONTROLL BE RECORDED BY THE SEASMENT AS REQUIRED.
 PUBLIC UTILITY DEVANAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 FROMT. TEN PEET [10]

- REAR SEVENTEET (7).

 STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETENDED AND SPECIFICATIONS.

 DETINALS AND SPECIFICATION OF COVENANTS. CONTINONS AND RESTRICTIONS FOR ROLLING MEEDAD/SIBBLILLY METROPOLITAN DISTRICT NO. 1 DESIGN GUIDELINES.

 METROPOLITAN DISTRICT NO. 1 DESIGN GUIDELINES.

 PERMODE ALL PROPESSO PERMON SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS (PRIMO ALL PROPESSO PERMON SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS (PRIMO ALL PRIMO ALL PRI

- FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.

 NEW SDEWALKS, EXCEPT MTHAN FOR SPACE ON WHEN NOT ADJACENT TO A STREET, ARE TO BE 5° WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS SERVICES.

 RESPONSIBLE FOR PREVIOUR OF AN OWNER OF SHALL SH
- MINOR CHANGES TO RIGHT-OH-WAY, ASSESSINTS AND LOTS WITH MALLOX KORD SESSIN WILL NOT RECURRE AMERIMENT TO
 JUNE 1997. TO SIDE YARD SWARD SW

LANDSCAPE NOTES

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.

 URBAN PARK IMPROVEMENTS PROVIDED BY THE EXPELIOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPOINT BY THE ADDITIONAL STATE AND COUNTY PARKS, ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER REVIEW AND APPOINTS BY THE LOCATIONS FAVE STATE AND APPLIED AND APPLIED FOR THE ADDITIONAL SET AS SHOWN ON THE DRAWNOS. LOCATIONS FAVE SUBJECT TO CHANGE PERIODS OF UTURE FIRED. SEEN OF PARKS TEST AMENITES AND THIMMS OF CONSTRUCTION ARE DED ECTEMBRINE OF UTURE OCCORDINATION WITH THE LE PASO COUNTY PARK DEPARTMENT.

 COORDINATION WITH THE LE PASO COUNTY PARK DEPARTMENT.

 ANY LANDSCAPING WITHOUT AND STRICT NO. THE DEPARTMENT OF THE ADDITIONAL STRICT NO. THE ADDITIONAL STRI

- FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

 ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWINE ELEVATION OF THE ADJACENT ROADOWS THALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS WAY INCLUDE OUT AND END OF LOWER SILLOWS, SPARKED WHICE, ON PRIVATE PROPERTY, OUT SCHOOLS, ELECOSE, ADMINISTRATOR IN A PROVIDE TO THE ADJACENT ROADOWS. THE FLOWING SPARKED WHICE STATE OF THE ADJACENT ROADOWS. THE MINISTRATOR IF PRIVATE TO AT LEAST 5 FEET ABOVE THE FLOWING ELEVATION OF THE ADJACENT ROADOWS. THE MINISTRATOR PROVIDES AND EXCENSIVE AS ADMINISTRATOR SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRUMS AND BICYCLISTS FER THE ENGINEERING GRITERIA STALL PROVIDE SAFE CONDITIONS FOR PEDESTRUMS AND BICYCLISTS FER THE ENGINEERING GRITERIA STALL FROM THE PROVIDE SAFE CONDITIONS FOR PEDESTRUMS AND BICYCLISTS FER THE ENGINEERING GRITERIA STALL FROM THE PROVIDE SAFE CONDITIONS FOR PEDESTRUMS AND BICYCLISTS FER THE ENGINEERING GRITERIA STALL FROM THE PROVIDE SAFE CONDITIONS FOR PEDESTRUMS AND BICYCLISTS FER THE ENGINEERING GRITERIA STALL FROM THE SAFE OF SAFE ON THE SAFE ON THE SAFE OF SAFE ON THE SAFE ON TH
- MANUAL AS AMENDED.

 THALE TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN ANTELOGE RIDGE AT BULL HALL ANY FUTURE TRAILS. THE SECOND WITHIN ANTELOGE RIDGE AT BULL HALL ANY FUTURE TRAILS. SHALL BE FUTURE. THAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1.

ADA NOTES

THE SUBDIVIDERCREECHES HAS FAMILARIZED ITSELF WITH CURRENT AMERICANS WITH DEABLITIES ACT MODI, LAWS AND ACCESSIBILITY TRANSPORDED AND ACCESSIBILITY TRANSPORDED AND ACCESSIBILITY TRANSPORDED AND ACCESSIBILITY TO ACCESSIBLE AND ACCES

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0790G', EFFECTIVE DATE 'DECEMBER 7. 2018', ALL PROPOSED DEVELOPMENT IS LOCATED WITHIN ZONE X.

GEOLOGY AND SOILS NOTE

AN "ADDERDOUNT O SOILS AND GEOLOGY STUDY", ANTELOPE RIDGE AT BULL HILL EL PASO COUNTY, COLORADO" (RIMG-ROCKY MOLIYTAIN GROUP, AUGUST 5, 2022 AND AMENDED JANUARY 30, 2024 AND MARCH 14, 2025) IS NOLUBED WITH THE SUBMITITAL PACINGE AS PART OF THE REPORTOUS STUDY, DEVICIANCIPOR THEST BORRIGIS WERE COMPLETED. AS PART OF THIS ADDERDOUN, SIEW TEST SORINGS WERE COMPLETED. 2020 COLOR PLAZENDE AS DESCRIBED IN THE REPORT) WERE GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN THE REPORT) WERE FOUND ON SITE TO INCLUDE EXPANSIVE SOILS AND BEDROCK, COMPRESSIBLE SOILS, SEASONAL SURFACE AND SUBSURFACE WATER, UNSTABLE OR POTENTIALLY UNSTABLE SLOPES, SCOUR THAN ACCELERATED ERROSION ALMOS GENERABERS AND SAMMARKEWAYS, AND FRODON WHERE AVOIDANCE IS NOT READLY ACHIEVABLE. THE EXISTING GEOLOGIC AND EKONERING CONDITIONS CAN BE SATISFACTORILY MITICATED THROUGH PROPED RIGHDERING, DESGRI AND CONSTRUCTION PRACTICES.

STREET NOTES

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION LANDSCAPING AREAS, COMMONIO OPERI SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE ROLLING MERZOWSBULL IN LIKE REPORTUTIAN DISTRICT NO. 1.

- MEADOWSHILL HILL METROPULTAN DISTRICT NO. 1.

 STREET'S WHITH THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR GIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWAKES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREET'S AS ILLUSTRATED ON THIS PLAN. THE SUBDIVINGENCY, ANGRESS ON BEATON FOR PROVIDED ON BOTH SIDES OF ALL STREET'S AS ILLUSTRATED ON THIS PLAN. THE SUBDIVINGENCY, ANGRESS ON BEATON FOR THIS PLAN AND YET DEVELOPED OR BILDER SUCCESSOR'S AND ASSIGNESS OF A SIDE OF

ARCHITECTURAL CONTROL COMMITTEE REVIEW

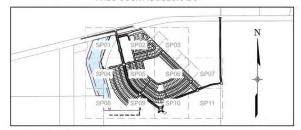
INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REQULATIONS OF ROLLING MEADOWSBULL HILL METROPOLITAN DISTRICT, AS WELL AS THE ROLLING MEADOWSBULL HILL METROPOLITAN DISTRICT, AS WELL AS THE ROLLING MEADOWSBULL HILL ODGS, COVENHATIS AND RESTRICTIONS.

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS. OPEN SPACE UTILITIES. SCHOOL AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, 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 EXPLICIPMENT FLAI SHALL EXCENSE. THE FRONCE AND RECIDIONS OF THE ELFRACE COUNT GRAND OF COUNTY
COMMISSIONISM FANT THIS REPRESIONED HE AND FANT FOR FRONCE AT BILL HE, IS IN GENERAL COUNTION TWITH THE I. PLASO COUNTY MANTER FLAI BL.
FASO COUNTY FOLLOY FLAI AND APPLICABLE SMALL AREA FLAINS; IS AUTHORIZED UNDER THE REVISION OF THE ELFRACE COUNTY AND DEVELOPMENT CODE.
AS ABERDICED, AND THIS DEVELOPMENT FLO COMPLETE WITH THE COORDOO PLAINED WITH OFF UP THE PROPERTY OF THE FLAI AND COUNTY AND DEVELOPMENT FOR THE COUNTY OF THE FLAI AND COUNTY AND DEVELOPMENT FOR THE COMPLET OF THE FLOID AND COUNTY OF THE FLAI AND COUNTY AND THE FLOID AND CO

RELATIONSHIP TO COLINTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT DI AN SHALL PREVAIL AND COVERN THE DEVELOPMENT OF RECATIONSHIP TO COUNTY RESOLUTIONS. THE PROVISIONS OF HIS DEVELOPMENT PLAN SPACE PREVAIL AND GOVERN THE DEVELOPMENT OF ANTELOPE RIDGE AT BULL HILL 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 PLANSES METHOD. AND ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT TO FIRSTNESS THE MILLUL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PIOL AND OF THE PINELS OF THE RESISTANTIAN OF THE BITTERS OF THIS DOUGH OWNERS THAN THE RESISTANTIAN TO THE USE OF OWNERS AND EXCHANGE OF THE PINELS AND THE FIRST OF OWNERS AND THE RESISTANTIAN TO THE USE OF UNIAN DATE TO LOCATION OF OWNERS AND EXPLAIN FAVOR OF EL PAGE COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGISTANT OWNERS GERANTIES OF THE THE PINELS AND THE

CONFLICT: WHERE THERE IS MORE THEN 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.

MAXIMUM LEVEL OF DEVELOPMENT; THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR THE DEVELOPMENT PLOY FOR DEVELOPMENT WITH THE SPECIFIED PLANNING AREAS IS THE AMOUNT DEVELOPMENT REQUESTED FOR PLATTING CONSTRUCTION PLUS ANY APPROVED DESIGN TRANSPERS). THE ACTUAL NUMBER OF DIVILLINGS OR LEGO OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMIS

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.

OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, STREET DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUT EXCEPT AS MODIFIED BY THE FULL.

17 PROVIDERS:
WATER: WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER: WIDEFIELD WATER AND SANITATION DISTRICT
GAS: COLORADO SPRINGS UTILITIES
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION

A PARCEL OF LAND IN SECTION 12, T19S, R85W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214000553 IN THE FL PASO COUNTY COLORADO RECORDS:

THENCE INTO SOCIETY ALANDHUS RESOURCE:

THENCE INTO STOPE A LONG THE SOLITHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 98124132 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF REFAINING.

THENCE CONTINUING INPRIOSE A LONG SAD RIGHT OF VAVY LINE 1,674 AS FEET TO THE WESTERLY LINE OF THAT 100 FOOT WOLF ELECTRICAL EASEBERT TO THE WESTERLY LINE OF THAT 100 FOOT WOLF ELECTRICAL EASEBERT TO EXCEPT THE RECORDS OF EL PAGO COUNTY, COLORIADO. THENCE 6990 SET AND ASSISTANCE OF 120 FEET. AND THE RECORDS OF EL PAGO COUNTY, COLORIADO. THENCE 6990 SET AND ASSISTANCE OF 120 FEET. THENCE 5890 SET AND ASSISTANCE OF 120 FEET. THENCE 5890 SET AND ASSISTANCE OF 120 FEET. THENCE 5890 SET AND ASSISTANCE OF 120 FEET. A POINT OF CUITAE. THENCE 5890 SET AND ASSISTANCE OF 120 FEET. A POINT OF CUITAE. THENCE 5890 SET AND AND ASSISTANCE OF 120 FEET. A POINT OF CUITAE. THENCE 5890 SET AND AND ASSISTANCE OF 120 FEET. AND ASSISTANCE OF

THENCE SYST'STEVAN DISTANCE OF 438 FEET;
THENCE 4439 FEET ALONG A NON TRAGEN CLIVEY TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120 OF FEET, A CENTRAL ANGLE OF 228°0305°.
THE CHORD OF 211 30 FEET BEARS STRY2155V.
THENCE ANSYSTEV AND TANCE OF 10 THE PREVIOUS COURSE, 712.38 FEET,
THENCE SYSTEV AND DISTANCE OF 250° FEET;
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THENCE SYSTIC AND DISTANCE OF 250° FEET;
THENCE SYSTIC AND DISTANCE OF 250° FEET.

THENCE SOFTET A DISTANCE OF 4379 REET TO A POINT OF CURVE.

THENCE THIS FIRST ALONG ACLINICE TO THE BORD THAN CURVE. HOWARD A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52*590°, THE CHORD OF THENCE SOFTET ALONG ACCURATE AND A DISTANCE OF 23.79 FEET.

THENCE SOFTET AND ADSTANCE OF 13.00 FEET TO THE ASST LINE OF THE WEST HALF OF THE SOUTHWEST CURRET (W % 5W %) OF SAID SECTION THENCE SOFTET AND ADDITIONAL OF THE TO THE NORTHEST CORNER OF SAID BLH NO. 2 LLC PROPERTY.

THENCE SOFTET AND ANDON THE MORTH LINE HERSECT SAID SECTION THENCE SOFTET AND ANDON THE HERSECT SOFTET.

THENCE N17*44'19"W A DISTANCE OF 965 15 FEET TO A POINT OF CURVI

THENCE 490.3 FEET ALONG A CURY OT THE RIGHT. SAU CURYE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37*4556°, THE CHORD OF 49.12 FEET BEARS NO 1004040° TO A POINT OF TAXICENT.

HENCE 490.31 FEET ALONG A CURYE TO A POINT OF TAXICENT.

HENCE 490.01 FEET A OISTANCE OF 522.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7.169.351 S.F. (164.586 ACRES, MORE OR LESS)

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE LANDHUIS COMPANY HAS EXECUTED THESE PRESENTS THIS ______ DAY OF ____

AUTHORIZED AGENT MANAGER

COUNTY OF EL PASO ___ A.D. BY

NAME (S), OF INDIVIDUAL (S), MAKING STATEMENT

NOTARY'S OFFICIAL SIGNATURE TITLE OF OFFICE COMMISSION EXPIRATION

COUNTY CERTIFICATION

STATE OF COLORADO)

THIS REZONNG REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION AND DATE APPROVING THE PUB AND ALL APPLICABLE EL PASO COUNTY REGULATIONS

CHAIR BOARD OF COUNTY COMMISSIONERS

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO) EL DASO COLINTY

EL PASO COUNTY CLERK AND RECORDER

SUMMARY DATA

PROPERTY SIZE	164.59 ACRES
TAX SCHEDULE NO.	5500000324 & 5500000383
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	GRAZING
PROPOSED LAND USE	DETACHED SINGLE FAMILY
MAXIMUM PROPOSED DENSITY (ALLOWED PER SKETCH PLAN)	8 DU/AC
PROPOSED LOTS	472
SINGLE FAMILY NET DENSITY	5 DU/AC
HIGH DENSITY/MF NET DENSITY	13 DU/AC
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MIN. LOT SIZE	3,800 SF

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	52.61	31.9%
FUTURE DEVELOPMENT	18.83	11.4%
ELECTRIC SUBSTATION	5.97	3.6%
OPEN SPACE/PARKS	10.63	6.5%
PUBLIC RIGHT-OF-WAY	29.05	17.7%
DRAINAGE WAY (OPEN SPACE)	25.75	15.6%
SCHOOL	14.99	9.1%
DETENTION	7	4.2%
TOTAL	164.59	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 164.59 AC X .10 = 16.59 ACRES TOTAL OPEN SPACE PROVIDED IS 22.1% = 36.38 ACRES

SHEET INDEX

DESCRIPTION	NUMBER	TITLE		
TITLE SHEET	1	TS01		
TRACT MAP AND DETAILS	2	DT01		
PUD DETAILS	3-6	DT02-DT05		
SITE PLANS	7-17	SP01-SP11		
LANDSCAPE NOTES AND DETAILS	18-19	LD01-LD02		
LANDSCAPE PLANS	20-31	LS01-LS12		

Matrix

The Landhuis Company 212 N Wahsatch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200

KEY MAP:

ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

NO. DATE

SHEET TITLE

PROJECT NO: 24.1129.029 DRAWN BY: JS HECKED BY: RF

TITLE SHEET

TS01

SHEET 1 OF 31

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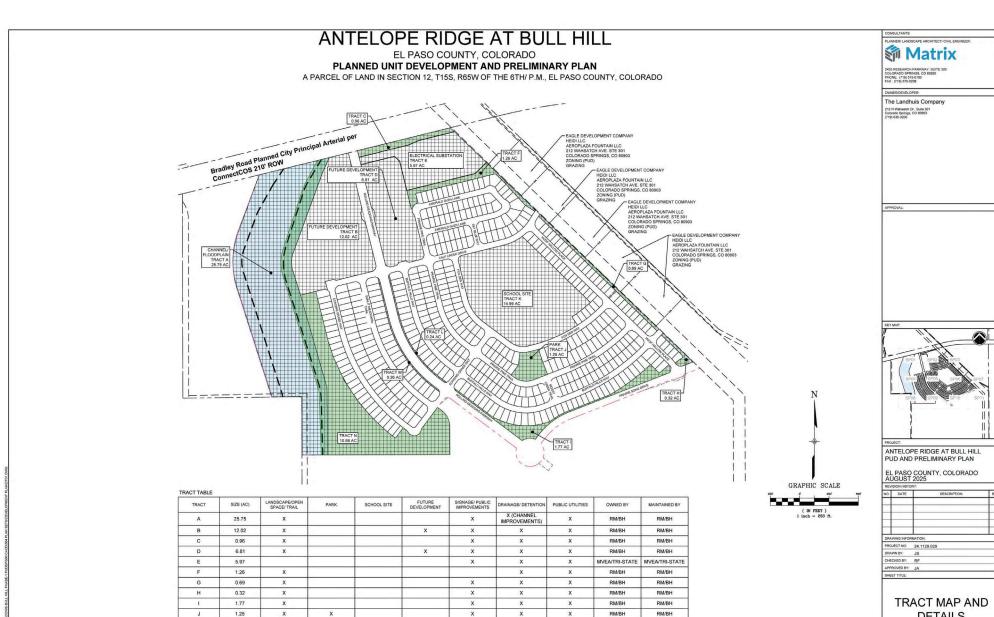
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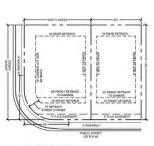
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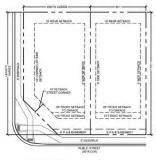
SHEET 2 OF 31

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO





KNUCKLE LOT

CORNER LOT

DIMENSIONAL STANDARDS AND GUIDELINES DIMENSIONAL STANDARDS FOR LOTS 1-472

ENSIGNAL STANDARDS FOR LOTS 1-472

MINIMANIAL OT A POSICIA FAMILY 3,800 SF

A OVELLING, SINGLE FAMILY 3,800 SF

A OVELLING, SINGLE FAMILY 3,800 SF

A OVELLING, SINGLE FAMILY 3,800 SF

AND AND A STANDARD OF STRUCTURE COVERAGE. NO MANAGEM

MANAGEMENT OF STANDARD OF STRUCTURE SET ROY

MINIMAN WOTH OF LOT AT FRONT BELLING SETSACK LINE. THENTY FEET DO) OR AS OTHERWISE SHOWN

MINIMAN WOTH OF LOT AT FRONT BELLING SETSACK LINE. THENTY FEET DO) OR AS OTHERWISE SHOWN

MINIMAN WOTH OF LOT AT FRONT BELLING SETSACK LINE. THENTY FEET DO) OR AS OTHERWISE SHOWN

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AND SHADOW MELLIS IN RELATION TO SIDE LOT DOWNED ENDERFE AND STRUCTURES. NOTE OF SHALL

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ARCHITECTURAL FEATURES MAY PROJECT INCH MURE HOME FEEL THE FEEL TO A VARIANCE STRANGERS.

E. CARTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FROM OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL LISES:

1. THERE BINLA CHA'VE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMLY RESIDENCE PER LOT.

2. ALLOWED USES INCLIDE: SINGLE FAMLY RESIDENTIAL, MAIL KOSIGS, TRAIL CORRIDORS, INVELLEMENT

2. ALLOWED USES INCLIDE: SINGLE FAMLY RESIDENTIAL, MAIL KOSIGS, TRAIL CORRIDORS, INVELLEMENT

7. FALCITIES, TORONATER FACILITES CORPORATES (PRES SPACE AND LANGSCAPE

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"PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENOED.

TEMPORARY USES:

MODEL HOME SUBDIVISION SALES OFFICE

CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
AND OR GARAGE SALES

"TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY LISES:

1. BEBORTHAL EVEN OF COLUMN TO THE PER THE EL PAGO COUNTY LAND DEVELOPMENT CODE. AS AMENDED.

2. RESDERTHAL DAY CAME TO BE FERT THE EL PAGO COUNTY LAND DEVELOPMENT CODE. AS AMENDED.

3. BOALAN CHEMPO YETHER SPREMITTED TO PRESSORAL USE OWN. AS PARTO THE THAN STRUCTURE PER THE EL

FERSONAL USE ORGEN HOUSE OR CAMBELL ORDINATOR OF MARIJAMAN IS NOT PERMITTED.

4. PERSONAL USE ORGEN HOUSE OR CAMBELL ORDINATOR OF MARIJAMAN IS NOT PERMITTED.

"ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED

SPECIAL USES:
1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BELIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLIDE STORAGE SHEDS, DECKS (ATTACHED OR DELANGE), OCCUPIED OR UNCOVERED), HOT TOBS SHAS, AND POOLS.

2. MASSIONAL OR HATEMAR PAIDO FACILITIES, OR SATELLITE DEMES.

4. PRESIDALL USE ANTENNAS, PAIDO FACILITIES, OR SATELLITE DEMES.

5. DETACHED QUEST HOUSES, DETACHED GANAGES, OR CARPORTS ARE NOT PREMITTED.

6. DETACHED QUEST HOUSES, DETACHED GANAGES, OR CARPORTS ARE NOT PREMITTED.

7. ACCESSORY STRUCTURES SHALL ON HE DECATED WHITH HE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE NO ACCESSORY STRUCTURES WILL BE PERMITTED BY THE PROPERTY OF THE PRIMARY RESORDER. WITH THE ENTERNA OR NOT TAKED OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR THE PROPERTY OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER. WITH THE ENTERNA OR IN FRONT OF THE PRIMARY RESORDER.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS

TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 5'-8' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- 2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- 3. ALL SIGHT DISTANCE TRANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY. A "SIGHT DISTANCE EASEMENT SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF PRIAL PLAT MARIENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT URLESS OTHERWISE APPONED STYTE COUNTY.
- A DI LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRANGLES FOR ENGINEERING CRITERA MANUAL. THE MINIMUM HOROCOTAL CLEARANCE FOR SIDEMALS ANDIAND LITTY STRUCTURES FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYLLISTS PER THE ENOMERING CRITERIA MANUAL.

Matrix

The Landhuis Company 212 N Wahsatch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO AUGUST 2025

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PRO	ECT NO:	24.1129.029	

PUD DETAILS

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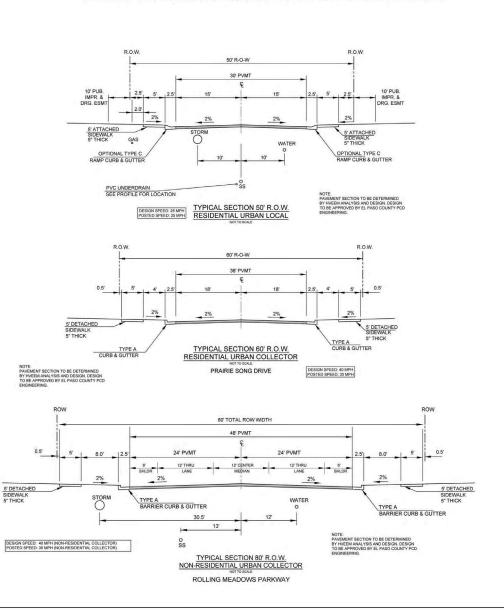
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APPROVED BY: JA

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



CONSULTANTS

PLANNER/ LANDSCAPE ARCHITECTI CIVIL ENGINEER:

WATER

245 RESEARCH PARROWAY, SUITE 300
COLORADO SPINIORS, CO 10000
PROME, 17th 3050100

OWNER/DEVELOPER:
The Landhuis Company

212 N Wehsalch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200

APPROVAL



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

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PUD DETAILS

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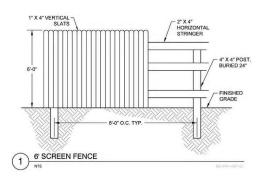
SHEET 4 OF 31

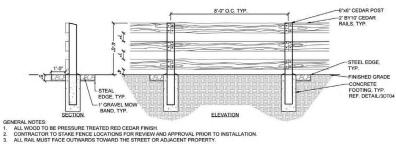
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EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

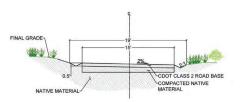
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



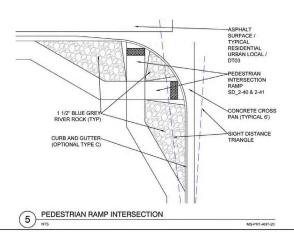


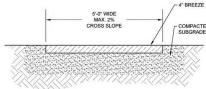
3-RAIL WOOD FENCE

2









5' COMPACTED BREEZE TRAIL



Matrix

The Landhuis Company

212 N Wehsatch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

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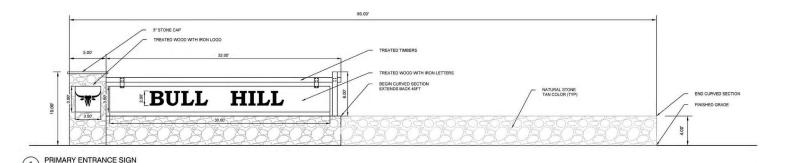
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SHEET 5 OF 31

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



TREATED WOOD WITH IRON LOGO TREATED WOOD WITH BULL HILL

NATURAL STONE TAN COLOR

FINISHED GRADE

2 SECONDARY ENTRANCE SIGN

- SIGN GRAPHICS ARE TO BE CONSIDERED CONCEPTUAL IN NATURE PROVIDED TO SHOW GENERAL INTENT ONLY AND MAY CHANGE WITH CONSTRUCTION DOCUMENT REVIEW.
- SIGNS ARE SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN COVENANTS AND DESIGN GUIDELINES FOR ANTELOPE RIDGE AT BULL HILL.



The Landhuis Company 212 N Wehsetch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200

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ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO AUGUST 2025

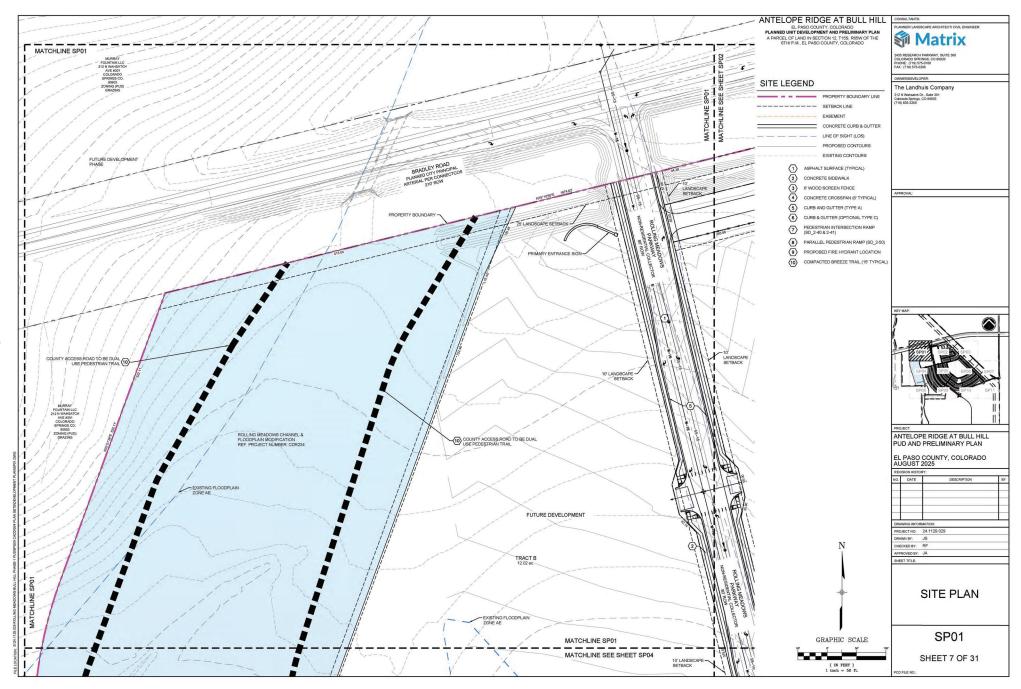
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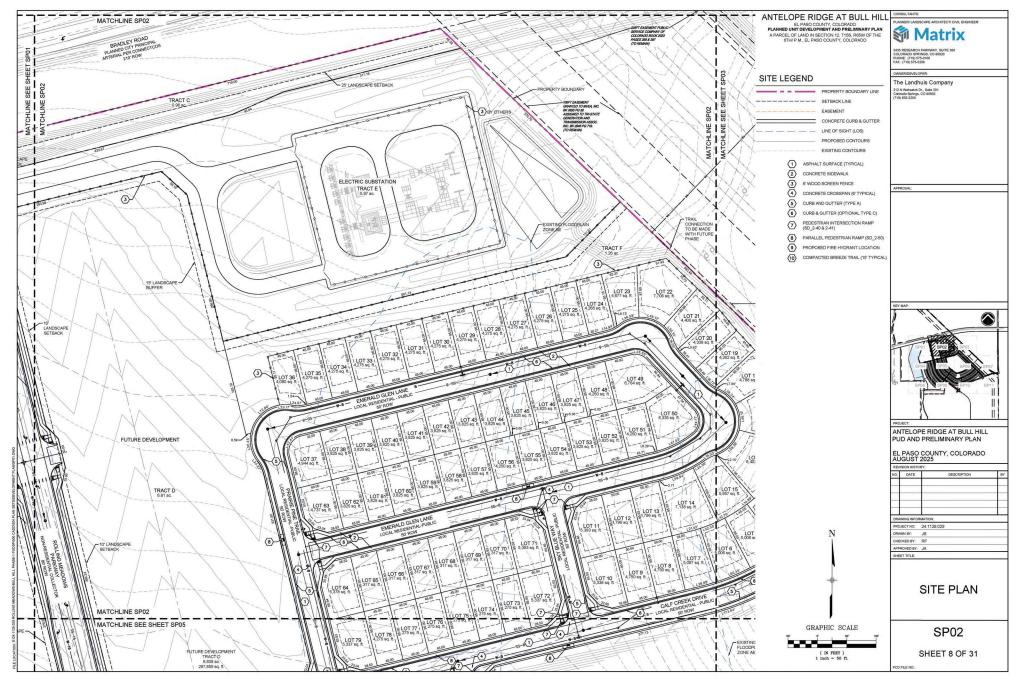
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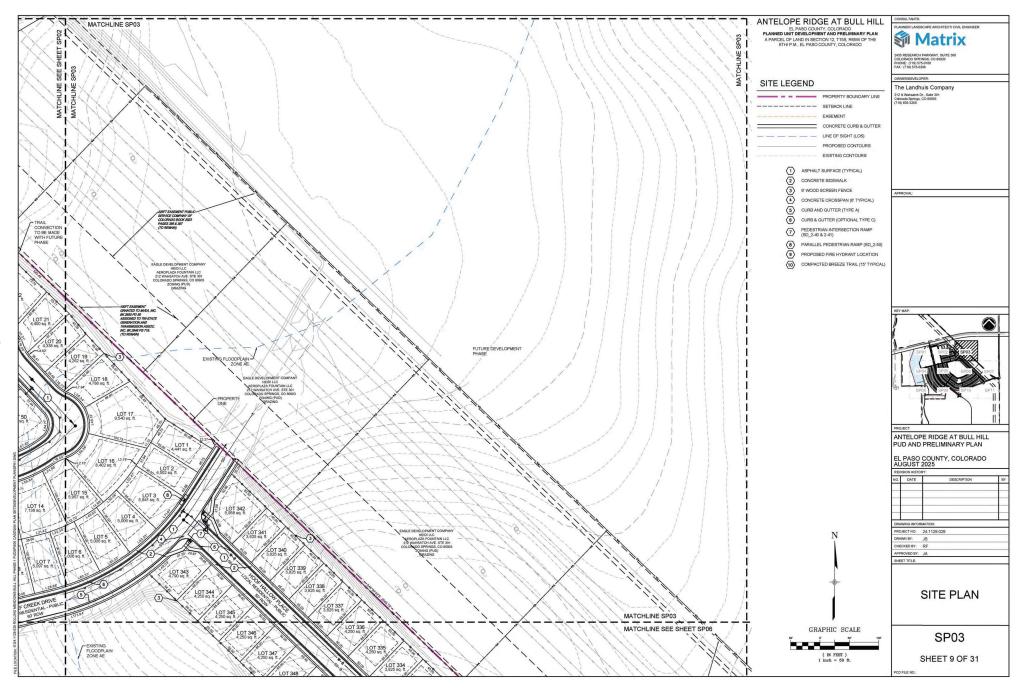
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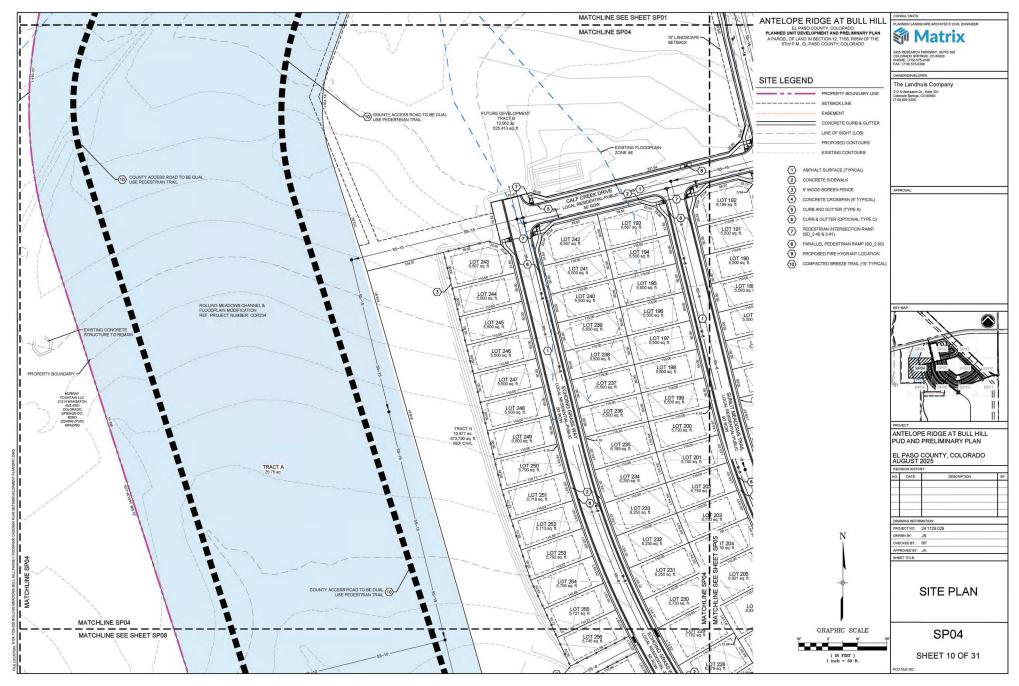
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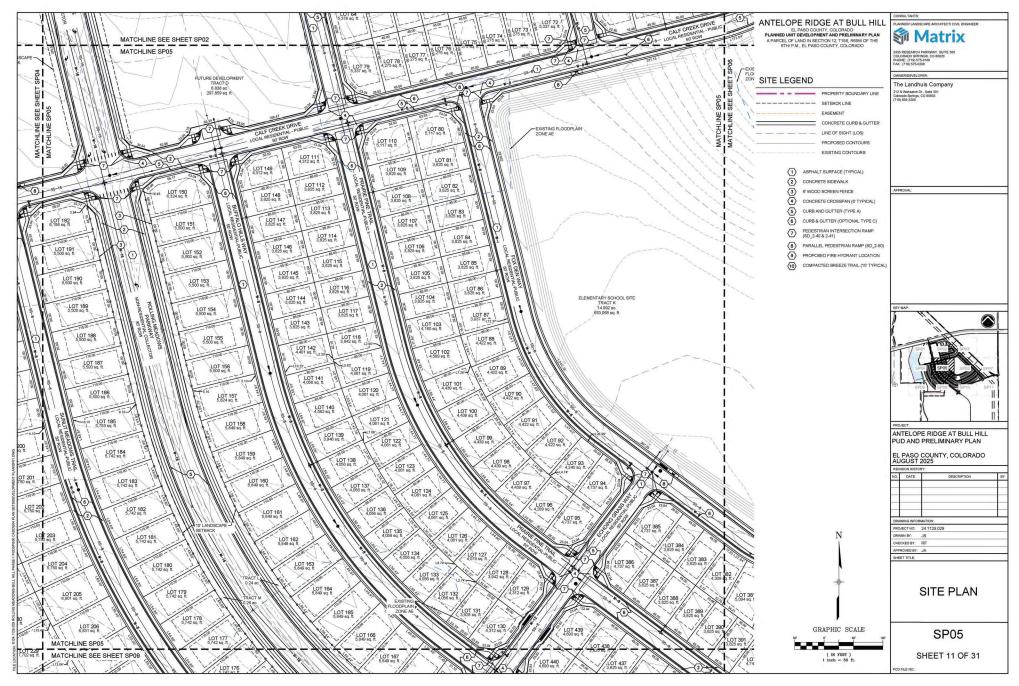
SHEET 6 OF 31

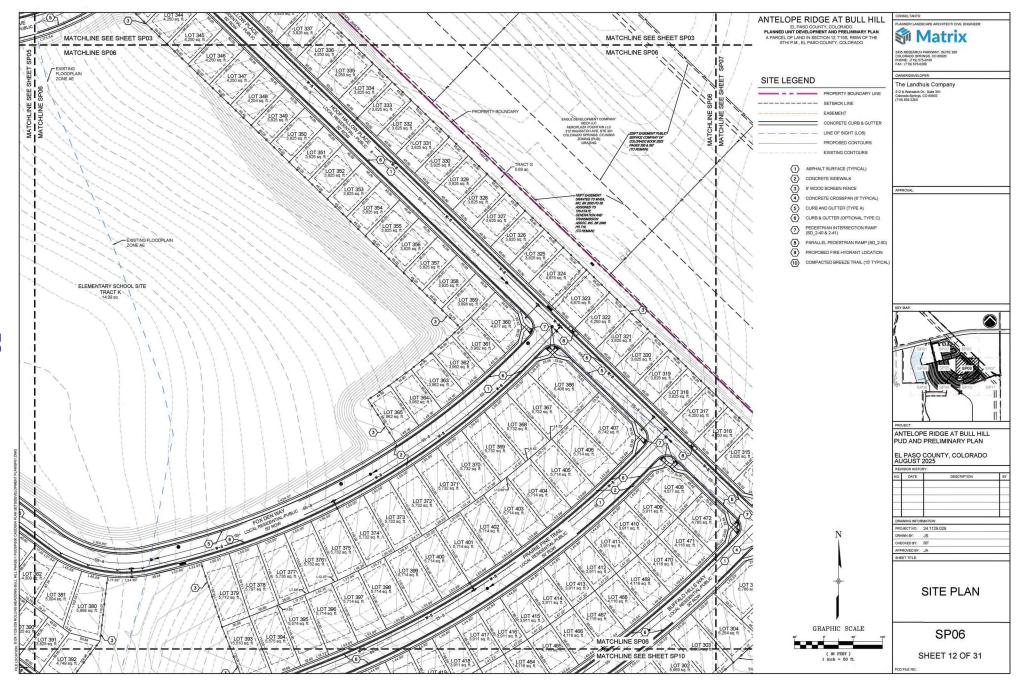


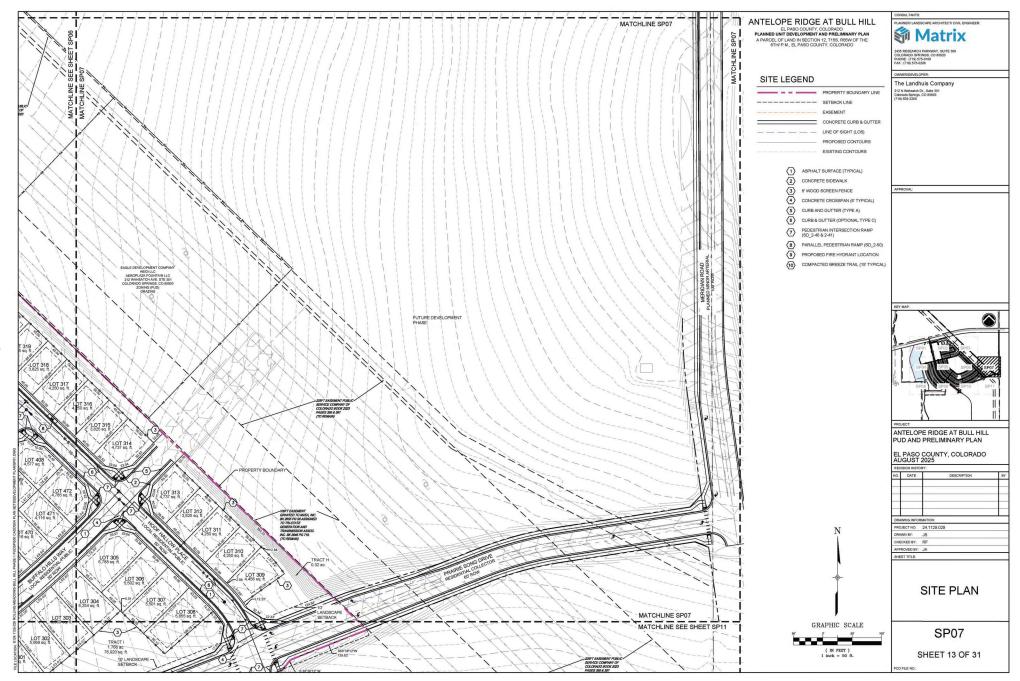


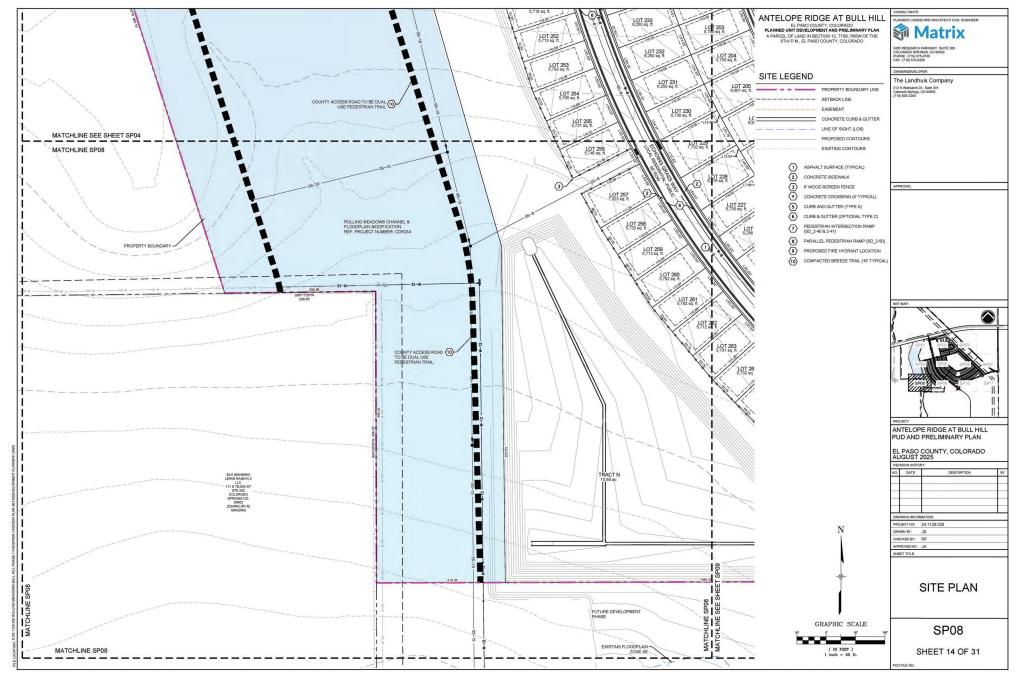


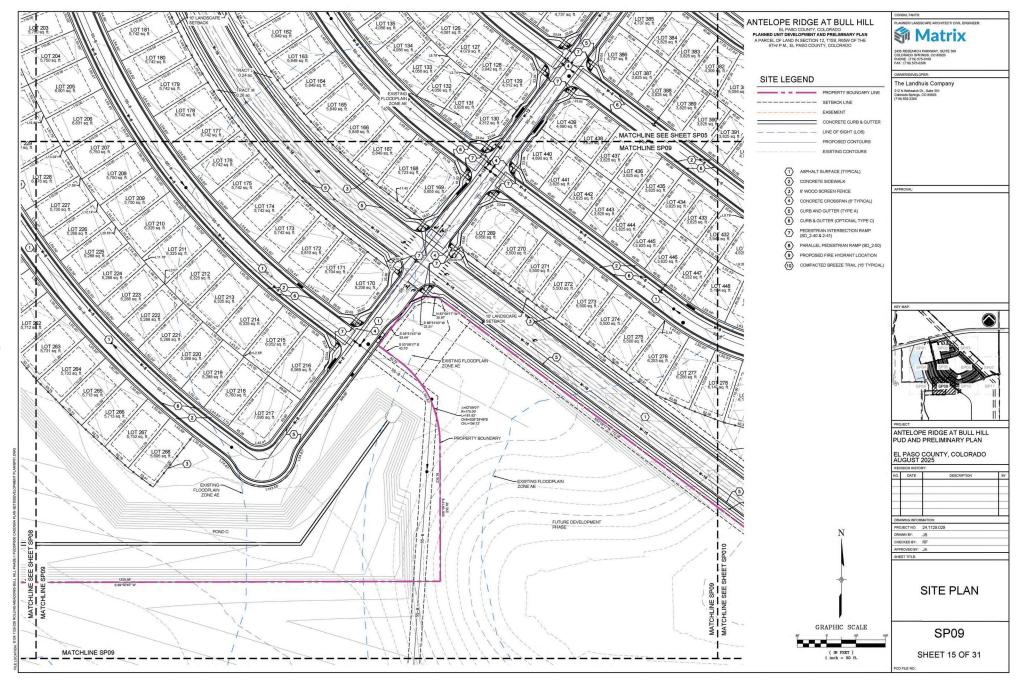


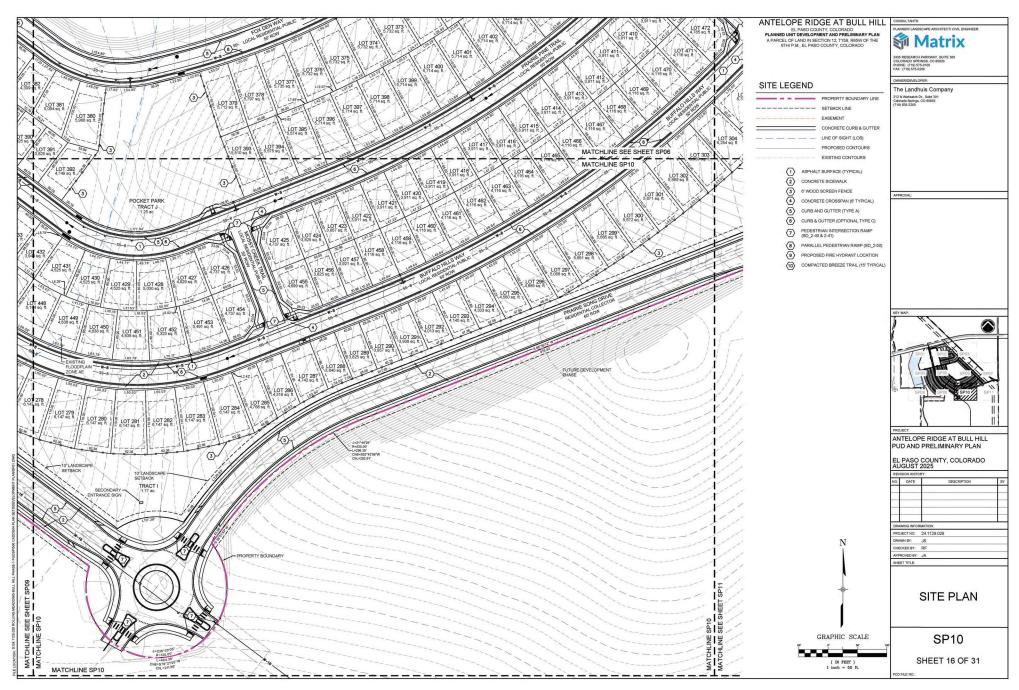


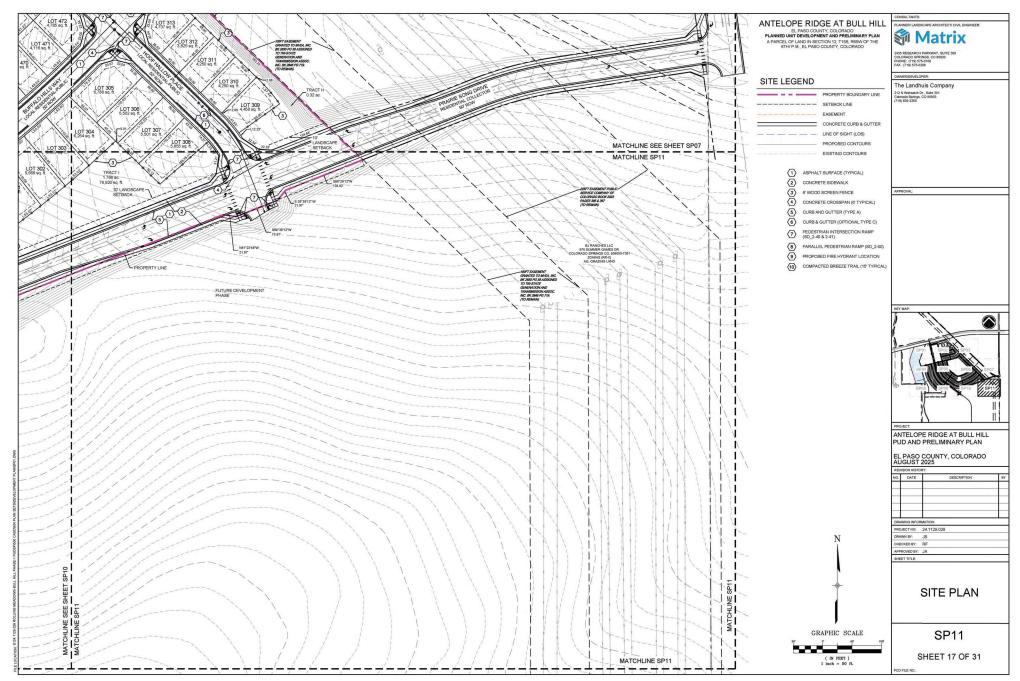












READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

5. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S

NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE
MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE
OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT UST AS DEEMED NECESSARY.

7. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. 8. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.

9. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1997 OR 811. CONT

REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAYED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNDOSTRUCTOR CONDITION AT ALL TIMES.

11. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.

13. A 3" DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF ROLLING MEADOWSS/BULL HILL METROPOLITAN DISTRICT NO. 1.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE ROLLING MEADOWSS/BULL HILL METROPOLITAN DISTRICT NO. 1.

LANDSCAPE SITE REQUIREMENTS

ROADW	AY LANDSCAPE							
PLAN	AN STREET	CLASSIFICATION	LANDSCAPE DEPTH		LINEAR	TREE/FEET	TREES	
ABREV.	SIREEI	REE CLASSIFICATION REQ. PROV. F		FOOTAGE	REQUIRED	REQ.	PROV.	
BR	BRADLEY ROAD	PRINCIPAL ARTERIAL	25'	25'	980	1/20	49	49
RW	ROLLING MEADOWS PARKWAY-WEST	NON-RESIDENTIAL COLLECTOR	10'	10"	2,150	1/30	72	72
RE	ROLLING MEADOWS PARKWAY-EAST	NON-RESIDENTIAL COLLECTOR	101	10"	2.751	1/30	92	92
PD	PRAIRIE SONG DRIVE	RESIDENTIAL COLLECTOR	10'	10"	1,440	1/30	48	48

	STREET NAME /	BUFFE	R DEPTH	LINEAR	LENGTH OF FENCE		TREES ED (1 /25)		EN TREES QUIRED)
ABREV.	BREV. ZONE BOUNDARY	REQ.	PROV.	FOOTAGE	PROV.	REQ.	PROV.	REQ.	PROV.
SB	SOUTH BOUNDARY	15'	15'	733'	733'	30	30	10	30
WB	WEST BOUNDARY	15'	15'	610'	610'	25	25	8	25

PRELIMINARY SODDING AND SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS, GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL ARGASTO DE SEDDIO DIVILL DE TILLO AS OPCOPIED AND THEM HARROYNED. DAVED OR DOLLED TO PRODUCE A FIRM BEST BEDFOR PARTING, IMPORTED PROPOLIAM PER BEDGUIRED TO PROVIDE SEDINO ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 MOH DAMETER) AND DEBRIS THAT MAY IMPEDE SEDINO SAUL ISE CLARED PROVID THE SITE. ANY REQUIRED BEDGOIN CONTROL, FERTINGES (G., MATER BAREN TEXT PREPARED PRIOR TO SEEDING SEDINO SE SEDINO SEDINO SEDINO SEDINO SEDINO SEDINO SEDINO SEDINO SEDINO S
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS ALL SPECIFIED SEED IMMES SHALL CONSIST OF CERT INTIFIED SEED VARIETIES THAT ARE PREED OF NOADOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- TIEST DATE SHALL BE SUMMITTED FOR ALL SEED MATERIALS.

 SEEDING SHALL OCCURE PERPOING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCURE
 DURING THE FALL (SEPTEMBER NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLAYTHING SUCCESS. IF
 THE PROJECT SCHEDULE DOES NOT CONDICIONED WITH THE REPERFERCE SEEDING PERIODS, OR IT FHERE ARE
 UNSUITABLE SITE CONDITIONS (I.E. PROZEN GROUND), THEN SOIL STABILIZATION ANDION STORM WATER BEST
 MANAGEMENT FRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNIT THE NEXT PROPORTIATE
 SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE
 OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW: THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
- ACCOMPLISHED USING BIDIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATE CACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE
- SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT DEPTH NOT EXCEEDING A, DIS INCHES.
- BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT,
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- THE ADMINISTRES SELD MIN. 1 FF. AND SLOPE.

 HYPOD-MULCHING, ALL REGISATS DESCRIONS SHALL BE HYDOR MULCHED, ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. 1 FF. ALL SEEDED AREAS WITHIN 24 HOURS OF SEEDING. 1 FF. ALL SEEDED AREAS WITHIN 24 HOURS OF SEEDING. ALL SHOW THE MANUFACTURES RECOMMENDED RATE OF AN ORGANIC TACKIFIER.

 STRAW CRIMENING. ALL NOW, HERICATED OR TEMPORARIX VIRRIGATED TO BE NATIVE HAY OR STRAWY CRIMENING. ALL SOLD TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- IN A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.76-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING
- DISTRIBUTION OSSERVED WITH THIS TYPE OF WATERING.

 APPROVAL OF SEDED TURS AREAS SHALL BE MASED UPON THE SEED PRODUCERS GLARANTEED SEEDING GERMANTON RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMANTON RATE IS NOT ACHIEVED. A WATER OF THE FOR THE SECOND GROWN OF THE SECOND OF THE SECOND GROWN OF THE SECOND O
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PRELIMINARY TREE AND SHRUB PLANTING NOTES

- ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING;
 THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

 ALL TREE AND SHRUB LOCATION ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN
 OWNER OR OWNERS REPRESENTATIVES APPROVID. OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MERICA SHALL BE REPOSURED. FOR AND DEVELOPED IN GOOD CONDITION, HELT HAD DISEASE-FREE. AND BE TYPICAL OF THE SPECIES. PLANT'S SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SEP FORTH IN THE COLORADO NURSERY ACT OF 1965. TITLE 36, ARTICLE 26, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- REQUIREMENTAL THE SPECIFICATIONS.

 A THE COMMETRION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE MINEDIATELY ANY PLANTS NOT IN HEALTHY AND MOGROUS CONDITION AT THAT TIME AT NO DEVENTED TO THE OWNER, ANY PLANT TO IT HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAK WOOD MULCH UNLESS OTHERWISE SPECIFIED, PORQUES WEED BARRIER FABRIC AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DEVIATION.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO ALL PLANT MATTERIALS SHALL HAVE BACKFILL CAREPULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (30) DEPTH OF BALL THEN THOROUGHLY SOARED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE. BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMANDER OF DIS HALL THEN BE BACKFILLED. ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- 9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 10. THE CONTRACTOR SHALL PROVIDE ALL WAYER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATION.
- TO SUBJECT AND THE SHALL BE PROTECTED FROM THE DIFFUR ACTION OF THE SUM AND WIND AFFER BEING AND WIND AFFER BEING
- 12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TIMES AND BRANCES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEAGNERS SHALL NOT BE REMOVED.

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES CONDITION APPLICATION METHOD		APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	TEMPORARY IRRIGATION	PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIEDCATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YERJOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED
MID GROW UPLAND MIX		9% ACHNATHERUM HYMENOIDES 9% BÖUTELOUA GRATIFENDULA 15% BOUTELOUA GRACILIA 10% CALAMOVIFA LONGIFOLIA 9% MUNLEMBERGIA MONTANA 9% SCHIZACHYUM SOLOPARIUM 7% SORGIHASTRUM NUTANS 10% SPORGOROLUS AIROIDES	TEMPORARY IRRIGATED	PER SEEDING NOTES	24.6 PLS/AC BROADCAST 12.3 PLS/AC DRILLED

Matrix

The Landhuis Company 212 N Wahsatch Dr., Suite 301 Colorado Springs, CO 80903 (719) 635-3200



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO AUGUST 2025

PROJECT NO: 24.1129.029 CHECKED BY DE PPROVED BY: JA

> LANDSCAPE **DETAILS**

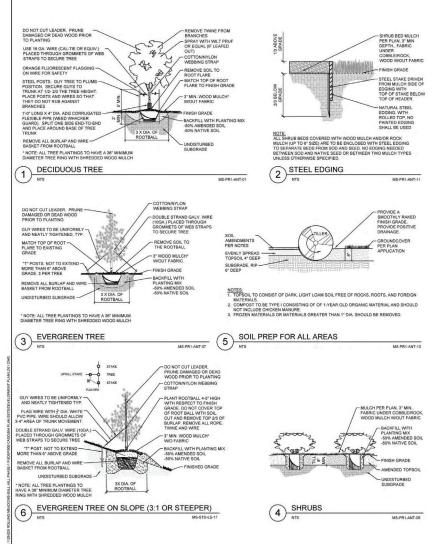
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SHEET 18 OF 31

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



YMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W
VERGREE	EN TREE	s					
3.4	JS	24	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	4' HT	B&B	30'	12"
0	РН	34	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6° HT.	B&B	50'	20
0	PA	47	PINUS ARISTATA BRISTLECONE PINE	6° HT.	B&B	20'	15`
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PN	17	PINUS NIGRA AUSTRIAN BLACK PINE	6° HT.	B&B	50'	40'
	PI	33	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	60	30"
0	PS	8	PINUS SYLVESTRIS SCOTCH PINE	6° HT.	B&B	60.	40
RNAMEN	TAL TRE	ES					
\odot	AA	25	AMELANCHIER ALNIFOLIA SERVICEBERRY	1.5" CAL.	B&B	30.	20
\odot	MP	6	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	20'	20'
0	PG	10	PRUNUS GLANDULOSA FLOWERING ALMOND	1.5" CAL.	B&B	15	15
\bigcirc	РМ	22	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	30.	25'
0	SA	25	SORBUS AUCUPARIA EUROPEAN MOUNTAIN ASH	1.5" CAL.	B&B	40°	20"
HADE TR	EES						
(\cdot)	AR	3	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2" CAL.	B&B	50'	40
\odot	AC	18	ACER SACCHARUM 'CADDO' CADDO SUGAR MAPLE	2" CAL	B&B	40"	40`
	со	23	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	50'	50"
\odot	СС	42	CORYLUS COLURNA TURKISH FILBERT	2" CAL.	B&B	50"	35
\odot	TS	17	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	40	30'
ECIDUOL	IS SHRL	BS					
0	ССВ	50	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	4'	4
0	CPS	14	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	#5 CONT.	CONT.	4'	6.
€:3	PBS	41	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	#5 CONT.	CONT.	2	6.
0	RNW	60	ROSA X 'NEARLY WILD' NEARLY WILD FLORIBUNDA ROSE	#5 CONT.	CONT.	3	3.
RNAMEN	TAL GR	ASSES					
(.)	him was	135	MUHLENBERGIA REVERCHONII 'PUND01S'	#5 CONT.	CONT.	1.5	2
0			SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'				2.5
	MRP SSM	5000000	MUHLENBERGIA REVERCHONII "PUNDO1S" UNDAUNTEO® RUBY MUHLY SCHIZACHYRIUM SCOPARIUM "MINNBLUEA" BLUE HEAVEN® LITTLE BLUESTEM	#5 CONT. #5 CONT.	CONT.	1.5	

LEGEND	2025-08-29 11.48	
SOD TYPE: BLUEGRASS MIX TURF SOD	42,911 SF	
NATIVE SEED-LOW EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE	481,073 SF	
NATIVE SEED- DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	319,115 SF	
NATIVE SEED-TALL MID GROW UPLAND SEED MIX. REF SEED SCHEDULE	134,162 SF	
2-4" ROCK 2-4" RIVER ROCK	49,994 SF	
3/4" ROCK 3/4" ANGULAR GRANITE ROCK	30,024 SF	
BREEZE TYPE: GOLDEN SUNSET BREEZE	19,204 SF	
PLAYGROUND SURFACING	5,172 SF	

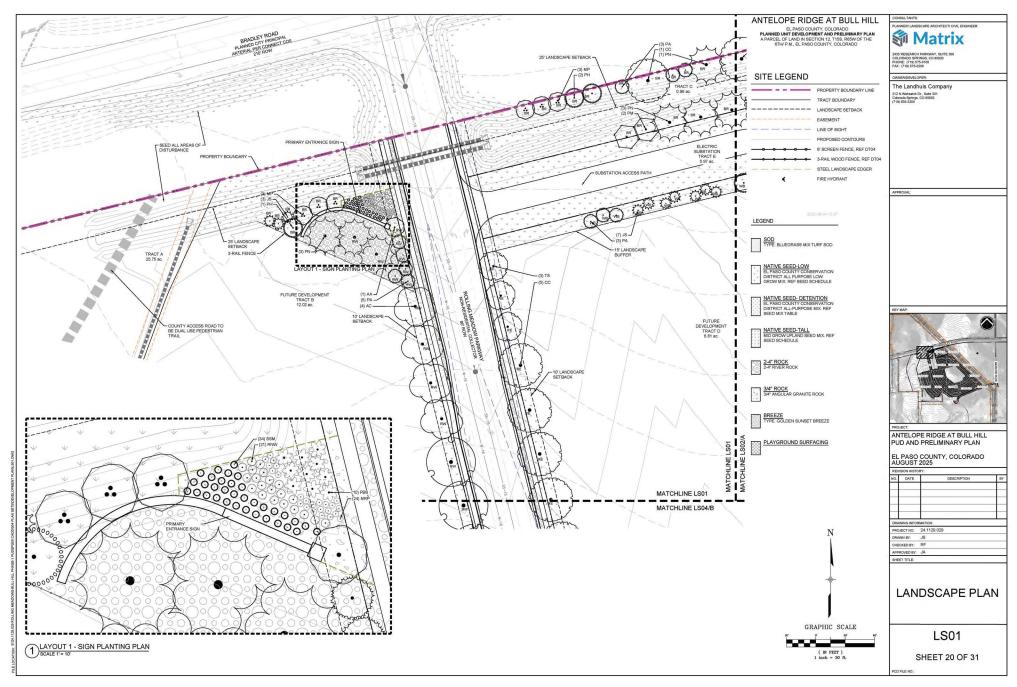


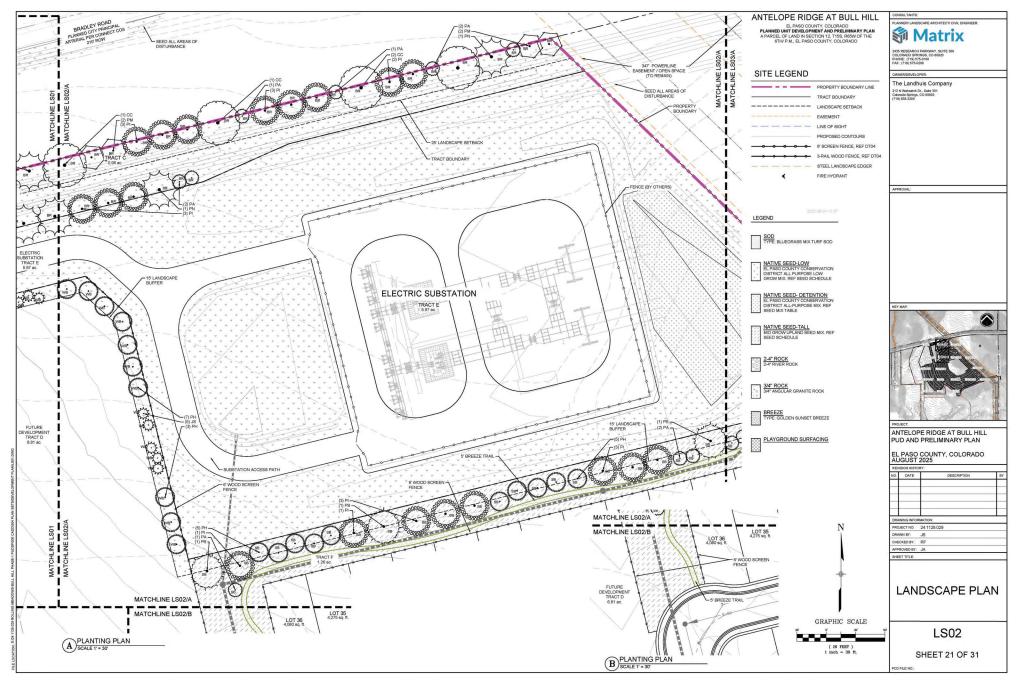
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DRA	WING INFOR	RMATION:		
PRO	PROJECT NO: 24.1129.029			
DRAWN BY:		JS		
CHECKED BY:		RF		
APPI	ROVED BY:	JA		
SHE	ET TITLE:			

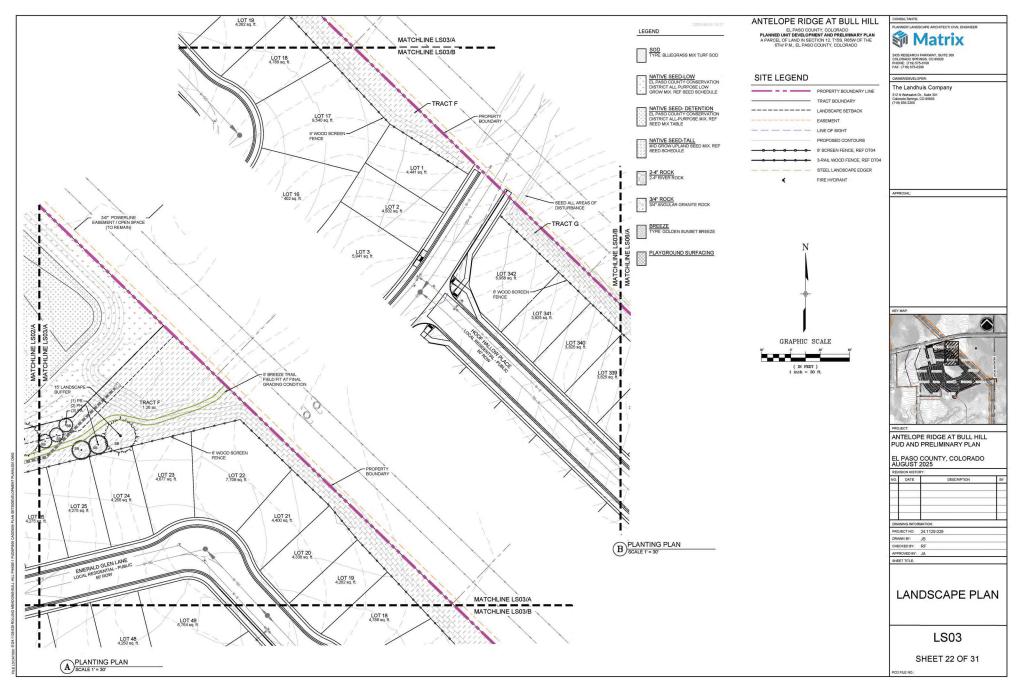
LANDSCAPE DETAILS

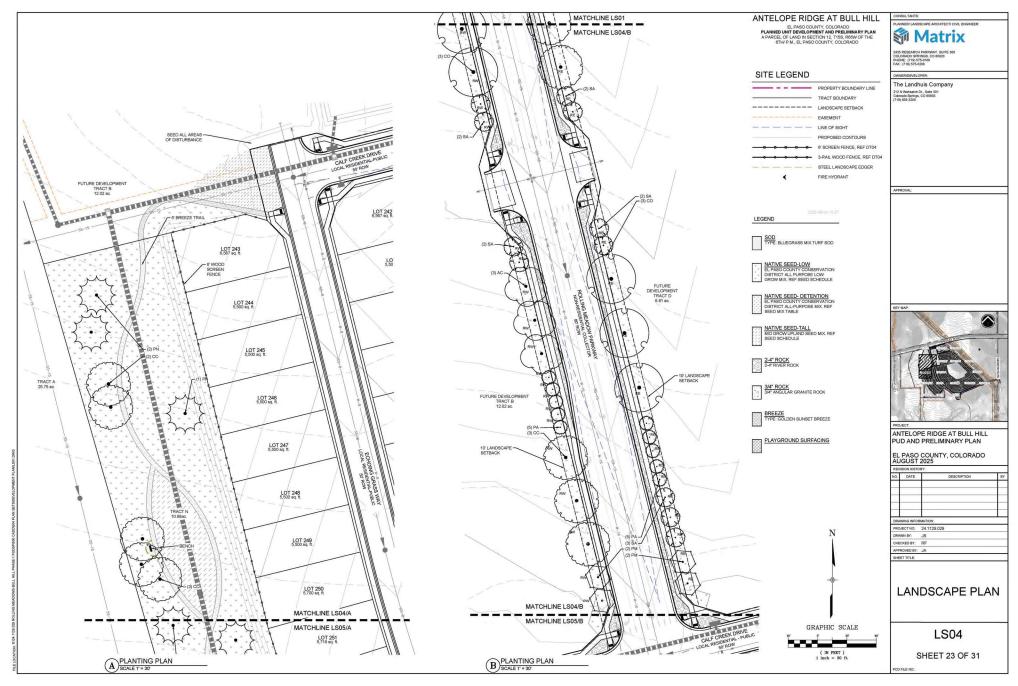
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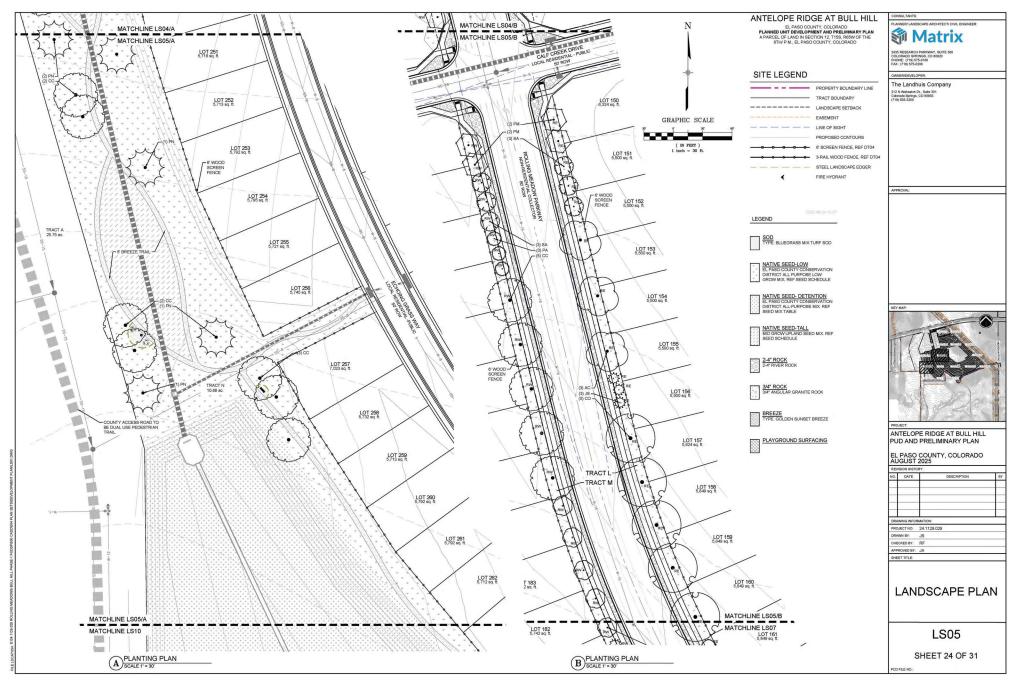
SHEET 19 OF 31

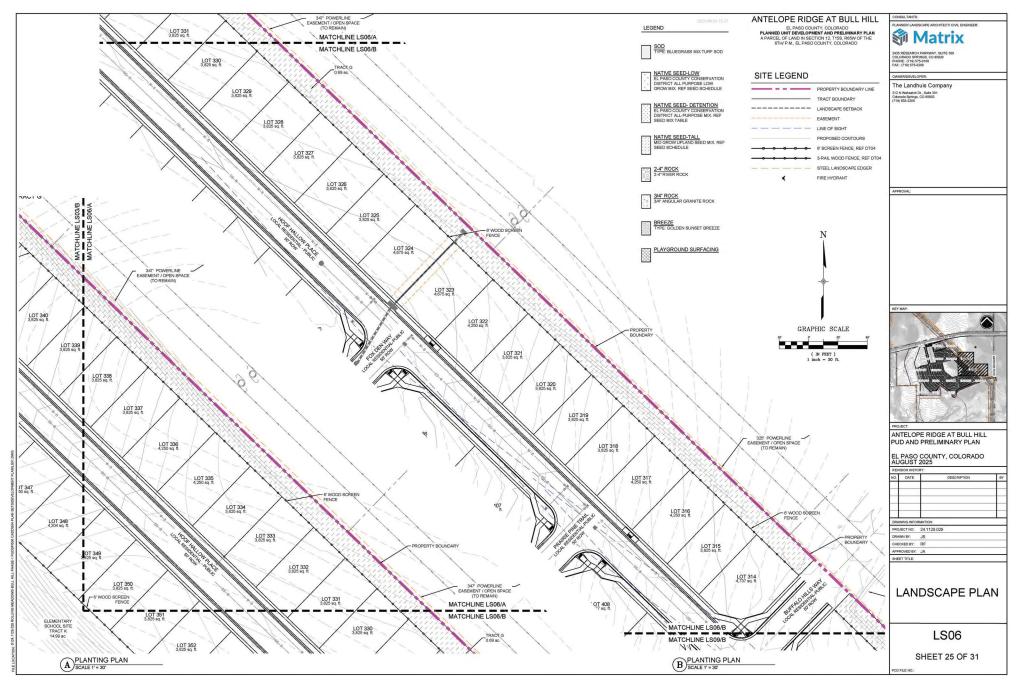


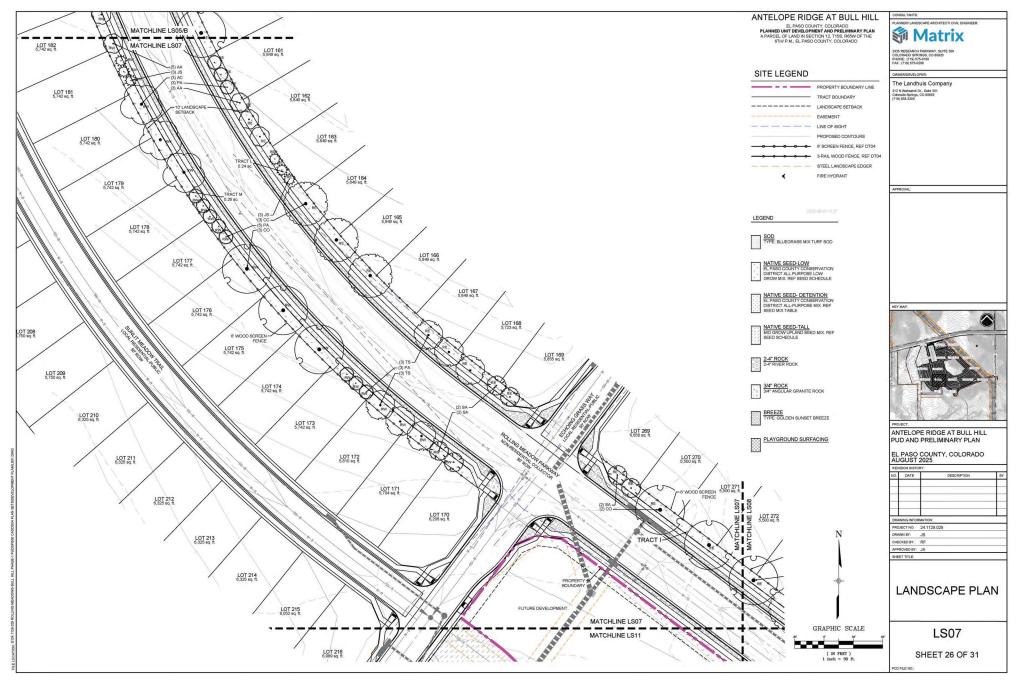


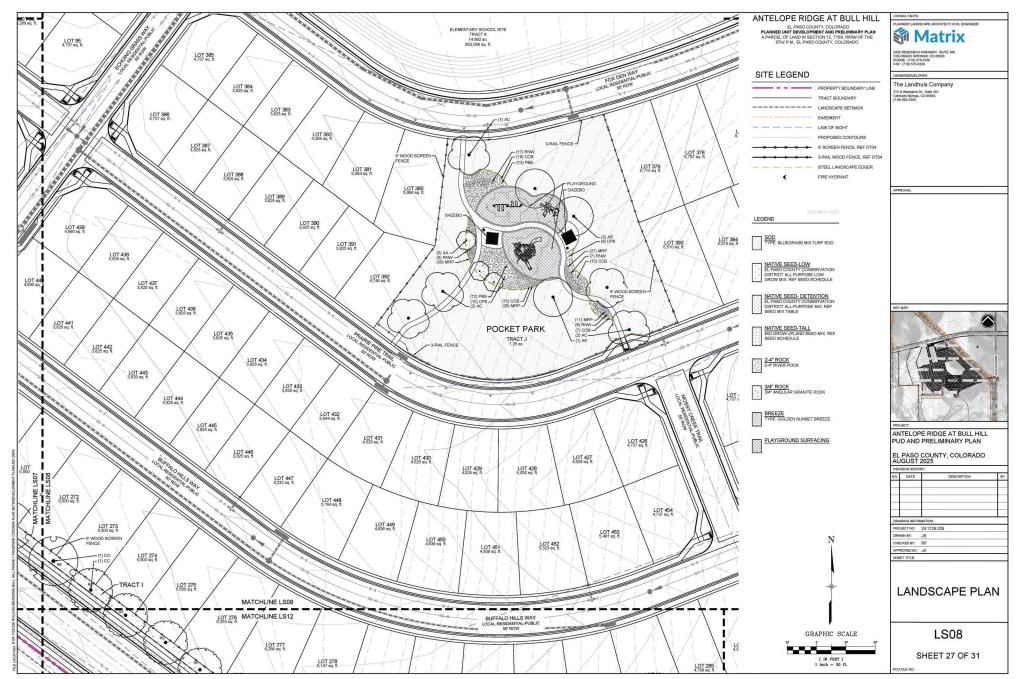


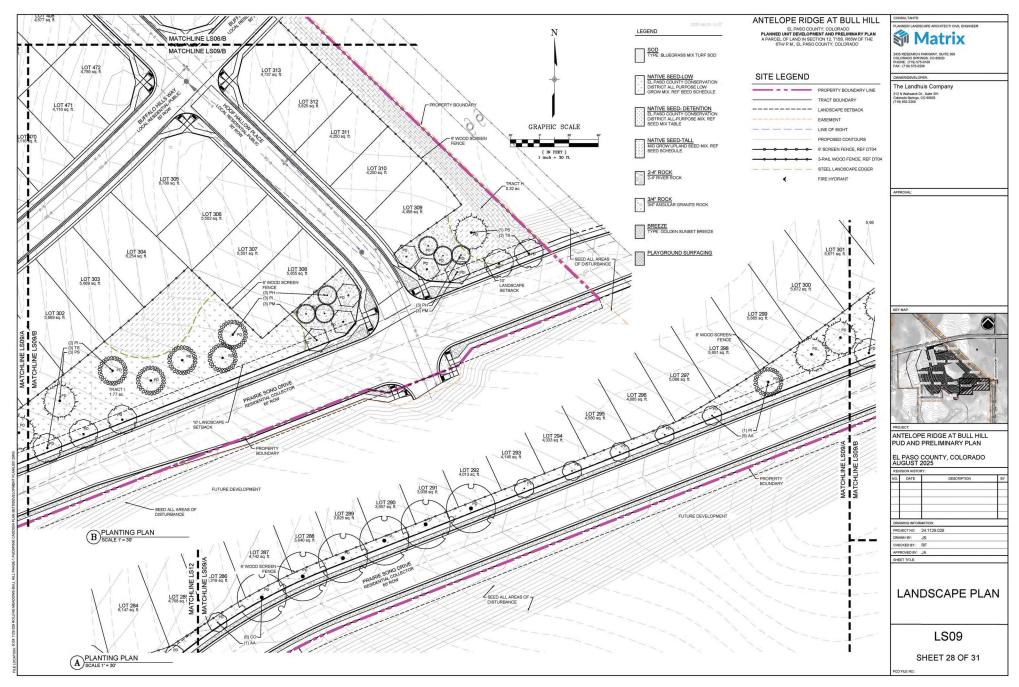


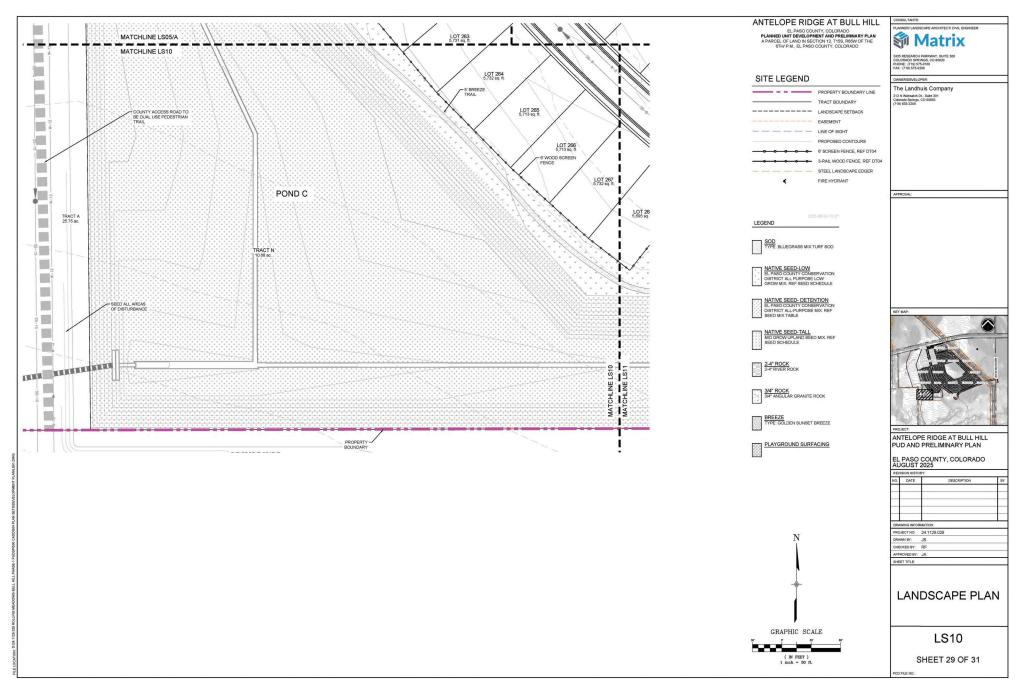


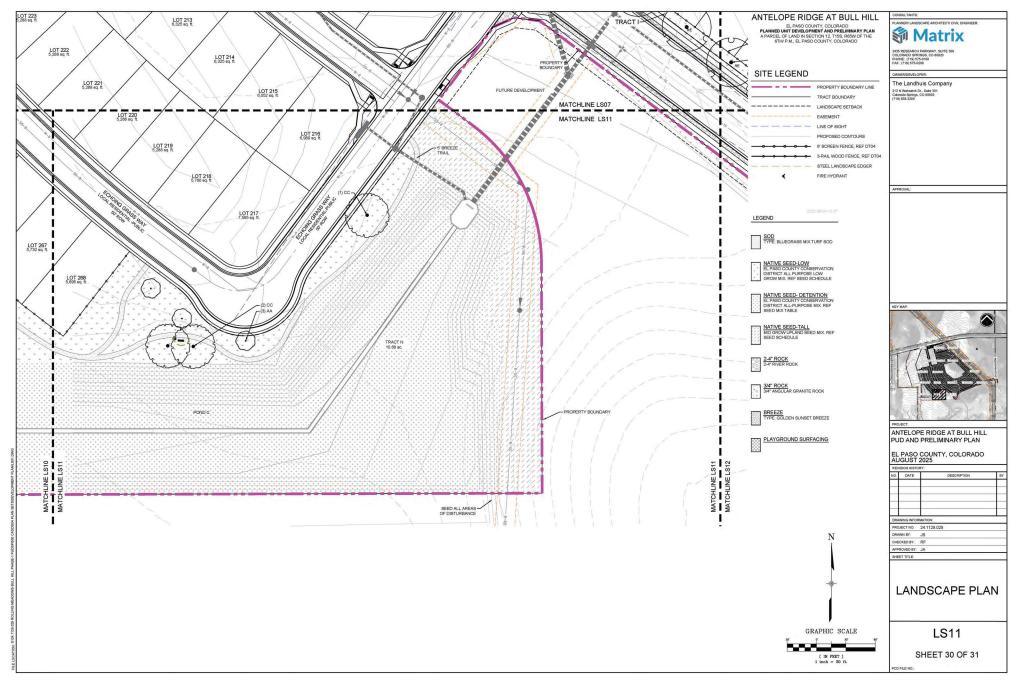


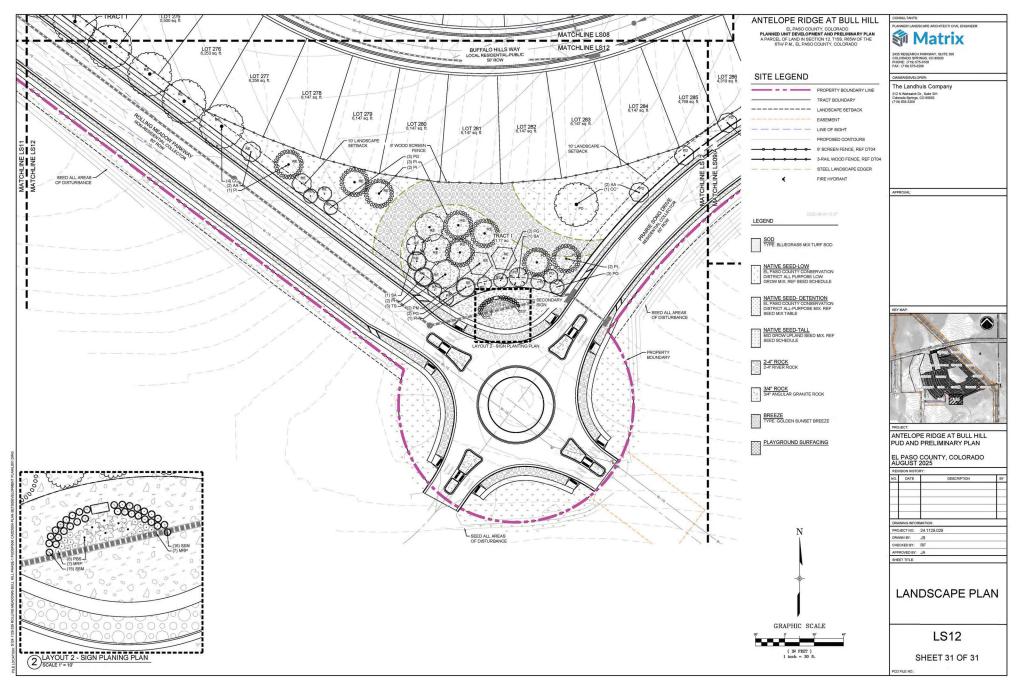












El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sundance West Final Plat

Agenda Date: October 8, 2025

Agenda Item Number: #6 - B

Presenter: Ashlyn Mathy, Parks Planner

Information: Endorsement: X

Background Information:

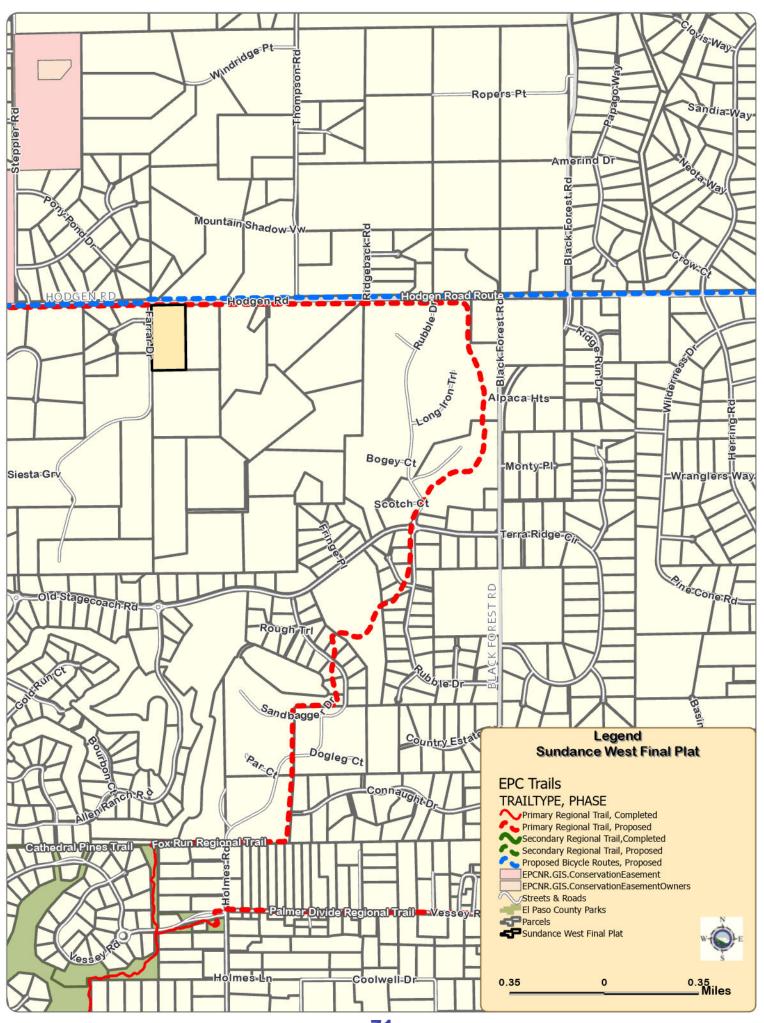
This is a request by Vertex Consulting on behalf of Matthew and Gene Dunston, for Sundance Ranch Final Plat. This project consists of 7 single-family lots totaling 19.52 acres, with lots ranging from 2.50 to 4.49 acres. The applicant is also proposing a subsequent rezoning application to rezone the property from RR-5 to RR-2.5. The property is located west of Highway 83 and Hodgen Road intersection, in the northeast part of El Paso County.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Fox Run Primary Regional Trail, which exists on the south side of Hodgen Road. El Paso County Parks has already acquired or is in the process of acquiring trail easements along this proposed trail corridor, most notably in the proposed Flying Horse North development located east of this proposed final plat.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the northern boundary of the site along Hodgen Road, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County for the Fox Run Regional Trail, and that this easement be shown and dedicated to El Paso County on the Final Plat.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Sundance West Final Plat includes the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,535. (2) Dedicate to El Paso County a 25-foot trail easement along the northern boundary of the property, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance of the Fox Run Regional Trail.



Development Application Review **Form**



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

September 23, 2025

NO

\$0

\$0

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: Sundance West Final Plat

Application Type: Final Plat Total Acreage: 19.52

PCD Reference #: SF-25-027

Total # of Dwelling Units: 7

Applicant / Owner: **Owner's Representative: Vertex Consulting Vertex Consulting**

Regional Park Area: 2

Dwelling Units Per 2.5 Acres: 0.90

Nina Ruiz Nina Ruiz Urban Park Area: 1

(719) 733-8606 (719) 733-8606

Existing Zoning Code: RR-5 Proposed Zoning Code: RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1.000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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

of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 1

0.00375 Acres x 7 Dwelling Units = 0.00

0.0194 Acres x 7 Dwelling Units = 0.136 Neighborhood: Community:

0.00625 Acres x 7 Dwelling Units = 0.00

Total Regional Park Acres: 0.136

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

Neighborhood:

\$505 / Dwelling Unit x 7 Dwelling Units =

\$119 / Dwelling Unit x 7 Dwelling Units =

\$3,535 **Total Regional Park Fees:** \$3,535

\$184 / Dwelling Unit x 7 Dwelling Units = Community:

> **Total Urban Park Fees:** \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

Recommend to the Planning Commission and Board of County Commissioners that approval of the Sundance West Final Plat includes the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,535. (2) Dedicate to El Paso County a 25-foot trail easement along the northern boundary of the property, outside of the existing or proposed right-ofway, that allows for public access, as well as construction and maintenance of the Fox Run Regional Trail.

Park Advisory Board Action:

10/8/2025



Sundance West

Letter of Intent

June 17, 2025

Matthew Dunston & Gene Dunston 1230 Scarsbrook Court Monument, CO 80132 mattdunston@hotmail.com 719-339-2410 **OWNER:** Matthew Dunston & Gene Dunston

1230 Scarsbrook Court Monument, CO 80132

PLANNER: Vertex Consulting Services, LLC

5825 Delmonico Drive, Suite 320 Colorado Springs, CO 80903

303-906-8800

PROPERTY LOCATION: Southeast of the Hodgen Road and Farrar Road intersection

TAX SCHEDULE NOS: 6125001003

ACREAGE: 19.51 acres

CURRENT ZONING: RR-5 (Residential Rural)

PROPOSED ZONING: RR-2.5 (Residential Rural)

SITE SIZE, ZONING, AND LOCATION:

The 19.51-acre property is located on the south side of Hodgen Road at the southeast corner of the Hodgen Road and Farrar Road intersection. A concurrent request has been made to rezone the property from the RR-5 zone district to the RR-2.5 zone district.

UTILITY SERVICE:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Water and sewer will be provided by onsite groundwater wells and onsite wastewater treatment systems (OWTS).

REQUEST:

- 1. A request for approval of a vacation replat to create 7 lots.
- 2. A request for approval of a waiver of Section 8.4.3, Minimum Frontage, for Lots 6 and 7.

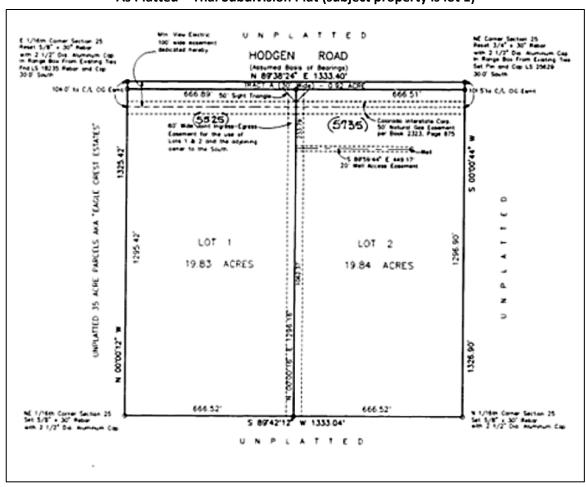
Background

The 19.51-acre property is currently zoned RR-5 (Residential Rural) and was previously platted as Lot 1 of the Thal Subdivision. A concurrent request has been made for a map amendment (rezoning) request is to rezone the property from RR-5 to RR-2.5 (Residential Rural) to allow for subdivision of the property to create 2.5-acre or larger single family residential lots.

Current Zoning



As Platted – Thal Subdivision Plat (subject property is lot 1)



Analysis and Justification:

The following is an analysis of the replat criteria included within Section 7.2.3.C of the <u>El Paso</u> County Land Development Code and justification for approval:

REPLAT CRITERIA #1: The replat complies with this Code, and the original conditions of approval associated with the recorded plat;

The requested replat complies with the Code, provided the requested waiver is approved. The only conditions of approval for the current Thal Subdivision were requirement of payment of impact fees and statutory recording requirements (PCD File No. MS99012).

REPLAT CRITERIA #2: No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;

There are no nonconformities currently. The replat will not result in any new nonconformities being created. The existing building will meet all setback requirements of the RR-2.5 zone district.

REPLAT CRITERIA #3: The replat is in keeping with the purpose and intent of this Code;

Section 1.4, Purpose, of the Code states "This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County." The replat does not conflict with the purpose statement of the Code.

REPLAT CRITERIA #4: The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;

The subdivision analysis has been included below.

REPLAT CRITERIA #5: Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Lots 6 and 7 do not have frontage onto dedicated right-of-way and will gain access from a shared access easement depicted on the vacation replat drawing. All other lots have direct access to county dedicated right-of-way via either Hodgen Road or Farrar Road.

REPLAT CRITERIA #6: The approval will not adversely affect the public health, safety, and welfare; and

The replat will not adversely affect public health, safety, and welfare. A traffic study, soils and geology report, onsite wastewater treatment report have been submitted in support of the application and demonstrate no adverse effects.

REPLAT CRITERIA #7: Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

There are no current CC&Rs. No such conflict exists.

Minor Subdivision Criteria for Approval (Including Waivers):

Waiver

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

The purpose and intent of the portions of the Code to be waived are to ensure safe, legal access. Legal access is being provided via an easement to a dedicated roadway. All other aspects of the Code remain in force.

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

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

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

Safe, legal access will be gained to a dedicated roadway via a shared access easement.

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

The existing parcel is deep with limited frontage onto a County roadway. Reconfiguring the subdivision would likely have resulted in flag lots, which are not preferred by El Paso County Planning.

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

As stated above, reconfiguring the lots would result in flag lots.

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

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

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

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

The pages that follow address each one of the criteria included within Section 7.2.1 (subdivision) of the <u>El Paso County Land Development Code</u>.

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

Please review the Master Plan analysis below.

The subdivision is consistent with the purposes of the Land Development Code ("Code").

Section 1.4 of the <u>Land Development Code</u> identifies the purpose of the Code. Below is the Code citation with the italic wording indicating how the proposed subdivision furthers the intended purpose.

"This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County. More specifically, it is the purpose of this Code to:

- Implement the Master Plan and related elements.

 See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan.
- Promote predictability, consistency and efficiency in the land development process for residents, neighborhoods, businesses, agricultural and development interests.
 The application has been submitted and reviewed in compliance with the Land Development Requirements and applicable procedures.
- Ensure appropriate opportunities for participation and involvement in the development process by all affected parties.
 - Adjacent property owners will be notified of the request by El Paso Cunty upon submission. Any responses received will become a part of the public record.
- Be fair to all by ensuring due consideration is given to protecting private property rights, the rights of individuals and the rights of the community as a whole.
 The requested subdivision will not infringe upon the rights of the surrounding properties.
- Guide the future growth and development of the County in accordance with the Master Plan.
 - See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan.
- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
 - Please review the submitted traffic study. The water and wastewater reports submitted

- with the subdivision application demonstrate sufficient water and that wastewater can be treated with an onsite wastewater treatment system. Park and school fees will be paid at the time of plat recordation.
- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
 All standards are being met.
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.
 Commitment letters have been submitted for fire protection, electric service, and natural gas service. The road impact fee will be paid at the time of building permit for any new dwelling proposed.
- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County in order to preserve the integrity, stability, and beauty of the community and the value of the land."
 There are no significant natural features within the subdivision that should be preserved. The drainage report identifies that the existing natural drainage onsite will not be significantly impacted by the proposed subdivision and that no additional improvements are required.

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

El Paso County has requested submission of closures sheets, plat drawings, legal description, wastewater report, title commitment, PBMP applicability form, commitment letters, final drainage report, fire protection report, natural features report, soils and geology report, water resources report, and water quality report. All requested studies, reports, and documents have been drafted in compliance with the adopted checklists and criteria. Pursuant to County procedure, all outstanding comments have been addressed prior to the plat being scheduled for Planning Commission and Board of County Commissioner hearings. Additionally, all design considerations listed in Section 8.4.1 of the Land Development Code have been met, with the exception of the requested waiver.

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 the Code.

The water resources report prepared by Hayes Poznanovic Korver LLC recommends sufficient water in terms of water quantity, quality, and dependability. Sufficient water supply has been secured for the subdivision, and is summarized in the Colorado Ground Water Determination of Water Rights, as provided to the County. Individual wells shall provide each property with its water supply.

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 the Code.

An onsite wastewater treatment system report prepared by Entech has been submitted and supports the proposed lots being served by individual septic systems.

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

A Geology and Soils Report, as well as an Onsite Wastewater Treatment System Report, have been prepared by Entech and submitted to the County. The Owner will comply with the recommendations of the report.

A public sewage disposal system shall not be provided. Subsurface conditions will be reevaluated upon development of each individual lot. A private, engineered onsite wastewater treatment system will be designed by a Colorado Licensed Engineer and installed, per the reports submitted to the County. The proposed new lots are anticipated to be suitable for individual onsite wastewater treatment systems; it should be noted each lot has sufficient space for both primary and alternate OWTS locations.

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

The drainage report prepared by JPS Engineering identifies no drainage improvements are required for the proposed subdivision.

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.

Due to the size and scale of the subdivision, impacts related to the proposed subdivision will be negligible, therefore, no public improvements are required.

Legal and physical access is or will be provided to all parcels by public rights of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and

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

Legal physical access is being provided to each lot from existing roads, Hodgen Road and Farrar Road, as well as from a shared access easement. A 25 foot trail easement for the benefit of El Paso County has been depicted on the northern end of the subdivision. The dedication of open space is not required for this 3-lot subdivision.

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

The property is within the Black Forest Fire Protection District limits. No hydrants or cisterns are being proposed unless the Fire Department identifies a desire for the developer to construct one with this subdivision. Commitment letters have also been provided by Mountain View Electric Association as well as Black Hills Energy. The existing County roadway network is capable of handing the anticipated additional 60 Average Daily Trips.

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

The Fire Protection Report meets all requirements of Section 6.3.3, Fire Protection and Wildfire Mitigation.

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

With approval of the requested waiver, the proposed subdivision meets all applicable sections of Chapters 6 and 8 of the Code including drainage, fire protection and wildfire mitigation, transportation systems, water supply, wastewater disposal, and geology and soils standards.

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

The only anticipated off-site impact is additional traffic, however, the six additional dwellings will

not generate a significant amount of traffic and the existing roadway network can easily handle the additional traffic. See the traffic study for further analysis.

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

The proposed subdivision will be served by individual driveways and will not require any public infrastructure improvements.

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

The mineral rights have not been severed from the land.

Your El Paso County Master Plan

MASTER PLAN ELEMENTS:

Below is an analysis of the various El Paso County Master Plan elements.

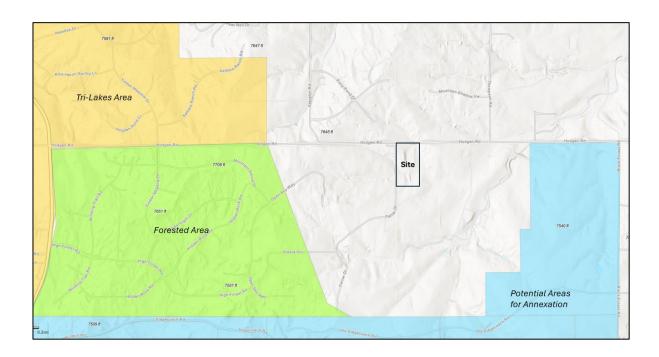
Your El Paso County Master Plan Analysis

Chapter 1 of <u>Your El Paso Master Plan</u> (2021) states that the <u>Plan</u> is "general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action." In addition, Chapter 1 goes on to state that the <u>Plan</u> "is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives." When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the <u>Plan</u>. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested map amendment (rezoning) to the RR-2.5 zoning district and replat, as identified below.

Chapter 3 Land Use

Key Area Analysis: Not included within an identified Key Area

The property is not included within a mapped Key Area of the Master Plan, as depicted in the exhibit below:



Area of Change Analysis: "Minimal Change: Developed"

The subject property is identified on the Areas of Change map as being within the "Minimal Change: Developed" area of change (see the map on the next page).

"Minimal Change: Developed" Area of Change

Page 21 of the <u>Plan</u> characterizes areas of "Minimal Change: Developed" by stating:

"These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained."

The almost 20-acre property is currently developed with only one single-family residential dwelling, which makes the property considerably underdeveloped when compared to many other properties in the area. Developments such as High Forest Ranch to the west, Settlers Ranch to the northwest, and Flying Horse North to the east and south have developed or are currently developing with much smaller lot sizes, ranging from approximately 2.5 acres down to one-third of an acre. Even some of the smaller developments in the area, such as Longview Estates to the northwest and Providence Point Estates to the west, include smaller single-family lots, with some being less than five (5) acres in size. The presence of these developments clearly justifies the "Developed" label of

the Area of Change designation, while the underdeveloped nature of the subject property is indicative of the "Minimal Change" opportunity that still remains for a variety of properties in the area.

Placetype Analysis: "Large-Lot Residential"

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

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

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

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

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

The Large-Lot Residential Placetype is described further on page 26 as follows:

"The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes *occupying lots of 2.5 acres or more*, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas" (emphasis added).

A review of this area of the County in the context of the mapped Placetypes in the <u>County Master Plan</u> reveals an expectation of a relatively homogenous character given that all of properties in the area that are located within a radius of over 1.5 miles from the subject property are all within the Large-Lot Residential Placetype. This designation ultimately sets the standard for subdivision of land in this area at lot sizes of 2.5-acres or larger. One exception to this standard, however, is the Flying Horse North development located just over one-half mile south and east of the subject property which includes areas that are approved for lot size of one-third of an acre. All other developments in the area are consistent with the 2.5-acre minimum lot size standard established within the Large-Lot Residential Placetype. The proposed replat includes 7 lots all sized 2.5 acres or greater.

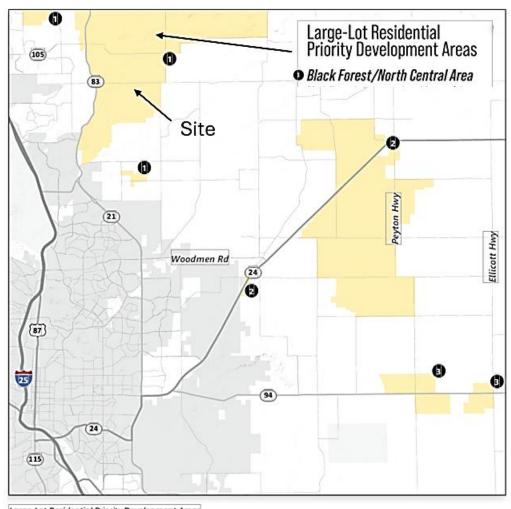
Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation

found in Chapter 4 of the <u>Plan</u>. The property is identified as being within the Black Forest/North Central Priority Development Area (see map below). Page 54 of the <u>Plan</u> describes this area as follows:

"Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County."

The description goes on to say that "The County should maintain existing and **expand the Large-Lot Residential Placetype in this area** in a development pattern that matches the existing character of the developed Black Forest Community." (Emphasis added) The proposed rezoning and replat would expand the recent trend of establishing the Large-Lot Residential Placetype as can be seen in the High Forest Ranch and Settlers Ranch development, which are also located along Hodgen Road. These development, like the one being proposed with this rezoning, generally feature single-family residential lots comprise of a minimum of 2.5 acres, which is consistent with the Large-Lot Residential Placetype.



Large-Lot Residential Priority Development Areas

El Paso County Water Master Plan

The Executive Summary from the <u>Water Master Plan</u> (2018) states that "The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process." A water sufficiency finding is being requested with subdivision. It should be noted that the <u>Water Master Plan</u> only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region **2** of the <u>Water Master Plan</u>, pursuant to Figure 3-1 on page 25. The <u>Plan</u> provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the subdivision application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The <u>El Paso County Parks Master Plan</u> (2022) depicts the Fox Run Primary Regional Trail on the northern portion of the subject property. A 25' trail easement for the benefit of El Paso County has been added to the concurrently reviewed subdivision application. Land dedication, or fees in lieu of land dedication are not required with a rezone application, however, fees in lieu of dedication will be provided with the concurrently reviewed subdivision.

2024 Major Transportation Corridors Plan (MTCP)

The subject property is adjacent to Hodgen Road to the north and Farrar Drive to the west. Access to the site is from Farrar Drive to the west. The <u>2024 MTCP</u> depicts Hodgen Road as a rural minor arterial and Farrar Road as a non county-maintained roadway. Right-of-way dedication is not required for either roadway. A traffic memo was prepared by LSC and details the potential traffic impacts of the proposed development.

Other Topical Elements of the County Master Plan

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

DRAINAGE FEE: ___

BRIDGE FEE:

GROSS ACREAGE: 19.51 ACRES

NET ACREAGE: 19.51 ACRES

NET DENSITY: 0.36 DWELLINGS PER ACRE

NUMBER OF LOTS: 7

SUNDANCE WEST SUBDIVISION REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISION LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, T11S R66W OF THE 6th P.M. EL PASO COUNTY, COLORADO

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RECORDING NO: ORGANICATION OF CONTAINE
RECORDING NO: WASHING FEMEL PRIMAT AND REMAINATION OF CONTAINE WATER WELL AGREEMENT
RECORDING NO: 2000/2010 22. THE PROPERTY IS SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW. UNLESS DIFFERINGS INDICATED, ALL SIDE, FRONT AND REAR FOR UNITS HEREBY PLATTED ON DIFFER SIDE WITH A 10 FOOT PRIBLE CHIEF AND PRANKED ESSEMBLY UNLESS OTHERWISE HONOLETAL ALL DIFFERING SUBDIVIOUS REQUIRAGES ARE HERBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRANAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTIDANCE OF THESE EASEMENTS IS HERBEY VESTED WITH THE ROWALDEL REPORTERY OWNERS. 8. THE PROPERTY IS SERUCE TO TERMS, CONCERNOS, RESTRICTIONS, PROVISIONS, NOTES AND EXECUTED BY CONTINUE ANY CONCENTRATION OF RESTRICTIONS, IF ANY, NULLEWIS ANY OF DUTIED TO THOSE ANGULD UPON NACE, ORGANIZATION, AND ANY CONTINUE A DEVELOPER SHALL COMPLY WITH THE FEBERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERHIT REGULARDINS, AND OTHER AGENCY REQUIREDHENS, FAVY, OF APPLICABLE, ADDICES SIGLUING, BUT NOT JUINTED TO THE COLORADID DEVIA THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. RECORDING DATE: JANUARY 27, 2000 RECORDING NO: 200009228 SHOWN HEREON 7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BESOLUTION NO. 98-515 AS SET FORTH BO ON-MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY AND UNITED STATES POSTAL SERVICE RECORDING DATE: MARCH 6, 2001 RECORDING NO: 201027209 NOT PLOTTABLE INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM FARRAR ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.2.2 AND 6.3.3.2.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAYS MIL NEED TO BE SPECIFICALLY PAPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT 8. THE PROPERTY IS SERECT TO COMMAND, COMMING, RESTRICTIONS AND LEN RIGHTS BUT ONTTING ANY COMMAND OF RESTRICTIONS, FAY NALLIDING BUT NOT LIMETO TO THOSE ASSOL UPON BACKLOURS, RELIGION, SO 2500. COMMAND, CHALLES STATES, DEPORT, STATES, DOBBLITT, MARGOLY, MINOLE, STATES, DOBBLITT, MARGOLY, MINOLE, MINOLE, MINOLE, STATES, DOBBLITT, MARGOLY, MINOLE, MORE, MASSET, AS SET FORM IN A PROJECT SET OF TEXAL LINES, DODPY TO THE CITYOT THAT SAD COMMAND OR ASSOCIATION OF THE CITY OF THE COMMAND OF THE COMMAND OF THE CITY OF THE COMMAND OF INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER, PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF OURSET EXPENDED. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMEN OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGREEN ESCIENCES SYSTEM PROFOT TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALLA, DE RECORDING DATE: MAY 9, 2002 RECORDING NO: 202076783 NOT PLOTTABLE 9. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-14 AS SET FORTH BELOW: RECORDING DATE: MARCH 31, 2004 RECORDING NO: 204050722 SHOWN HEREON 10. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND PROHIS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROHISONS OF THE AGREEMENT AS SET FORTH IN THE GRANT OF RIGHT OF ORANTED TO: MOUNTAIN NEW ELECTRIC ASSOCIATION, INC.
PLEPOSE: UTLLITES
BECORDENG DATE: MARCH 2, 2006
BECORDENG NO: 206031538 NOT PLOTTABLE SURVEYOR'S CERTIFICATION: 11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNUAUENT OF RIGHTS UNDER PERMET AS SET FORTH BELOW: THE UNDERSIONED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALCRADA, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HER SUPPRYSION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREDWITYS OF TITLE 38 OF THE ASSET OF THE ASS RECORDING DATE: JUNE 2, 2008 RECORDING NO: 208082291 NOT PLOTTABLE 12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-48 AS SET FORTH BELOW CLERK AND RECORDER: STATE OF COLORADO SS RECORDING DATE: FEBRUARY 17, 2010
RECORDING NO: 210014612 SAME PARCELS AS EXCEPTIONS 14 - 17 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ACREAGE:

JULIA S. KELMAN, PLS 38315 FOR AND ON BEHALF OF: RAMPART SURVEYS, INC. P.O. BOX 5101 WOODLAND PARK, CO 80866 (7)9) 887-9020	DATE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THESE TRANS AFTER YOU FREST BOOKS SUCH GEFECT, IN NO EVENT, MAY ANY ACTION CERTIFICATION SHOWN HEERON. SERVEY BE COMBINED UPON THAT THE YEARS OF THE DATE OF THE CERTIFICATION SHOWN HEERON.

THE UNDERSIGNED OWNE PASO THOSE EASEMENTS OF EL PASO, ALL EASEN COUNTY APPROVAL SHAI COLORADO.	R HAVE CAUSED SAID TRACT TO BE REP S AS SHOWN ON THE PLAT. THE SOLE RI JENTS SHALL RETAIN THE RIGHT OF INGR LL BE ALLOWED ON ANY EASEMENT. THIS	LATTED INTO LOTS AND EASEMEI CHT AND AUTHORITY TO RELEAS ESS AND EGRESS FOR CONSTRUI TRACT OF LAND AS HEREIN PL	nts as shown on this plat. The e or convey all or any such e ction and maintenance of improv atted shall be known as "sund!	UNDERSIONED DO HEREBY GRANT UNTO THE COUNTY OF EL. SEMENTS SHULL REMAIN EXCULSIVELY VESTEO IN THE COUNTY FUNCTION OF PERMANENT STRUCTURES EXCEPT FENONG UPON NACE WEST SUBDIVISION [®] IN THE COUNTY OF EL. PASO,
WITNESS MY HAND THIS	DAY OF	2025.		
	MANAGER, WALDEN CORPORATION			
STATE OF COLORADO COUNTY OF EL PASO	} ==			
THE ABOVE AND AFOREN WITNESS MY HAND AND	MENTIONED INSTRUMENT WAS ACKNOWLED OFFICIAL SEAL:	GED BEFORE ME THIS D/	Y OF	,2025, A.O., BY MARK Modelliams.
MY COMMISSION EXPIRES	k			NOTARY PUBLIC
(SEAL)				
DEDICATION:				
THE UNDERSIGNED OWNE PASO THOSE EASEMENTS OF EL PASO, ALL EASEN COUNTY APPROVAL SHAI COLORADO.	OR HAVE CAUSED SAID TRACT TO BE REP IS AS SHOWN ON THE PLAT. THE SOLE RI MENTS SHALL RETAIN THE RIGHT OF INGR ILL BE ALLOWED ON ANY EASEMENT. THIS	LATTED INTO LOTS AND EASEME GHT AND AUTHORITY TO RELEAS ESS AND EGRESS FOR CONSTRUI TRACT OF LAND AS HEREIN PL	NTS AS SHOWN ON THIS PLAT. THE E OR CONVEY ALL OR ANY SUCH E CTION AND MAINTENANCE OF IMPROV ATTED SHALL BE KNOWN AS "SUNDA	UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL SEMENTS SHALL REMAN DOCUSTICLY VESTED IN THE COUNTY PENENTS. NO PERMANENT STRUCTURES EXCEPT FENONG UPON NICE WEST SUBDIVISION." IN THE COUNTY OF EL PASO,
WITNESS MY HAND THIS	DAY OF	, 2025.		
STATE OF COLORADO	VICE PRESIDENT, WALDEN CORPORATION			
COUNTY OF EL PASO)			
THE ABOVE AND AFOREM WITNESS MY HAND AND	MENTIONED INSTRUMENT WAS ACKNOWLED OFFICIAL SEAL:	GED BEFORE ME THIS D/	Y 0F	,2025, A.D., BY MARK McMILLIAMS.
MY COMMISSION EXPIRES	k			NOTARY PUBLIC
(SEAL)				
LIEN HOLDER	SUBORDINATION CERT	IFICATE:		
THE UNDERSIGNED ARE A SUBJECT LIEN TO THE TO	ALL THE MORTGAGEES AND LIEN HOLDER: ERMS, CONDITIONS AND RESTRICTIONS OF	OF CERTAIN LANDS KNOWN HE THIS DOCUMENT.	REIN AS "SUNDANCE WEST SUBDIVIS	ION" IN THE CITY OF COLORADO SPRINGS. SUBORDINATE THE
	IPA COLORADO INVESTMENTS II, LLC, BY 2025, A.D.	MONTE C. McKEEHEN, SENIOR AS	SSISTANT MANAGER, HAS EXECUTED	THIS INSTRUMENT THIS DAY OF
wonte c. Nokeehen, se apa colorado investi	ENIOR ASSISTANT MANAGER, MENTS II, LLC.			
STATE OF)) ss)			
	MENTIONED INSTRUMENT WAS ACKNOWLED	SED BEFORE ME THIS THIS	DAY OF	, 2025, A.D. BY MONTE C. McKEEHEN, SENIOR ASSISTANT
WITNESS MY HAND AND MY COMMISSION EXPIRES NOTARY PUBLIC:	OFFICIAL SEAL:			
BOARD OF CO	DUNTY COMMISSIONERS	AND PLANNING,	AND COMMUNITY D	EVELOPMENT DEPARTMENT APPROVAL:
THAT THIS PLAT FO DAY OF OF LAND TO THE PI PASO COUNTY UNTIL ENGINEERING CRITER THAL SUBDIVISION IS AGAINST AND APPU	R SUNDANCE WEST SUBDIVISION 2025, SUBJECT TO AN UBLIC (UTILITY EASEMENTS) ARE L PRELIMINARY ACCEPTANCE OF RIA MANUAL, AND SUBDIVISION IMS VACATED AND AMENDED FOR I RTENANT TO THE ORIGINAL PLAT	WAS APPROVED FOR FILIN IY NOTES SPECIFIED HEREC ACCEPTED, BUT PUBLIC IN THE PUBLIC IMPROVEMENT PROVEMENTS AGREEMENT. HE AREAS DESCRIBED BY RECORDED IN THE OFFICE	G BY EL PASO COUNTY, COL IN AND ANY CONDITIONS INC PROVEMENTS THEREON MILL S IN ACCORDANCE WITH THE THIS REPLAT SUBJECT TO A OF THE EL PASO COUNTY I	ORADO BOARD OF COUNTY COMMISSIONERS ON THE LUDED IN THE RESULTION OF APPROVAL. THE DEDICATE NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND LCOVENANTS, CONDITIONS, AND RESTRICTIONS RECORD SLERK AND RECORDER, RECEPTION NO. 2000308728.
BY: CHAIR, BOARD OF C	COUNTY COMMISSIONERS		DATE	
BY: EXECUTIVE DIRECTOR COMMUNITY DEVELOR	R, PLANNING AND		DATE	
				OWNERS: MATTHEW W. DUNSTON AND GENE WILLIAM DUNSTON A
				ADDRESS: 1230 SCARSBROOK COURT MCNUMENT, CO 80132
				PHONE NUMBER: (719) 339-2410

O'CLOCK ... N., THIS DAY OF

A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: FL PASO COUNTY CLERK AND RECORDER DATE OF PLAT PREPARATION: APRIL 25, 202

(719) 687-0920

SUNDANCE WEST SUBDIVISION - REPLAT OF A PORTION OF LOT 1, THAL SUB.
NB1/4 NB1/4, SECTION 25, T11S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SURVEYS, LLC

Woodland Park, CO. 80866

RAMEART

DRAWING: 23146 REPLAT.DWG PAGE 1 OF 2

SUNDANCE WEST SUBDIVISION REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISION LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, T11S R66W OF THE 6th P.M. EL PASO COUNTY, COLORADO HODGEN ROAD TRACT A (30" WDE) -50" COLORADO INTERSTATE CORPORATION UTILITY EASEMENT BK. 2323 PG. 875, 12/19/1969 20' WELL ACCESS EASEMENT EXTINGUISHED - REC. NO. 205037036 20 WELL ACCESS EASEMENT - REC. NO. 200008228 S89'38'35"W 351.00" LOT 2 2.50 Ac 10° PUBLIC UTILITY AND DRAINAGE EASEMENT \$89'38'35"W 333.20" 24' ACCESS EASEMENT FOR LOT 2 LOT 6 2.51 Ac 24' ACCESS EASEMENT FOR LOTS 4, 6 & 7 -EASEMENT AGREEMENT FOR NON-EXCLUSIVE ACCESS FOR SE1/4NE1/4 REC. NO. 220025926, RE-RECORDED REC. NO. 220026595 LOT 4 2.50 Ac LOT 7 2.50 Ac 20' PUBLIC UTILITY AND AS REPLATTED NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN ♠ SET 5/8" REBAR AND PINK CAP STAMPED "RAMPART PLS 38315" FOLIND AS SHOWN (1/16 CORNER) SUNDANCE WEST SUBDIVISION - REPLAT OF A PORTION OF LOT 1, THAL SUB-NE1/4 NE1/4, SECTION 25, T11S, RGGW OF THE 6th P.M., EL PASO COUNTY, COLORADO AS PLATTED NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN RAMPART SURVEYS, LLC JOB NO.: 23146 PERMANENT EASEMENT TEMPORARY EASEMENT WITH PERMANENT DRAINAGE AND SLOPE CONDITIONS

APRIL 25, 2025

DRAWING: 23146 REPLAT.DWG

PAGE 2 OF 2

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	Construction Contract Award
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	On-Hold
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	Completed
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	Completed
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	Completed
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	Completed
Kyle Melvin	HRRP Fire Mitigation (COSWAP)	Complete forest fuel reduction efforts to protect against wildfire	Objective 4 - Health & Safety	Completed
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	Completed

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	DPW/Parks Hire Asset Management Specialist	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	In-Progress
Ashlyn Mathy	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Advance Recovery Projects	Advance NRCS projects across the park system	Objective 1 - Infrastructure	Completed
Jason Meyer	Advance Recovery Projects	Advance FEMA funded project 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 Completed - Bid Scope
Jason Meyer	Fox Run Nature Center	Complete engineering, design, and capital fundraising campaign	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Fountain Creek Sidewalks & Paving	Sidewalk and paving improvements to Duckwood Actuve Use Area	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Restrooms	Renovation of Oak and Pine Meadows Restrooms	Objective 1 - Infrastructure	In-Progress
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	Completed
Ross Williams	Paint Mines Fencing	Complete installation of wood fencing	Objective 1 - Infrastructure	In-Progress
Ross Wiliams	Crews Gulch Paving	Complete paving of Crews Gulch Trail (CDBG Grant)	Objective 1 - Infrastructure	In-Progress
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Completed

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
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	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	Final stages: need to place order
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	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of		Objective 2 - Service Quality	Completed

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Community Services Department Parks / Recreation & Cultural Services Divisions September 2025 Monthly Report **Facility Revenue Totals To Date** 2024 2023 2025 Budget Current Balance Totals to Date Totals to Date Parks Facility Reservation Revenue \$ 180,000 \$ 198,846 \$ (18,846)211,845 \$ 258,765 County Fair / Fairgrounds \$ 301,000 \$ 422,663 \$ (121,663) 413,347 \$ 418,803 \$ \$ 625,192 677,568 Total 481,000 \$ 621,509 \$ (140,509) \$ **Fundraising Revenue** 2025 2025 2024 2023 Purpose Goal Amount Balance Totals to Date | Totals to Date 80,000 \$ 112,500 102,500 County Fair Sponsorships Fair Operations 112,500 \$ (32,500)Park Operations Partners in the Park Program \$ 45,000 \$ 87,500 \$ (42,500)\$ 92,500 \$ 75,000 61,438 \$ (51,438) 50,612 \$ 25,687 Trust for County Parks Park Operations 10,000 \$ \$ \$ Nature Center Fundraising Nature Center Support 23,458 \$ 1,542 20,056 \$ 25.000 \$ \$ 37,938 \$ County Fairgrounds Support (Fairgrounds Corp) Programming/Facility Support \$ 40,000 \$ 70,000 \$ (30,000)\$ 80,000 \$ 70,000 293,243 Total 200,000 \$ 354,896 \$ (154,896) \$ 373,550 \$ Grant / 3rd Party Funding Awarded Parks Division Reservations 2025 2025 2025 2024 2024 2023 2023 Year to Date Rentals Attendance Evaluation Rentals Attendance Rental Attendance January 10 1626 N/A 10 1072 11 966 11 893 N/A 15 898 15 778 February March 86 2997 N/A 15 292 51 1306 April 325 10789 4.3 278 7613 299 10619 17943 4.1 448 May 482 491 16030 16919 20929 4.5 23181 552 20087 June 614 635 July 579 19616 4.32 579 20387 594 22852 442 19278 4.67 502 21409 445 22024 August September 363 14455 4.8 431 18958 442 22133 October November December 2912 2956 109840 2857 Total 108526 4.44 117684

Parks Facility Reservations	2025	2025	2024	2024	2023	2023	
September	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park	<u>Itoniuio</u>	7 ILLOTTO GITTO	<u>Itoritaio</u>	<u> </u>	<u>ittoritaio</u>	7 KLOHAUHOO	
Archery Lanes	8	16	2	20			
Athletic Fields	34	1410	42	1970	49	2370	
Pavilions	68	2999	89	4623	91	4232	
Trails	2	1510	3	1760	6	4110	
Vendor	7	26	8	32	8	26	
Tennis Courts	-	20		02		20	
Pickleball Courts	11	150	18	178	5	48	
Vita Course	- ''	100	10	170	<u> </u>	70	
Meeting Room	7	40	6	67	7	75	
Black Forest Regional Park	'	40	0	01	I	13	
Athletic Fields	4	125	1	80	7	210	
Pavilions	18	705	23	949	21	741	
Vendor	10	703	20	343	1	2	
Tennis Courts / Pickleball Courts	26	104	29	114	16	58	
Falcon Regional Park	20	104	23	114	10	30	
Baseball Fields	19	690	22	800	18	555	
Athletic Field	18	080	- 22	000	10	300	
Vendor							
Fountain Creek Regional Park							
Athletic Fields	7	375	8	590	1	50	
Pavilions	32	1404	33	1532	33	1719	
Trails	32	1404	33	1552	33	1719	
Disc Golf Course	1	72	3	350			
Vendor	3	12	12	44	1	4	
Fox Run Regional Park	3	12	12	44	ı	4	
Athletic Fields	38	1535	37	1310	47	1835	
Gazebo	30	1000	8	1070	18	1222	
Warming Hut	1	20	8	140	11	87	
Pavilions	53	2482	48	2127	66	3038	
Vendor	1	2	6	14	3	10	
Trails	2	90	1	50	2	62	
Homestead Ranch Regional Park		30		- 55		02	
Pavilions	15	522	13	503	8	267	
Athletic Fields	1	100	10	303	12	520	
Trails	1	100		 	14	520	
Palmer Lake Recreational Area	-	10					
Palmer Lake Santa Fe Trail			1	550	2	700	
New Santa Fe Trail	1	+	'	550		700	
Monument Trail Head New Santa Fe Trail							
Baptist Road Santa Fe Trail				1			
AFA Santa Fe Trail	+	+		1		+	
Vendor - Santa Fe Trailheads							
Paint Mines Trail	4	56	10	85	9	192	
	4	30	10	60	9	192	
Rock Island Trail							
Black Forest Section 16							
Rainbow Falls Historic Site							
Pineries Open Space							
Total Park Facility Reservations	363	14455	431	18958	442	22133	

Fairgrounds Facility Reservations	2025	2025	2025	2024	2024	2023	2023
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
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	29	733	N/A	50	6639	17	4490
July	18	890	N/A	8	415	13	280
August	26	363	N/A	10	685	12	3869
September	38	1,652	N/A	62	946	40	4232
October		,					
November							
December							
Total	228	10,705	N/A	240	22,370	157	26,250
Fairgrounds Facility Reservations	2025	2025	2024	2024			
September	Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds							
Lion's Club Meeting	1	50	1	30			
Jr. Livestock Committee Mtg.	1	20	1	30			
Fair Advisory Board Meeting	1	30	1	10			
Nextera Energy Open House	1	50	1	20			
Wellness Day	1	250	1	20			
Grand Stands Building			1	20			
North Kitchen - Paradise Café	6	24	1	30			
South Kitchen - Cluckin Chicken	1	4					
South Kitchen - Fire Prairie Salsa	6	16	30	180			
Track			15	90			
Grounds & Stable							
Camping (4-H Dog Agility)	7	28					
Wellness Day	1	250	1	5			
Selle Funeral (ADA Lot)	1	50	1	1			
<u>Livestock Arena</u>							
4-H Hitch'N'Post Mtg.	1	20					
4-H State Agilty Dog Clinic	2	240					
Whittemore - Fairgrounds			1	30			
High Country Live Model Horse Show	2	120	6	180			
Quinceanera	3	350	1	300			
FSB Pavilion	2	100					
Calhan Ranch Club 4-H Club	1	50					
<u>Arena</u>							
Month Total Fair Facility Reservations	38	1,652	62	946			
-		1		1			1

Vandalism Report						
Incident	<u>Date</u>	<u>Location</u>	<u>Area</u>	Cost		
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		
Illegal dumping clean-up (dog park)	7/24/2025	Falcon Regional Park	East	\$500		
Gate damage	7/29/2025	Maxwell Street & S. Academy	South	\$500		
Illegal dumping	7/30/2025	Stratmoor Valley	South	\$500		
Graffiti removal	9/22/2025	Fallen Timber restroom	North	\$100		
Trash, debris in men's restroom. Dog bags flushed	9/28/2025	Fox Run Regional Park	North	\$100		
Graffiti removal at multiple sites	9/29/2025	Rainbow Falls	Central	\$2,250		
			Total	\$14,640		

Volunteerism		202	25	202	24	20	23	
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January	Goal	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		525	4.490	669	2,831	658	2,223	
July		470	3.269	628	5,290	444	5,200	
August		278	1,369	392	1,870	470	2,296	
September		349	1,608	359	1,443	476	1,640	
October		349	1,000	309	1,443	470	1,040	
November								
December								
Totals		2545	16,298	3749	18,870	3,621	18,287	
Totals		2545		3749	10,070	3,621	10,201	
September		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		15	61					
Fairgrounds Corporation		5	10					
Fair and Events Center		17	74					
Friends of the Nature Centers		61	398					
Adopt-A-Park / Trail / Volunteer Projects		251	1.065					
Total		349	1,608					
Total		043	1,000					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April		177	14160	4.96	172	4379	161	5139
May		183	10024	4.97	170	6313	162	4216
June		113	4655	4.95	98	8080	89	2647
July		147	34866	4.95	87	33789	105	36715
August		69	5929	4.97	76	6515	54	5058
September		108	7516	4.98	108	9116	116	5245
October						00		02.0
November								
December				1				
Totals	800 / 21,000	972	81654	4.97	887	75541	864	64580
	333.2.,330			4.0.				

		2025	2025	2025		
September	Facility	Programs	Attendance	Evaluation		
Habitat	BCNC	10	131	5.00		
Incredible Insects	BCNC	3	48	4.90		
Colorado Wildlife Detectives	BCNC	3	38	4.90		
Birthday Party: All About Animals	BCNC	1	15	5.00		
Birthday Party: Insects	BCNC	1	20	5.00		
Group Visit: Integrated Life Choices	BCNC	1	14			
Happy Trails	BCNC	1	140			
Outreach: Pawtoberfest	BCNC	1	217			
Nature Explorers: Birding for Tots	BCNC	2	50	4.99		
Fall Harvest Festival at Gold Hill Mesa	BCNC	1	200			
Little Wonders: An Apple a Day	BCNC	2	50	5.00		
Bear Den Rental: Baby Shower	BCNC	1	40			
Birds & Beans	BCNC	1	18			
Trailability	BCNC & FCNC	8	15			
Awesome Arthropods	FCNC	3	45	5.00		
Walk the Wetlands	FCNC	27	555	5.00		
Discover the Wetlands	FCNC	10	168	5.00		
Maps & Compass Skills	FCNC	1	22	5.00		
Nature Adventures: Diners, Drive-ins, and Detritivores	FCNC	2	20	4.90		
2s & 3s Outdoors: Bye Bye Birdy	FCNC	1	35	5.00		
Adult Birding Club: Class	FCNC	1	14	5.00		
Adult Birding Club: Field Trip	FCNC	1	14	5.00		
Fall Bird Count	FCNC	1	30			
Program Room Rental	FCNC	3	110			
Birthday Party	FCNC	1	30	5.00		
Sustainability Fair	FCNC	1	70			
Outreach: Children's Water Festival	FCNC	1	526			
Outreach: Cool Science Festival	FCNC	1	154			
Creek Week Cleanup	FCNC	1	33			
Homeschool Fridays: Awesome Arthropods	FCNC	1	25			
ARC Boys Night Out	FCNC	1	15	5.00		
Birds & You: Special Program for PPALS	FCNC	1	15	5.00		
Group Visit: Adult Care Group	FCNC	1	10			
Paint Mines Guided Hikes	PMIP	2	26	5.00		
Kids Night Out- Cosmic Quest	BCNC	1	14			
Bear Creek Dog Park Cleanup-Creek Week	BCRP	1	20			
Cornhole League	FEC	5	75			
BST Auto Races	FEC	2	3374			
Homesteading Group	FEC	1	20			
Fall Demo Derby	FEC	1	1100			
TOTALS		108	7516	4.98		

			Paint Mines				
		Fountain Creek	Interpretive	Rainbow Falls			
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	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	2316	1727	2033	2730			
July	2514	1842	2683	2621			
August	2290	1450	3773	3238			
September	1295	1317	2166	1056			
October							
November					•		
December					•		
Totals	14342	11182	15826	10743	•		



ADMINISTRATIVE SERVICES MONTHLY REPORT

SEPTEMBER 2025

General Updates:

- ❖ Facility rentals have generated \$198,846, which exceeded our annual \$180,000 goal by 11%.
- The Parks Department hosted the annual City/County Park Advisory Board Luncheon, which is a great opportunity for City and County PAB members to meet their counterparts. Staff worked together on location set up which also included road grading, room set up, decorations and catering. It was a very successful event again. Thank you all!

Special Events:

 For 26 years, the Colorado Springs Down Syndrome Walk has been a powerful celebration of inclusion and advocacy for people with Down syndrome. It has grown into one of the most recognized public awareness events in our community. The Bear Creek Regional East trail system hosted this special event again this year. Over 1,500 people attended the "Buddy Walk"



2025 Buddy Walk

2. The "2025 Marley Matchup" dog frisbee competition was held on the large Pine Meadows field at Fox Run Regional Park. 46 dogs were entered. Some were first-time participants who walked

- away with winning medals. Feedback that was shared with us included: "The weather was beautiful, the park was great, and the frisbees were flying!"
- 3. The 2025 NADGT Exclusive which is a National Amateur Disc Golf Tour Qualifier, was held at the Widefield Disc Golf Course with 72 disc golfers participating.
- 4. Fall Season has started for the Landsharks. The Landsharks Running Club is a non-profit organization developing young athletes through their positive, character-based programs, focusing on having fun, improving personal skills and promoting a healthy lifestyle. Nearly 400 kids participated in two 'races' on the outlines of the three fields at Bear Creek Regional Park.
- 5. 4 commercial photograph permits for commercial/engagement photography were issued for the Paint Mines Interpretive Park.
- 6. Several permits were issued to local businesses and organizations to include bounce houses and other inflatables at their events. 11 food truck permits were also issued this month.



COMMUNITY OUTREACH Monthly Report – September 2025

1. Creek Week Kick Off:

This month, staff took part in Creek Week Crew Leader Training. El Paso County Parks serves as the exclusive supply pick-up location for our Crew Leaders, and the Bear Creek maintenance shop also stores materials for the Fountain Creek Watershed District on a year-round basis. We sincerely thank our County Parks team for their dedication and support of this important initiative, which engages thousands of volunteers in litter cleanups, helping ensure that trash and debris from our parks, trails, and open spaces do not pollute our waterways.

2. Partners in the Park Program:

El Paso County Parks is dedicated to responsible stewardship of our regional parks, trails, open spaces, and nature centers, ensuring these treasured resources remain accessible, well-maintained, and welcoming for all. With community demand for outdoor recreation continuing to grow, partnerships play a vital role in helping us meet these needs.

Our Partners in the Park program provides a unique opportunity for organizations and individuals to make a lasting impact. For an annual contribution of \$5,000 over three consecutive years, partners receive recognition through custom signage, complimentary pavilion rentals, and a featured spotlight on our social media channels.

We are currently seeking partners to support the Fountain Creek Regional Trail, Crews Gulch, Santa Fe Regional Trail, and Santa Fe Open Space.

We are grateful for the generosity and commitment of our partners, whose contributions strengthen the future of El Paso County Parks and enrich the experiences of all who visit.







COLORADO

PARKS DEPARTMENT

RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT: SEPTEMBER 2025

Programs & Special Events:

- Fountain Creek Nature Center hosted a fantastic cleanup for Fountain Creek Watershed
 District's Creek Week! About 30 volunteers came together to clean the Nature Trail and the
 Regional Trail from Duckwood through Willow Springs Ponds. A wonderful addition this
 year, Benton Technical Services worked hard with South Park Operations to clean the
 Crews Gulch Trail, an area in need of TLC for years. MANY shopping carts were carried off, and all
 together, likely 500lbs of trash were disposed of. With their hard work, the trails and waterways are more
 beautiful, safer, and healthier for people, wildlife, and plants.
- The Kids Night Out program brought 14 participants, ages 7–11, out for an evening of space-themed fun and learning. The kids explored physics concepts, built straw rockets, and looked through a telescope to see Saturn and its rings. They also went on a to-scale walk through the park representing our solar system, bringing the planets to life. For dinner, participants cooked crescent "moon" dogs, enjoyed fruit rockets, and finished with sweet Moon Pies for dessert. The evening combined hands-on learning with imaginative play, sparking curiosity about science and space.



- The Bear Creek Dog Park Cleanup took place on September 27 as part of the Fountain Creek Watershed District's Creek Week initiative, with approximately 20 participants helping. Volunteers contributed by from taking a few extra bags of waste to filling an entire 5-gallon bucket. Commissioner Wysong stopped by and personally filled one of the full buckets himself. Their efforts helped keep the park clean and enjoyable for all visitors and their dogs.
- El Paso County Nature Centers hosted their Annual Happy Trails fundraiser with a "HOOT-enanny" at Bear Creek Nature Center on September 12. Many attendees celebrated the theme with cowboy hats and boots, bolo ties, and feathers. Nothing honored the theme more than the live owls in attendance from Nature & Wildlife Discovery Center, including a Great horned owl that had fallen from its nest earlier this summer in Bear Creek Park, and released back to the wild during the event. Approximately 140 revelers were in attendance for this special moment as well as a delicious dinner by Buffalo Gals catering, drinks and desserts, live music by Roma Ransom, a nature-themed art sale, and engaging educational bird-themed stations led by young nature center Camper Ambassadors.
- Have you ever enjoyed crisp morning with a warm cup of coffee on your porch and listened to the birds? 20 beginner birds did just that on September 27th on the patio at Bear Creek Nature Center with their **Birds and Beans program.** With coffee provided by Black Bear Coffee and expertise provided by Mary Rudolph of Aiken Audubon, attendees began learning the basics of bird identification through size, calls, shape, and behaviors along with how to use their binoculars. Then, a short walk was taken to put their new knowledge to use. Birders, beans, and Bear Creek made for a wonderful morning!

Outreach Events and Other Items:

Fountain Creek Nature Center staff are great at many things, teaching kids and talking about our watershed being two of them. So, of course we attended the **Children's Water Festival!** This event is a day-long experience designed to enrich 4th and 5th graders in Science, Technology, Engineering and Math (STEM) while meeting science academic standards and Common Core State Standards. Visiting classes rotated through six stations learning about a variety of water-related topics and conducting hands-on activities. Andy and Victoria taught the students about the tiny macroinvertebrates that depend on our local waters for their life cycle. Students discovered dragonfly nymphs, snails, daphnia, and more, learning to appreciate hidden diversity and its dependence on clean water.

- Fountain Creek Nature Center always attends the annual Cool Science Festival at UCCS, bringing our famous pond study so that over 500 kids and their families could discover our STEM specialty: aquatic macroinvertebrates. This year staff brought along metamorphosis matching cards to help the visitors discover the well-known bugs that start their life under water in secret. The Nature Center's newest education animal, Georges the Western Tiger Salamander, also attended, as her species depends on both healthy water for their life cycle and the bugs they eat. She was a hit!
- Interpretive guided hikes at **Paint Mines Interpretive Park** continued in September, with two hikes drawing a total of 26 participants. So far this season, the interpreters have guided approximately 678 visitors, knowingly or unknowingly climbing the fragile formations, safely off the formations and educated around 120 dog owners who mistakenly brought pets into the park, where dogs are not permitted. Their efforts both enhance visitor experiences and help protect park resources. The interpreters will conclude their season at the end of October, finishing a strong year of visitor engagement and education.
- Bear Creek Nature Center has benefited from the support of their Partner in the Park, Gold Hill Mesa, for over a decade. On September 20th, Gold Hill Mesa co-hosted a Fall Harvest Festival at Gold Hill Mesa in partnership with Bear Creek Nature Center. Gold hill Mesa provided live music, a beer and wine bar, children's activity zone including petting zoo, inflatable obstacle course, and pumpkin patch. Several food and craft vendors were on-site, and El Paso County Nature Centers hosted a booth with a children's craft, game and nature center information. Nature Center staff and volunteers staffed and managed all event activities. Approximately 200 people attended and enjoyed the days' activities.
- Our nature center volunteers have had a busy year! So far, volunteers have contributed 3000 hours of service, and 25 new volunteers have joined our ranks. In June, the volunteer coordinator hosted Flora Fauna Fridays at each nature center. Volunteers walked the trails and observed local plants and wildlife while socializing and learning from fellow volunteers. In July, volunteers participated in a Wildflower Walk at Fox Run Regional Park to explore the ponderosa pine forest and photograph blooming native flowers.
- September was a busy and exciting month at the **El Paso County Fair & Events Center!** Our Fall Demo Derby drew over 1,100 visitors, thrilling the crowd with the crash, crunch, and chaos of the demolition action. We hosted Calhan High School's Wellness Day, organized by FFA and FCCLA, providing K-12 students with engaging lessons on health, wellness, and decision-making. Youth and animal enthusiasts were in action with the 4-H State Dog Agility Clinic and a Model Horse Show, while our venue also accommodated several private rentals. To round out the month, we held two Auto Races, keeping the energy high and the community engaged. September was a dynamic mix of education, entertainment, and celebration!















Special Events and Program Calendar October 8 - November 12, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
October 9	Thursday	2s & 3s Outdoors: Busy Bugs	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3/person
October 10	Thursday	2s & 3s Outdoors: Busy Bugs	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, \$3/person
October 11	Saturday	Kid's Morning Nature Journaling Quest	Bear Creek Nature Center	Ages 7-11	9am-12pm, \$5/person
October 11	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
October 11	Saturday	Sitcom Trivia & Musical Bingo	Fair & Events Center	All Ages	4-8pm, Free
October 13	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
October 15	Wednesday	Nature Explorers - Migratory Story	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
October 17	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Children grades 3-6 with an adult	2-4pm, \$4/person
October 18	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
October 18	Saturday	Boo! At Bear Creek	Bear Creek Nature Center	Ages 4+ and Ages 6+	3-5pm, 6-8pm, \$10/person
October 18	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
October 19	Sunday	Fall Festival Carnival	Fair & Events Center	All Ages	4-9pm, Free
October 20	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free
October 20	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
October 22	Wednesday	Little Wonders - Amazing Acorns	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am or 1-2:15 pm, \$3/person
October 23	Thursday	Nature's Classroom Homeschool Field Trip- Colorado Wildlife Detectives / Discover Bear Creek	Bear Creek Nature Center	Ages 5-11	1-3pm, \$4 per person
October 24	Friday	Birdability Program	Fountain Creek Nature Center	All, internded for those with ability limitations	9-11am, Free, www.eventcreate.com/e/cos- birdability-week
October 24	Friday	Youth Mental Health First Aid Training	Fountain Creek Nature Center	Adults	9am-4pm, Free
October 25	Saturday	Bird Banding	Bear Creek Nature Center	Recommended ages 8+	7-10am, \$5/person
October 25	Saturday	Pumpkin Carving Party	Fountain Creek Nature Center	All!	9am-1pm, \$5/pumpkin
October 25	Saturday	Jack-o-Lantern Trail	Fountain Creek Nature Center	All!	5:30-7:30pm, \$5/person
October 27	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
November 3	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
November 5	Wednesday	Beave Moon Hike	Fountain Creek Nature Center	Ages 6+	5-7pm, \$5/person
November 6	Thursday	Nature Adventures: Fall Leaves	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
November 7	Friday	Nature Adventures: Fall Leaves	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
November 7	Friday	Bunco	Fountain Creek Nature Center	ages 13+	5-8pm, \$10/Person
November 8	Saturday	Bear Run	Bear Creek Regional Park	All Ages & Dogs	10am-12pm, \$65/adult, \$50/child
November 12	Wednesday	Little Wonders - Curious about Colors	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am or 1-2:15 pm, \$3/person
				* Nature Center Members	may receive an additional discoun



PARKS DEPARTMENT

PARK PLANNING & OPERATIONS DIVISIONS

MONTHLY REPORT: SEPTEMBER 2025

PARK PLANNING DIVISION

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 was awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in 2025. Elite Surface Infrastructure has completed constructing the 8' concrete trail, ADA accessible pedestrian ramps, curb, gutter, and bench access. The project was completed in late August 2025.

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and was completed in late April 2025 with the final installation of the guardrails and benches. CDBG project closeout has been completed and the contract has been closed. This project is complete.

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 with the Facilities ADA team in March and will develop a scope of work. A professional engineering firm will be contracted to assess the sidewalks and make recommendations to ensure ADA compliance from the dog park, Duckwood pond, and pavilion area. This work is anticipated to be completed in fall 2025 with construction planned in 2026.

Fox Run Nature Center – TDG Architecture was selected to provide professional architecture, site design, and engineering for the Fox Run Nature Center in June 2022. Regular design meetings and public engagement have continued to inform the design of the nature center. Key design milestones include Conceptual design completed in 2022; design development completed in 2023; and final design, regulatory and permitting will be achieved by end of 2024. Due to the economic challenges of

the past year, including rising material costs, supply chain issues, and the increasing financial demands on our nonprofit community, this project is on pause.

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 was completed in May, and the restrooms were opened to the public. A second OWTD inspection was completed in September.

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 contracted with Matrix Design to develop design and construction documents. Final drawings and specifications were received in May. The RFP for construction was advertised in July and responses received in August 2025. Project award is in final stages and scheduled for Board of Count Commissioner approval October 7.

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 design project started 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 is 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. Timberline Trailcraft was contracted for the trial improvements and construction was completed late September 2025.

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, Falcon Regional Park, and Fountain Creek Regional Trail. An IFB to complete trail resurfacing of the Woodlake Trail was issued in March. Integrated Wall Solutions was selected and completed the project in August at a cost of \$140,001.

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. Contract Equipment Operators (CEO) was awarded the contract, and the fencing project was completed in late August 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 will also include the construction of crib steps and a puncheon/boardwalk. RMFI completed the project in June 2025 and two park benches were installed in July 2025.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A third grant was awarded to the County in 2022. 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, regulatory approvals, and coordination with several agencies are ongoing. The final design package was completed in early 2025. Procurement is planned in Fall 2025 with construction to be completed by Winter 2026.

Development Permit Application Reviews – Staff reviewed one development applications for endorsement at the October 2025 meeting and provided over 12 internal administrative comments applications during September 2025.

Asset Management – El Paso County, in support of the County-wide strategic plan objectives, has launched on an asset management plan. As part of the effort, El Paso County Parks will be working with the Department of Public Works to hire an asset specialist, and to hire a consultant to perform a comprehensive inventory and condition assessment of the entire regional park system. Onboarding of the Asset Specialist is ongoing. The RFP for the inventory and condition assessment is being finalized and will be asterisked in Fall 2025 with work anticipated to continue through 2026.

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 was 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 – County Parks revised a \$1.25M Colorado Parks and Wildlife grant for the Fox Run Nature Center. Great Outdoors Colorado informed the County that the \$1.5M request for the nature center would not be considered in this current grant cycle.

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 September. Native and irrigated turf mowing operations, fall aeration of irrigated turf, herbicide applications, tree pruning, landscape bed maintenance, playground inspections, box blading trails and parking lots, daily illegal camping checks, and training / event preparations were priorities during the reporting period.

Bear Creek Nature Center hosted the annual "Happy Trails" fundraising event. As this is the largest fundraising event of the year for the Recreation and Cultural Services Division, a considerable amount of assistance from the Central team was required. Extra attention to the grounds, relocation of large interior exhibits, and retrieving and returning borrowed plants from Harding's Nursery were a few of the tasks completed by our team.

Bear Creek Maintenance Shop was the host site of two skid-steer training courses. All Park Maintenance Technician I and II employees received their certifications for skid-steer operation.

Rainbow Falls Historic Site will be closing for the season effective COB on 9/28/2025. Park staff will continue to monitor the site on a weekly basis to check for trash and graffiti and will work with Recreation and Cultural Services staff to de-construct and store the newly acquired large pole tent. Multiple areas of graffiti have been reported at the site and Master Blaster has been contracted to carry out the removal on 9/29/2025.

The Fountain Creek Watershed District was onsite at the Bear Creek Maintenance Shop to hand out supplies for the annual Creek Week cleanup. Three supply pickup days were arranged for volunteers and crew leaders to gather supplies for their cleanup sites.

The Downtown team's priorities during the reporting period included irrigated and native turf mowing operations, aeration of irrigated turf, bed maintenance, tree pruning, non-selective herbicide applications, and project tasks.

The Metro Jail north entrance landscape bed renovation was completed by the Downtown team. MowCo LLC was contracted to remove all existing plant material and six inches of soil and amend in four inches of new class A topsoil. Downtown staff pruned trees, added boulders, installed new drip irrigation and plants, and completed the project by adding ten tons of decorative rock mulch to the

landscape bed. Downtown staff also completed renovations to a landscape bed at the Centennial Hall entrance. All wood mulch was removed and replaced with decorative rock mulch.

East District:

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

Monthly Summary – The Fairgrounds team completed two projects this month in addition to normal event support. We replaced the old and rotten landscape ties with new ones along the hill leading to the Whittemore building. We needed to complete minor grading in this area to keep the storm water from flooding the back rollup door of Swink Hall. The team also added new safety surfacing in the fairground's playground area to ensure we have the correct depths for proper impact attenuation. This not only improved the safety of the area but also the aesthetics.

The east team also focused on finishing the auto racing season and immediately shifted to prepping the grounds for the Fall Demo Derby. Staff cleaned and prepped the grounds and worked with Recreation team to cover all the needs for the derby. Park Operations will have 5 staff members supporting the derby. Hopefully we have a good turnout and a fun event for the community.

The Parks team is keeping up with our seasonal mowing operations and were able to tackle a few other tasks as the growing season slows. The team completed aeration and fertilization operations on all active use areas to relieve soil compaction and to provide essential fall nutrients.

The Parks team continued addressing projects from our summer task list. They were able to complete deep cleaning the restroom facility at Homestead Ranch Regional Park and painted the curb and ADA accessible parking signpost. Since the original installation of the ADA parking spaces, we have noticed the safety yellow paint was beginning to chip off the poles and the curb by the ramp. We have now addressed this issue.

Both trail resurfacing projects in the district are now complete. The project at Homestead Ranch was completed by the contractor and staff met with their representative to complete the final walkthrough. Work along the Palmer Divide Trail at Woodlake was completed near the beginning of the reporting period. Both projects will be beneficial for our park users and improve function of the trails while assisting us in mitigating future maintenance challenges.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pineries Open Space, Palmer Lake Recreation Area, Santa Fe Open Space, New Santa Fe Regional Trail, Baptist Road Trailhead, Forest Lakes Regional Trail, Cherry Creek Regional Trail

Monthly Summary – The north district has completed fall aeration on the irrigated active use areas. Additional irrigation repairs have been performed to provide efficient coverage. Several heads have

been replaced as well as two mainline repairs. There were also several storm events that initiated road, trail, and drainage repairs.

All herbicide applications have been completed for the season. Rocky Mountain Weed Management performed most of the applications. Additional touch-up backpack sprayer applications were also completed by north district staff. Native mowing and trimming were completed at Pineries Open Space, Baptist Road Trailhead, Highway 105 trailhead, Black Forest Regional Park and Fox Run Regional Park. Trail apron mowing along New Sante Fe Regional Trail has started and will be finished in the next few days.

The team also repaired a trail drainage issue near Hwy 105 trailhead parking lot. New trail material was added, the slope was adjusted, and the issue has been addressed. The steep section will likely need a drainage catch basin added to repair the problem permanently.

The lake edges and amphitheater area at Fox Run Regional Park have been mowed and trimmed in preparation for the fall season. The renovation project of the lakes, trails, lakeside irrigation, and gazebo is in the process of being awarded. We are looking forward to upgrading one of the focal points at Fox Run Regional Park!

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, and landscape maintenance. Native mowing & turf mowing operations are in full swing and will continue throughout the fall.

Staff spent a significant amount of time working on irrigation repairs. There were several irrigation heads that were not working correctly, as well as valve issues throughout the park properties. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. This will lead to more efficient watering across turf areas. A large amount of time has been spent at Widefield Community Park this month making adjustment to irrigation heads, replacing heads, adjusting run times, and flushing valves. Crews have continued to monitor and adjust irrigation as needed due to the large amount of rainfall.

The team also spent time making improvements to John Ceresa Park. Efforts include rehabilitation of trail sections, ballfield work, and tree trimming. The baseball field was graded using a new drag designed specifically for infield surface material.

The team accomplished multiple projects focused on Fountain Creek regional trail improvements. Efforts include general trail maintenance, trail clearing, trail rebuilding, trail reinforcement, and tree clearing. Crews worked hard to trim trees throughout the trail corridor to improve visibility and to provide clear passage. The crew also began tackling areas on the north end of the trail system that have experienced erosion due to above average rainfall. Drainage improvements were implemented where necessary. This work will continue as time, manpower, and equipment allows.

Staff completed much-needed turf maintenance in the active use areas of Fountain Creek Regional Park. Due to rain and heavy usage, the fields had become compacted. The crew spent time aerating athletic fields in multiple directions to loosen the compacted soil. Irrigation times were adjusted, and the area was overseeded.