EL PASO COUNTY
COLORADO

PARK ADVISORY BOARD

Meeting Agenda

Wednesday, November 12, 2025 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

Item			Presenter	Recommended Action
1.	**Call Meeting to Order**		Chair	
2.	**Approval of the Agenda**		Chair	Approval
3.	**Approval of Minutes**		Chair	Approval
4.	**Introductions / Presentations**			
5.	**Citizen Comments / Correspondence on items not on the agenda** (limited to three (3) minutes unless extended by Chair)		Chair	
6.	**Development Applications**			
	A.	Mayberry Phase 2 PUDSP	Jason Meyer	Endorsement
	B.	Iron Ridge Preliminary Plan	Ashlyn Mathy	Endorsement
	C.	Flying Horse North Filing No. 8 Final Plat	Ross Williams	Endorsement
	D.	Windermere Filing No. 2 Final Plat	Ross Williams	Endorsement
7.	**Information / Action Items**			
	A.	2026 Budget Proposals	Todd Marts	Endorsement
	B.	2026 Action Plan	Todd Marts	Endorsement
8.	**Monthly Reports**		Staff	Information
9.	**Board / Staff Comments**			
10.	**Adjournment**			

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

Members Present:	Staff Present:
Vincent Prins, Vice Chair	Todd Marts, Executive Director
John Wallace, 2nd Vice Chair	Sabine Carter, Administrative Coordinator
Jane Newman, Secretary	Brian Bobeck, Division Manager - Park Operations
Bryan Williams	Theresa Odello, Division Manager – Rec. & Cultural Services
Andrew Dwyer	Ashlyn Mathy, Parks Planner
Janna Blanter	

Absent: Thomas Lachocki

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 Vincent Prins, Vice Chair.

2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda with the following amendment: moving items 6 – A and 6 – B before item 4 (Introductions/Presentations). Andrew Dwyer seconded the motion. The motion carried 5 - 0.**

3. Approval of Minutes: **Janna Blanter made a motion to approve September 10, 2025, meeting minutes. John Wallace seconded the motion. The motion carried. 5 - 0.**

6. Development Applications:

A. Antelope Ridge and Bull Hill PUDSP

Ashlyn Mathy provided an overview of the Antelope Ridge and Bull Hill PUDSP. The planning staff noticed inconsistencies by the developer with the open space calculations within the sketch plan and the preliminary plan. The developer included the flood plain and channel in Tract A in the open space calculations in the presented PUD. Staff will work with the developer to get this corrected. Board member Andrew Dwyer voiced his appreciation for staff catching the inconsistencies. Ms. Mathy also addressed questions from board members.

John Wallace endorsed 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. Janna Blanter seconded the motion. The motion passed 5 – 0.

B. Sundance West Final Plat

(Jane Newman joined the meeting at 1:47 p.m. during the presentation).

Ashlyn Mathy presented the Sundance West Final Plat and addressed questions by board members.

Janna Blanter recommended 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. Jane Newman seconded the motion. The motion passed 6 – 0.

4. Introductions and Presentations:

A. Jeremy J. Chatelain Proclamation

Vice Chair Vincent Prins read the proclamation honoring Dr. Jeremy J. Chatelains' volunteer services and accomplishments while being on the Park Advisory Board into record. Jeremy J. Chatelain passed away in September, and a copy of the proclamation will be presented to his family. Todd Marts, on behalf of El Paso County and staff, also expressed his gratitude to Jeremy J. Chatelain and for making El Paso County a bit more ADA accessible. Vincent Prins also read a combined statement from the board members expressing their gratitude towards their fellow board member Jeremy.

B. 2025 Summer Camp Program Review

Jessica Miller provided an overview of the 2025 summer camps which are provided by the Fountain Creek and Bear Creek Nature Centers. These programs provide opportunities for children to explore the outdoors, develop new skills and build friendships. She pointed out that over 300 kids were served during the 10 weeks of summer camps and the overall ratings the camps received were 4.9 out of a rating scale of 5. She also addressed questions by board members.

5. Citizen Comments:

Commissioner Wysong shared that he attended the Bear Creek dog park clean-up event, the Creek Week clean up and assisted with noxious week removal.

7. Information / Action Items:

N/A

8. Monthly Reports:

Cory Sutela, Medicine Wheel Trail Advocates provided citizen comments during the monthly reports section. He shared his organization's respect, support and condolences for the passing of Jeremy Chatelain. Mr. Sutela stated that Medicine Wheel Trail Advocates was one of the partners in Take a Kid Mountain Biking Day led by the Nature Centers. He thanked Kyle Melvin and Adam Robertson for facilitating a trail work project on Jones Park trail 667. Medicine Wheel collaborated with the CMTRA (Colorado Motorcycle Trail Riders Association) on a drainage project. The organization will submit photos and a report to staff and the board. E-bikes: Mr. Sutela stated that there is no need for El Paso County to point out that Ebikes are non-motorized. The State of Colorado does not define them as non-motorized. He stated that he believes that the County is in possession of a statement by Palmer Land Conservancy stating that Ebikes are motorized and that Palmer Land Conservancy is open to discussions on how a conservation easement might be revised.

9. Board/Staff Comments:

Theresa Odello stated that Happy Trails had an amazing net income of $20,000. The event included the release of a rehabilitated great horned owl which fell out of a nest as a owlet near Bear Creek. Take a Kids Mountain Biking was also a very successful event. Upcoming events: Sitcom trivia at the El Paso County Fair, Boo at Bear Creek, Youth mental health first aid training, a Jack-o'-Lantern Day at the Fountain Creek Nature Center and the Bear Run.

10. Adjournment:

Jane Newman made a motion to adjourn. Andrew Dwyer seconded the motion. The meeting was adjourned at 2:23 p.m.

_____

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Mayberry Phase 2 PUDSP

Agenda Date: November 12, 2025

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Park Planning Division Manger

Information: **Endorsement:** X

Background Information:

This is a request by Kimley-Horn & Associates on behalf of Mayberry Communities, LLC for Mayberry Phase 2 Planned Unit Development / Preliminary Plan. Mayberry Phase 2 totals 18.85 acres and is located west of the town of Ellicott approximately one mile along State Highway 94. This site is divided into several tracts to provide for phased development. The overall site is zoned PUD and this use is consistent with the previously approved Mayberry Sketch Plan Amendment (2003).

- Tract K totals 8.31 acres and will contain 98 high density residential dwelling units, right of way dedication, and drainage easements. The Tract also features a club house and planned pool.

- Tracts A, O, and Pickel Ball, are combined into “Griffith Square Parks” and total 10.54 acres. These tracts will include to-be determined pickleball courts on 3.52 acres, soccer field and plaza on 2.75 acres, open space on 1.04 acres, and yet to be determined right of way and drainage easement dedications.

As part of the Sketch Plan Amendment review, the applicant contacted Park staff to discuss their intent to develop a park and trail system to serve the future residents of Mayberry. The overall development includes several community and neighborhood parks, internal non-county trails, and the Highway 94 Regional Trail. A park and trail exhibit was submitted, reviewed, and ultimately supported by Parks staff. To support this development, Parks staff is supportive of entertaining Urban Park Lands Agreements (UPLA) when specific final plat applications are submitted. These discussions are ongoing, and Parks staff expect to see several UPLA’s as Mayberry continues to develop. For this PUDSP application, there are no UPLA’s necessary, however UPLA’s will be submitted when this application moves to the Final Plat phase to help fund the pickleball court and/or soccer fields.

The El Paso County Parks Master Plan shows the Hwy 94 Primary Regional Trail running immediately parallel to Hwy 94. When reviewing the Sketch Plan Amendment (2023), Parks staff provided review comments seeking a 25-ft wide public trail easement along Hwy 94 for the planned regional trail along the northernmost edge of Mayberry. County master-planned trails identify general alignments, are developed at a high level, and are finalized with the developer to ensure the trails best serve the public.

In November 2024 a formal request was submitted to relocate the Hwy 94 trail to a more centralized location with Mayberry. This reroute would move the Hwy 94 trail 1,000 feet south of the highway and follow a planned boulevard that traverses through the entire Mayberry community from east to west. As part of the proposal, an exhibit and typical section of the proposed trail corridor was provided to Parks staff. After consideration, Parks agrees to relocate the Highway 94 Primary Regional Trail south from the highway, to follow the panned boulevard through Mayberry for the following reasons:

- The proposed location would make meaningful connections to several open space tracts, parks, trails, and sidewalk systems. It would become the main east-west spine through Mayberry. This would be more appealing and in line with the intent of a master-planned regional trail.

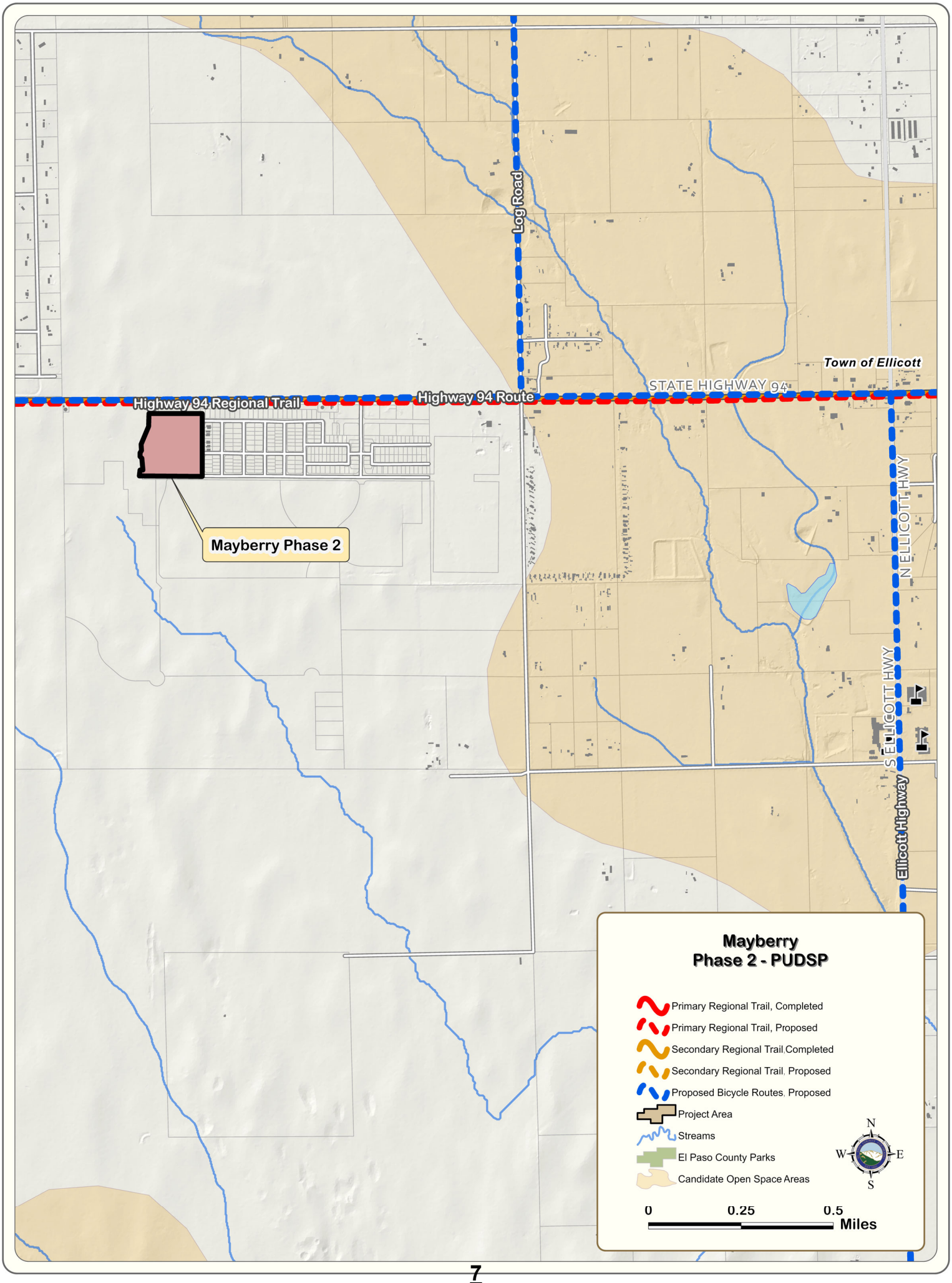
- The current trail alignment along the northernmost edge of Mayberry would place the trail between the Highway, along utilities, around a water tank and gas line infrastructure, and within a screening / buffering corridor. The proposed relocation would locate the trail along a landscaped boulevard, resulting in a more pleasant experience.

- The proposed trial would replace a standard 5ft sidewalk along the planned boulevard. As such, the sidewalk would need to be increased to 8ft concrete and meander to provide interest to users.

Pertaining to this application for Mayberry Phase 2, the relocated Highway 94 Regional Trail would be located along Positive Place, replacing the southern standard sidewalk with an 8-ft wide concrete sidewalk. The current PUDSP landscape drawings show sidewalks along the northern side of Positive Place and a soft-surface trail along the southern side. Parks staff recommend the PUDSP plans be updated to reflect previously provided comments, and that the southern sidewalk be constructed to an 8-ft width, concrete, and meander if the site allows.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Mayberry Phase 2 PUDSP: (1) designate and provide to El Paso County 25-foot trail easements along the southern side of Positive Place for the Highway 94 Regional Trail, (2) the easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the easements shall be shown on this preliminary plan and future final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) the Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk, (5) fees in lieu of land dedication for regional park purposes in the amount of $49,490, and urban park purposes in the amount of $29,694 will be required at the time of the recording of the forthcoming final plat(s), (6) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s).


Log Road
Town of Ellicott
STATE HIGHWAY 94
Highway 94 Regional Trail
Highway 94 Route
Mayberry Phase 2
N ELLICOTT HWY
S ELLICOTT HWY
Ellicott Highway
Mayberry
Phase 2 - PUDSP
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail,Completed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Project Area
Streams
El Paso County Parks
Candidate Open Space Areas
N
W
E
S
0
0.25
0.5
Miles

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 25, 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: Mayberry Phase 2 PUDSP
PCD Reference #: PUDSP251

Application Type: PUD / Prelim Plan
Total Acreage: 18.85
Total # of Dwelling Units: 98
Dwelling Units Per 2.5 Acres: 13.00
Regional Park Area: 4
Urban Park Area: 4
Existing Zoning Code: PUD
Proposed Zoning Code: PUD

Applicant / Owner:
Mayberry Communities LLC
Scott Souders
22108 Cattleman Run
Calhan, CO 80808

Owner's Representative:
Kimley-Horn & Associates
Larry Salazar
2 North Nevada Ace, Suite 900
Colorado Springs, CO 80903

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 98 Dwelling Units = 1.901

Total Regional Park Acres: 1.901

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

Urban Park Area: 4

Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
Community:	0.00625 Acres x 98 Dwelling Units =	0.61
	Total Urban Park Acres:	**0.98**

FEE REQUIREMENTS

Regional Park Area: 4

$505 / Dwelling Unit x 98 Dwelling Units = $49,490

Total Regional Park Fees: $49,490

Urban Park Area: 4

Neighborhood:	$119 / Dwelling Unit x 98 Dwelling Units =	$11,662
Community:	$184 / Dwelling Unit x 98 Dwelling Units =	$18,032
	Total Urban Park Fees:	**$29,694**

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 Mayberry Phase 2 PUDSP : (1) designate and provide to El Paso County 25-foot trail easements along the southern side of Positive Place for the Highway 94 Regional Trail, (2) the easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the easements shall be shown on this preliminary plan and future final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) the Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk, (5) fees in lieu of land dedication for regional park purposes in the amount of $49,490, and urban park purposes in the amount of $29,694 will be required at the time of the recording of the forthcoming final plat(s), (6) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s)."

Park Advisory Board Action: TDB

EL PASO COUNTY
COLORADO



Mayberry Phase 2 - PUDSP

El Paso County Parks Review



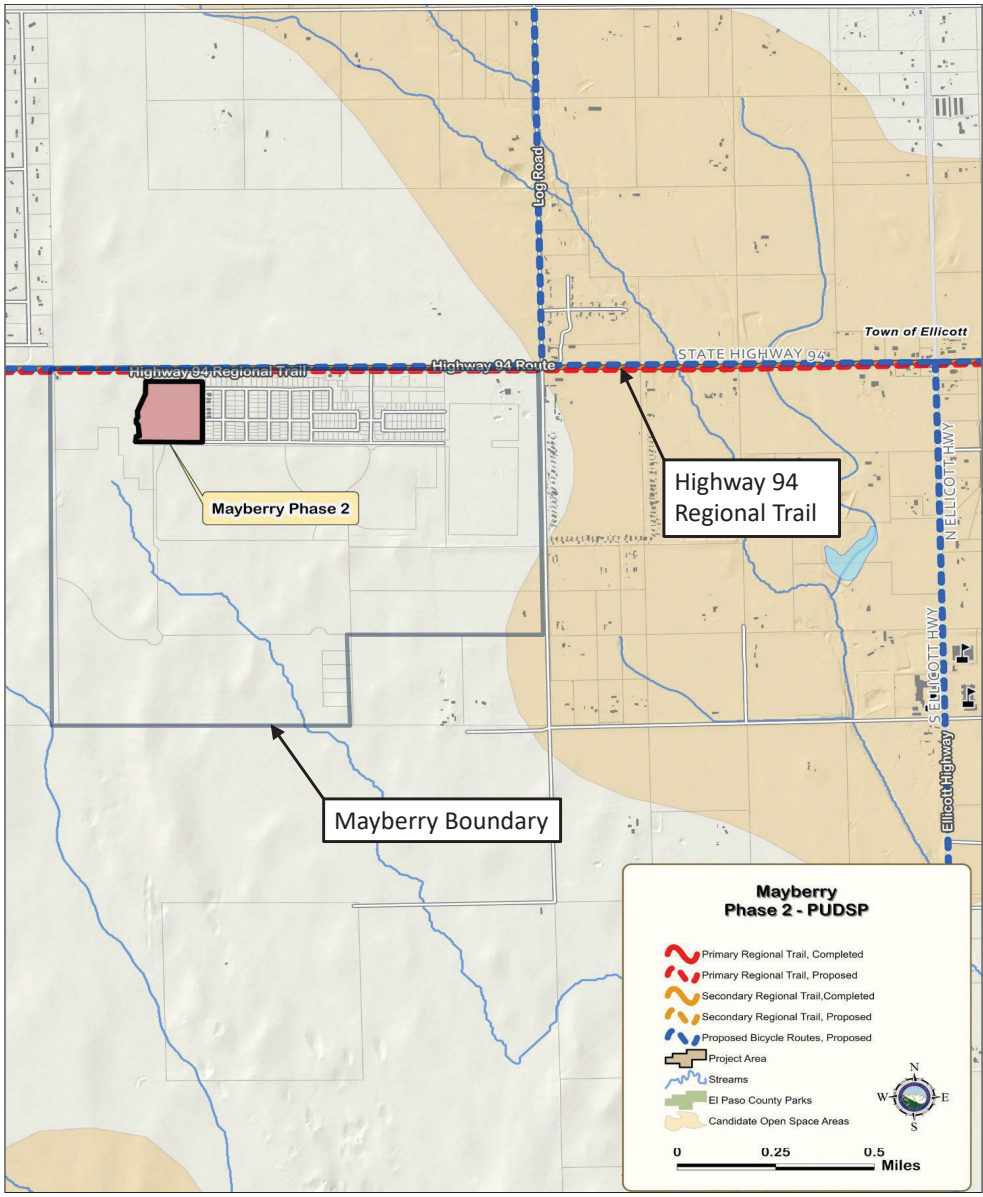
EL PASO COUNTY
COLORADO

Presenter & Parks Review:

Jason Meyer, Park Planning Division Manager
El Paso County Parks Department
JasonMeyer@ElPasoCo.com | 719.520.6985

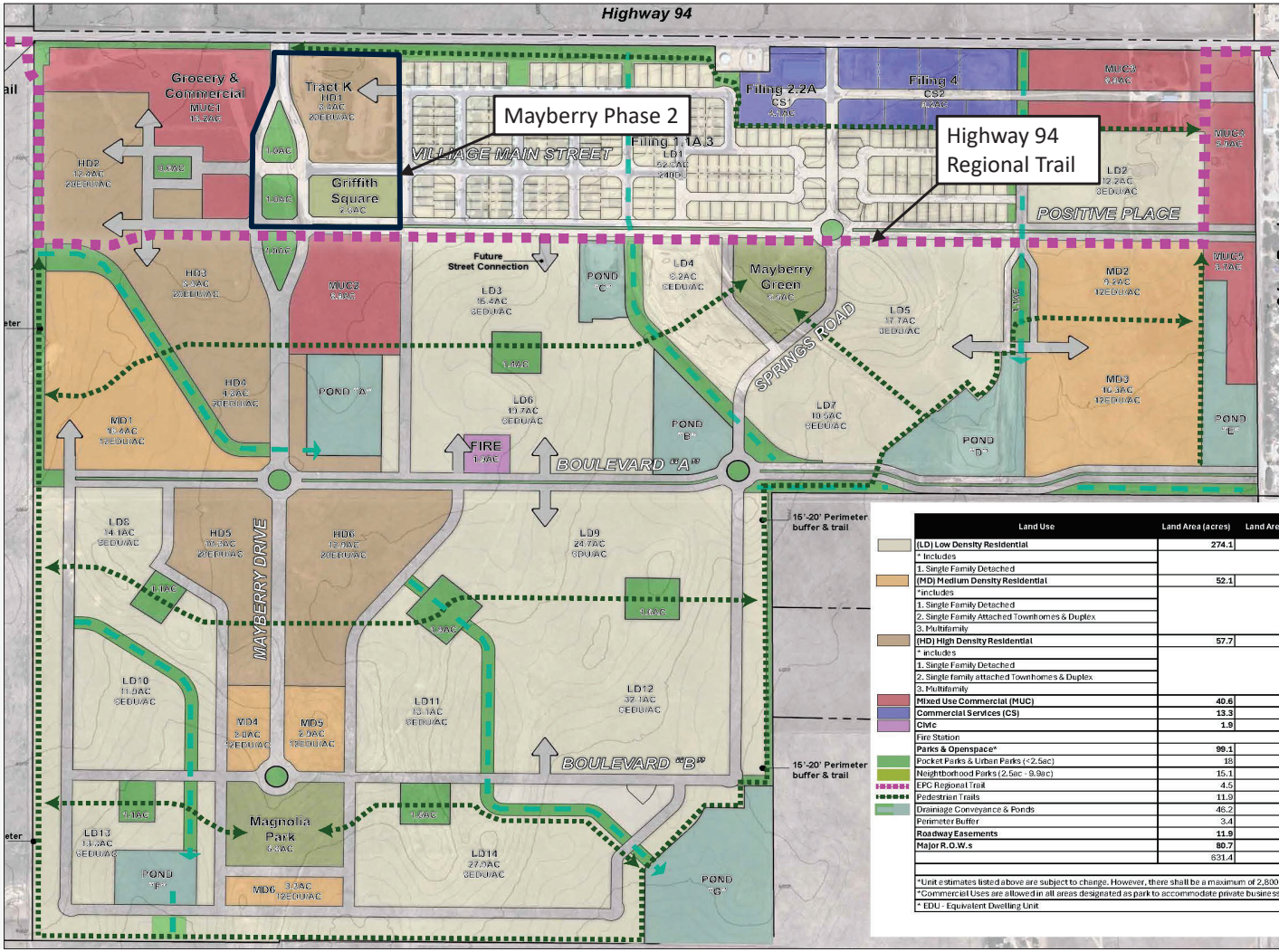
Mayberry Phase 2

- Mayberry Phase 2 Planned Unit Development / Preliminary Plan
  - Located along Highway 94 East of the Town of Ellicott
  - 18.85 acres
  - Zoned PUD
  - Residential, Park Tracts, ROW
- Land Uses
  - 98 high-density residential units on 8.31 acres
  - Tracts for future park development totaling 7.31 acres
  - Right of way & drainage easements
- Parks Master Plan
  - Highway 94 Regional Trail / Bicycle Lane



Mayberry Sketch Plan (2023)

- Mayberry Sketch Plan
  - Realignment Hwy 94 Regional Trail
  - Several Neighborhood Parks
  - Large Community Parks
  - Internal Trail System
- Urban Park Lands Agreements
  - Anticipate UPLA for park sites with future filings
- Highway 94 Regional Trail
  - Along Positive Place
  - 8-ft wide concrete



Land Use	Land Area (acres)
(LD) Low Density Residential	274.1
* Includes	
1. Single Family Detached	
(MD) Medium Density Residential	52.1
*includes	
1. Single Family Detached	
2. Single Family Attached Townhomes & Duplex	
3. Multifamily	
(HD) High Density Residential	57.7
* includes	
1. Single Family Detached	
2. Single family attached Townhomes & Duplex	
3. Multifamily	
Mixed Use Commercial (MUC)	40.6
Commercial Services (CS)	13.3
Civic	1.9
Fire Station	
Parks & Openspace*	99.1
Pocket Parks & Urban Parks (<2.5ac)	18
Neighborhood Parks (2.5ac - 9.9ac)	15.1
EPC Regional Trail	4.5
Pedestrian Trails	11.9
Drainage Conveyance & Ponds	46.2
Perimeter Buffer	3.4
Roadway Easements	11.9
Major R.O.W.s	80.7
	631.4

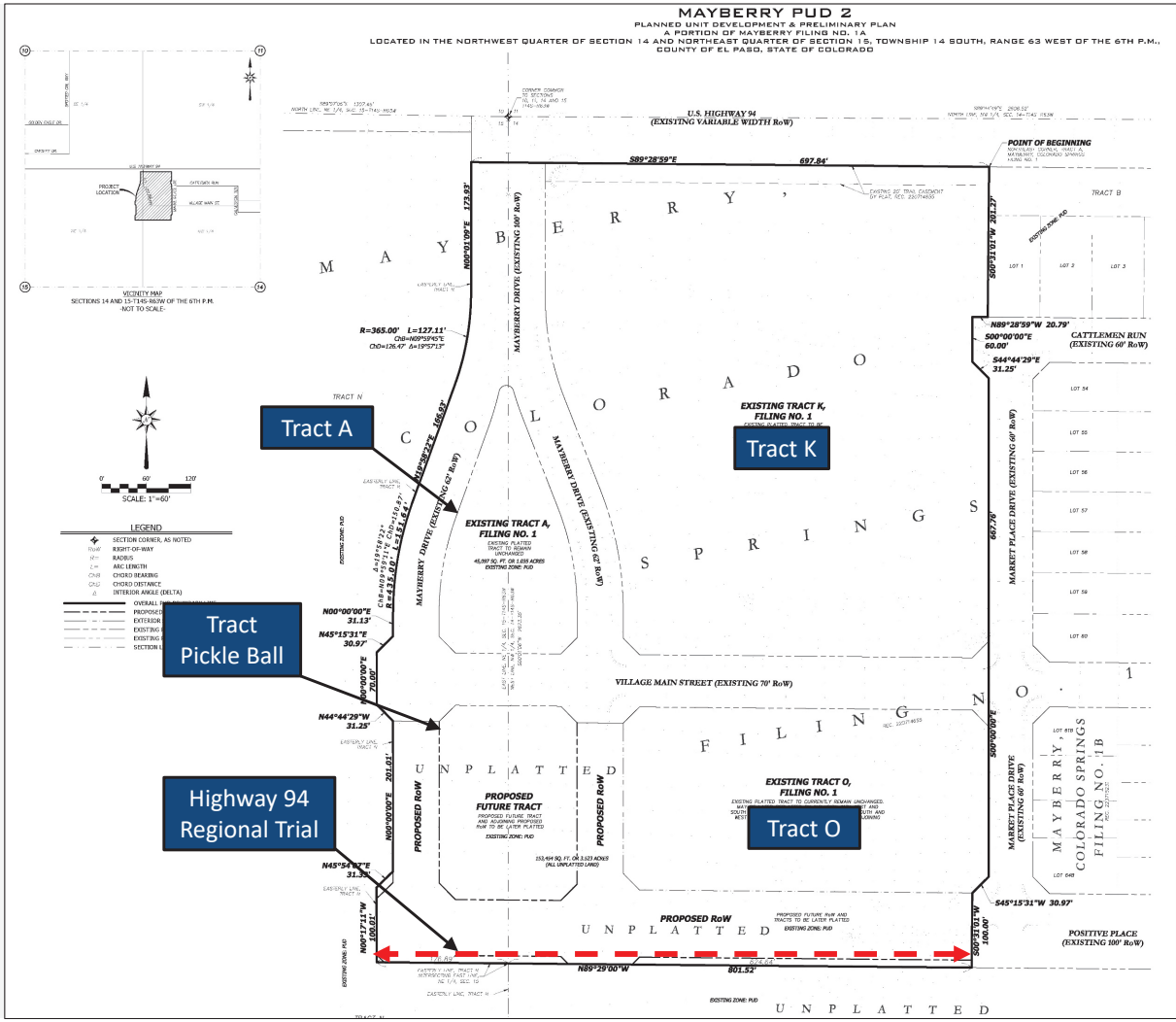
*Unit estimates listed above are subject to change. However, there shall be a maximum of 2,800
*Commercial Uses are allowed in all areas designated as park to accommodate private busines
* EDU - Equivalent Dwelling Unit

Mayberry Phase 2 PUDSP

- Tract K
  - 98 High Density Singe-Family Residential Units on 8.31 Acres

- "Griffith Square Parks"
  - Tract A: Park/Open Space- 1.04 Acres
  - Tract O: Plaza & Soccer Field- 3.52 Acres Tract
  - Tract Pickel Ball: 12 Courts- 3.52 Acres

- Highway 94 Regional Trail
  - Along Positive Place
  - 8-ft Wide Concrete In Lieu Of Standard Sidewalks

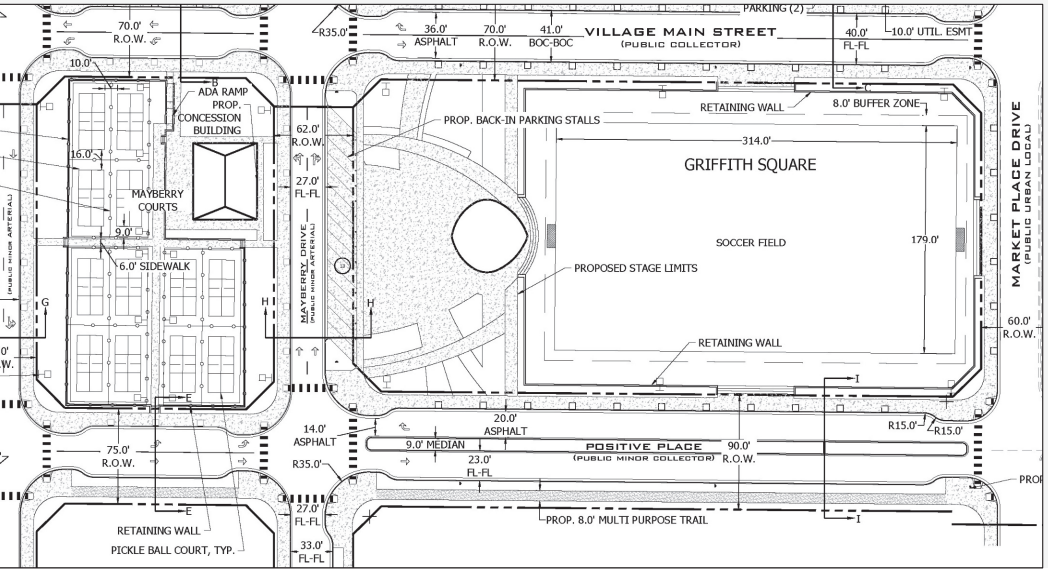


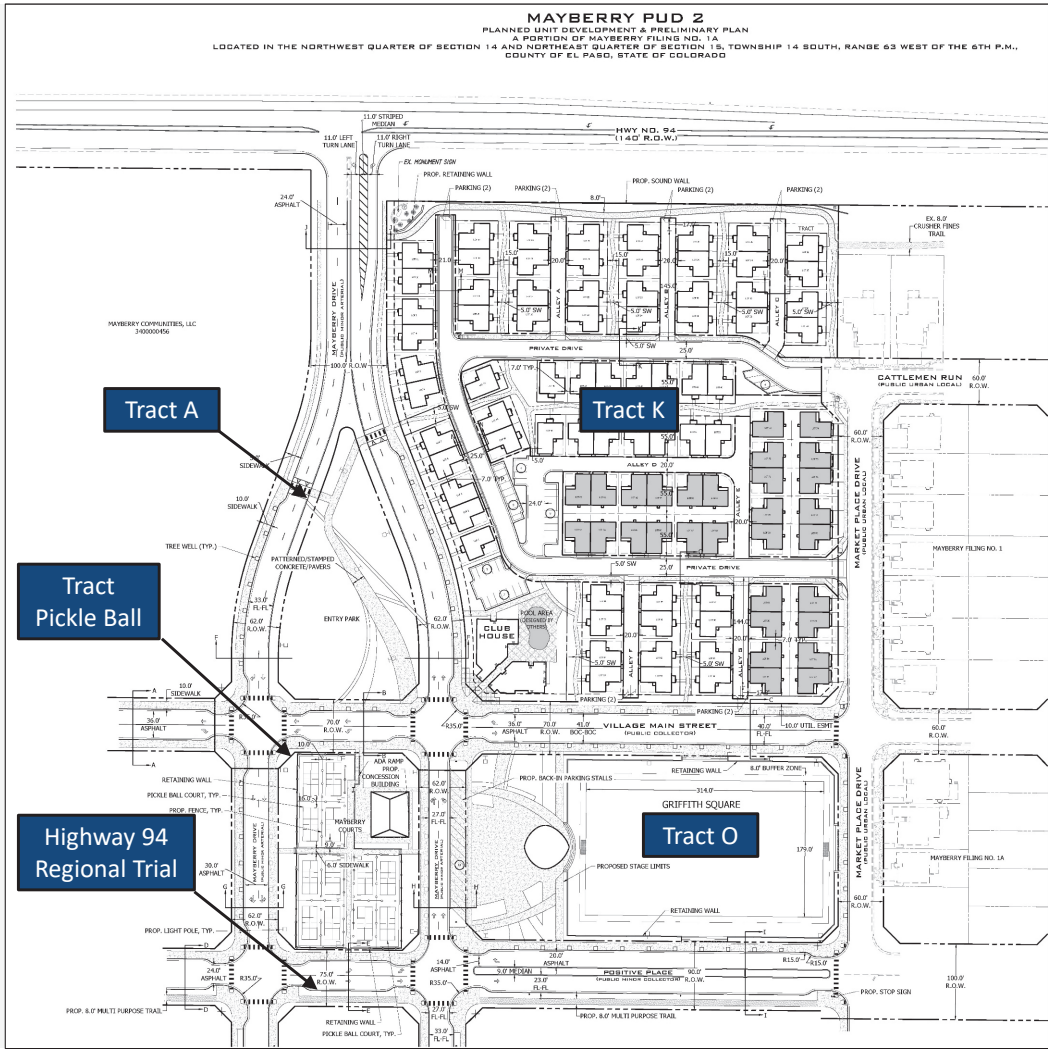
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  - Tract Pickel Ball: 12 Courts- 3.52 Acres

- Highway 94 Regional Trail
  - Along Positive Place
  - 8-ft Wide Concrete In Lieu Of Standard Sidewalks





Recommendations

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Mayberry Phase 2 PUDSP :

1) Designate and provide to El Paso County 25-foot trail easements along the southern side of Positive Place for the Highway 94 Regional Trail.

2) The easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail.

3) The easements shall be shown on this preliminary plan and future final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s).

4) The Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk.

5) Fees in lieu of land dedication for regional park purposes in the amount of $49,490, and urban park purposes in the amount of $29,694 will be required at the time of the recording of the forthcoming final plat(s).

6) An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s).

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT
Parks Planning - Park Operations
Recreation and Cultural Services - CSU Extension Office

October 25, 2025

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Name:	Mayberry Phase 2 PUDSP	**Application Type:**	PUD / Prelim Plan
PCD Reference #:	PUDSP251	**Total Acreage:**	18.85
		Total # of Dwelling Units:	98
Applicant / Owner:	**Owner's Representative:**	**Dwelling Units Per 2.5 Acres:**	13.00
Mayberry Communities LLC	Kimley-Horn & Associates	**Regional Park Area:**	4
Scott Souders	Larry Salazar	**Urban Park Area:**	4
22108 Cattleman Run	2 North Nevada Ace, Suite 900	**Existing Zoning Code:**	PUD
Calhan, CO 80808	Colorado Springs, CO 80903	**Proposed Zoning Code:**	PUD

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Total Urban Park Acres: 0.98

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Total Regional Park Fees: $49,490

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EL PASO COUNTY PARKS DEPARTMENT COMMENTS

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Park Advisory Board Action: TDB

MAYBERRY PUD 2

(FIRST PLACE @ MAYBERRY)
PUD Development Plan, Preliminary Plan
Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS
MAYBERRY COMMUNITIES, LLC
32823 TEMECULA PARKWAY
TEMECULA, CA 92592
ATTN: SCOTT SOUDERS
719-922-2181

PLANNING
KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
ATTN: LARRY SALAZAR
719-284-7829

ENGINEERING & SURVEYING
R&R ENGINEERS & SURVEYORS, INC
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204

MAYBERRY PHASE 2 PUD SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 3414201024, 3414205001, 3400000472, 3414206001, 3400000473
Area/Acreage: ±18.85 AC
Existing Zoning: PUD
Location: The development limits are generally defined by State Highway 94 on the northern boundary, Marketplace Drive on the western boundary, Mayberry Drive (Formerly New Log Road) on the eastern boundary, and Indian Grass Street on the southern boundary.

PUD DEVELOPMENT PLAN SUMMARY& REQUEST

Mayberry PUD 2 is adjacent to the initial Mayberry PUD 1 Development and shall be identified as "First Place @ Mayberry" and will consist approximately 18.85 acres dedicated for high density residential, public amenity, park/open space and right of way dedication. Existing roadway has been constructed and includes portion of Mayberry Drive (Formerly New Log Road), Village Main Street, Marketplace Drive and Positive Place (Formerly Mayberry Drive).

The PUD provides development standards and layout for identified "Tract K" identified in Mayberry Filing No. 1, this will consist of 98 dwelling units, with subdivision access to public rights of way, private streets, pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on a 8.31-acre development site with a planned density of 11.79 DU/AC (98 /8.31 = 11.79). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a 3' modified side yard setback and utility easements on residential lots.

The PUD also provides development standards for the park spaces surrounding said First Place @ Mayberry, identified as existing Tract A and Tract O as identified under Mayberry Filing No. 1 as well as a portion of Parcel No. 3400000472.

The PUD will also establish Public Right-of-way dedication for a portion of Parcel No. 3400000472 & Parcel 3400000473. Modification and design standards shall include parallel and back-in parking throughout the newly designated and parts of existing public right of way.

Access: Vehicular access to the First Place @ Mayberry development is proposed at two full movement accesses from State Highway 94 to Village Main Street which provides full access to designated park space and high density residential.

Land Use: The minimum lot size is 2,000 SF for all lots. Some lot sizes exceed the minimum lot size due to adjacent tract configuration and private improvements contained in easements for public drainage, utilities, access and circulation, open space, and landscape buffer. Any variation in lot size will exceed the minimum square footage requirements.

Permitted and accessory uses are identified on the PUD Development Plan and include landscaping, open spaces, and transportation and stormwater facilities. Privately owned detached accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the PUD development plan.

Density: The PUD proposes a residential density of 11.79 DU/AC (98 lots/8.31 AC) which is consistent with the designation of high density residential at 12-30 DU/AC. The proposed density is both comparable and within the same density range as a conventional RM-30 subdivision on the same acreage (approx. gross density of 11.79 DU/AC).

The density of the site will act as a transition between the single family residential units to the east and future planned commercial development to the west.

Public Services and Utilities

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Ellicott Utilities Company
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric Association
- Fire Protection: Ellicott Fire Protection District
- Public Schools: Ellicott School No. 22
- Library Services: Ellicott Metropolitan
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Special District Services: Mayberry, Colorado Springs Metro #1
- Environmental (Protection): Central Colorado Conservation District

MODIFICATIONS

The Mayberry PUD 2 - PUDSP application includes the following:

- Combination of the Preliminary Plan map with the PUD for concurrent BOCC approval to develop a mixed residential community and the establishment of dedicating park/open space as well as public right-of-way.
- Tract K, to be, identified as "First Place @ Mayberry", as defined by previously recorded Mayberry PUD1 shall contain duplex and single-family detached housing available for acquisition upon approval of recording of Final Plat for a total of 98 dwelling units on site.
- Tract A and Tract O have been reserved under the previously recorded Mayberry PUD1 plan. No design criteria of the area has been reserved or presented. Initial design and illustration will be included with this PUD submittal.
- Parcel Nos. 3400000472 & 3400000473 are currently not platted. The PUD is to reserve these areas for extended dedication of right-of-way, as well as additional park/open space.

Mayberry PUD 2 – PUDSP application include the following existing approved requests, subject to minor amendments:

- ECM Section 2.3.2 Design Standards by Functional Class (Table 2-7 Roadway Design Standards):
- Village Main Street is ultimately classified as an Urban Non-Residential Collector through the Town Center area, and an Urban Residential Collector through the residential areas. The proposed deviations consist of modified cross-section elements including a 36-foot asphalt width for the Non-Residential Collector and a 30-foot asphalt width for the Residential Collector road segments, as well as an interim gravel secondary access road section during the initial phase of development. The proposed deviations are depicted on the Typical Road Section Drawings approved 06/04/2020, under PDC File No. SF-18-025.

- ECM Section 2.3.2 Design Standards by Functional Class (Table 2-6 Roadway Design Standards):
- Mayberry Drive (Formerly identified as New Log Road) is ultimately classified as an Urban Minor Arterial roadway. The proposed deviations consist of modified cross-section elements including 15-foot attached sidewalks, bike lanes permitted, and on-street parking allowed for the ultimate road section, as well as an interim rural asphalt road section during the initial phase of development. The approved deviations was approved 04/04/2020 under SF-18-025.

- ECM Section 2.3.2 Design Standards by Functional Class (Table 2-7 Roadway Design Standards):
- Positive Place (Formerly Mayberry Boulevard) is classified as an Urban Residential Collector. The proposed deviations consist of modified cross-section elements including an ultimate divided section with landscaped median, and a Phase 1 half-section with a 29-foot asphalt width. The approved deviations was approved 04/04/2020 under SF-18-025.

Mayberry PUD 2 – PUDSP application include the following requests:

- Approval of PUD Modifications to Sections 8.4.4.E (Private Road Allowances), 8.4.6.C.2 (Easement Location and Dimensions), & 8.4.3 (Minimum Frontage)
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that 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;
- Approval of the alternative landscape plan. Due to the detailed design of the internal drives and parking lot the applicant is requesting approval of an eight (8) foot landscape setback area between the Market Place Drive ROW and the single family attached dwellings.
- Landscaping, including canopy trees and sod, have been proposed within the ROW along the entirety of the frontage of the non-arterial road Market Place Drive in an effort to effectually increase the landscape area to meet or exceed the required ten (10) foot landscape area for the entirety of the frontage. All required landscape setback plantings have been provided. This landscaping shall be maintained in perpetuity by the Mayberry Metropolitan District No. 1.

PUD MODIFICATION(S):

APPROVED PUD MODIFICATION TABLE			
LDC/ECM SECTION	STANDARD	MOTIFICATION	JUSTIFICATION
ECM 2.3.2	URBAN NON-RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM 2.3.2	URBAN MINOR ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM I.7.3	FOREBAY REQUIRED IN STORMWATER DETENTION POND	A CONCRETE TRICKLE CHANNEL PROPOSED AS AN ALTERNATE TO A FOREBAY	THE TEMPORARY NATURE OF THE DETENTION BASIN AND COMPARABLE ALTERNATIVE DESIGN COMPONENTS ARE PROPOSED
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE

PROPOSED PUD MODIFICATION TABLE			
LDC/ECM SECTION	STANDARD	MOTIFICATION	JUSTIFICATION
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
ECM 2.3.7	MINIMUM CURB RETURN RADIUS BETWEEN MINOR ARTERIAL & COLLECTOR IS 30'	CURB RETURN RADIUS OF 15'	ABILITY OF DESIGN VEHICLE TO NAVIGATE TURN
ECM 2.3.2	URBAN PRINCIPAL ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
LDC 5.4	MINIMUM 15' FRONT SETBACK FOR	MODIFIED	
LDC 8.4.3.B.2.e & 8.4.4(E)	LOTS REQUIRED TO HAVE 30' FRONTAGE AND ACCESS FROM A PUBLIC ROAD	LOTS WILL BE ACCESS PRIMARILY FROM PRIVATE SHARED ROADS	PRIVATE ROADS ENCOURAGE A WALKABLE COMMUNITY AND ASSIST IN CREATING RESIDENTIAL UNIT OPPORTUNITIES
LDC 8.4.5.G.4.b.i	URBAN DENSITY DRNG ESMT WIDTH: SIDE LOT LINES: 5 FEET REAR LOT LINES: 7 FEET	ALTERNATE DRNG ESMTS HAVE BEEN PROVIDED INTERNALLY WITHIN COMMON TRACTS AND ESMTS	IMPROVES EFFICIENCY OF THE SITE SYSTEM AND ALLOW FLEXIBILITY FOR INDIVIDUAL LOT NEEDS
LDC 8.4.6.C.2.c	WHERE ESMTS ARE COMBINED WITH A WATER COURSE OR DRAINAGE WAY, AN ADDITIONAL UTIL. ESMT SHALL BE PROVIDED IF THE USE IS IN CONFLICT WITH DRNG REQUIREMENTS	WATER, STORM, AND SANITARY MAINS ARE REQUIRED TO HAVE 10' SEPARATION	THE WATER, STORM, AND SANITARY MAINS ARE SEPARATED PER REQUIRED DISTANCES
LDC 6.2.2.B.1	TABLE 6-1 LISTS 10' DEPTH OF LANDSCAPE AREA REQUIRED ALONG NON ARTERIAL ROADWAYS	8' LANDSCAPE SETBACK AREA BETWEEN MARKET PLACE DRIVE R.O.W. AND THE SINGLE FAMILY ATTACHED DWELLINGS	ALL LANDSCAPING HAS BEEN PROPOSED WITHIN THE R.O.W. ALONG THE ENTIRETY OF MARKET PLACE DRIVE IN EFFORTS TO MEET OR EXCEED THE REQUIRED LANDSCAPE AREA

PUD STANDARDS FOR FIRST PLACE @ MAYBERRY

A1. Applicability

These standards shall apply to all property contained in First Place @ Mayberry, Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations, and along with the covenants, the regulatory process for determining compliance with the provisions of the First Place @ Mayberry PUD.

A2. Project Description

Mayberry is a new community based upon smart growth principles to create a vibrant and attractive community. The pedestrian friendly focus of the design is intended to allow for residents to live, work, and play within reasonable walking distance. The community will have residential, retail, civic, and park features that will enhance the quality of life for the residents as well as surrounding community.

Mayberry 2 PUDSP (First Place @ Mayberry) is a continuation of development guidelines associated with Mayberry Phase 1 PUDSP.

Specific guidelines within Mayberry 2 will contain development standards associated with previously platted Tract “A”, Tract “K” and Tract “O” of Mayberry, Colorado Springs Filing No. 1, Reception No. 14655, along with a portion of unplatted land adjacent to Tract “O”.

1) Accessory Uses and Buildings
   1. Recreational Facilities, Entertainment Structure, Retail Facility, Fence, Design Walls and Hedge.
   2. Home Occupation as defined by the Land Development Code meeting all requirements and conditions contained therein.
   3. Development Requirements for accessory buildings shall match development standards for specific lot types.
   4. Each structure will be designed and developed at its respective site development plan process.

2) Projections into Setbacks

1. For property located in residential designated Tract “K” contains a minimum lot size of 2,000 Square Feet:
   a. Awnings, Eaves and other similar architectural features may project not more than two (2) feet into required front, side or rear yard setbacks.

C1. Development Requirements for Lot Option A, Single-Family Attached Units with rear garage access:
1. Maximum lot coverage: 90 %
2. Maximum building height: 40 feet.
3. Setback minimums:
   a. Front Setback: Ten (10) feet.
   b. Internal side setback: Zero (0) feet.
   c. External Side setback: Three (3) feet.
   d. Rear Setback: Three (3) feet.
4. No accessory buildings are allowed on single family lots.

C2. Development Requirements for Lot Option B, Single-Family Attached Units with front garage access:

1. Maximum lot coverage: 90%
2. Maximum building height: 40 feet.
3. Setback minimums:
    a. Front setback: Three (3) feet.
    b. Internal side setback: Zero (0) feet.
    c. External side setback: Three (3) feet.
    d. Rear setback: Ten (10) feet.
4. No accessory buildings are allowed on individual lots.

C3. Development Requirements for Lot Option C, Singl-Family Detached Units with rear garage access:

1. Maximum lot coverage: 90%
2. Maximum building height: 40 feet.
3. Setback minimums:
    a. Front setback: Ten (10) feet.
    b. Side setback: Three (3) feet.
    c. Rear setback: Three (3) feet.
4. No accessory buildings are allowed on individual lots.

C4. Development Requirements for Lot Option D, Singl-Family Detached Units with front garage access:

5. Maximum lot coverage: 90%
6. Maximum building height: 40 feet.
7. Setback minimums:
    d. Front setback: Three (3) feet.
    e. Side setback: Three (3) feet.
    f. Rear setback: Ten (10) feet.
8. No accessory buildings are allowed on individual lots.

Parks and Open Space

1. The Mayberry community seeks to develop a cohesive, sustainable, and vibrant environment that aligns with both county regulations and community objectives
    a. Promote accessible, well-designed, and connected recreation spaces and trails.
    b. Encourage a mix of active and passive recreational areas

2. Each Park Space will be designed through the County site development process and the overall primary tracts will in consist of:

    1) Tract A, A designated welcoming and grand community landscape feature.

2) Tract O, will provide the main community gathering, event and multi-use space
3) Pickle Ball Tract will be anchored by pickleball and small pop up retail spaces.

D. Lot Sizes
The Preliminary Plan | PUD Development Plan and the Final Plat establish the lot sizes for each lot.

E. Streets
Streets within Mayberry 2 PUD provide general vehicular circulation throughout the development. Existing streets identified as Mayberry Drive (Formerly New Log Road), Village Main Street and Positive Place (Formerly Mayberry Drive), along with the proposed build out and extension of said roads shall be publicly owned and maintained. Construction will be to El Paso County Standards except for deviations approved separately by Engineering Division of Development Services. Sidewalks shall be provided on both sides of all streets illustrated on this plan unless specifically excluded.

A proposed private drive for residential units located within Tract "K" shall provide vehicular circulation throughout the area and shall be privately owned and maintained by a Special District.

F. Architectural Control Committee Review/Covenants
Covenants for Mayberry 2 have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

G. Authority
The authority of this Development Plan is Part IV, section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

H. Adoption
The Adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan Relationship to County Regulations for Mayberry Phase 2 PUD is in general conformance with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16, and this Development Plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

I. Relationship to County Regulations
The provisions of this Development Plan shall prevail and govern the development of Mayberry 2, provided, however that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

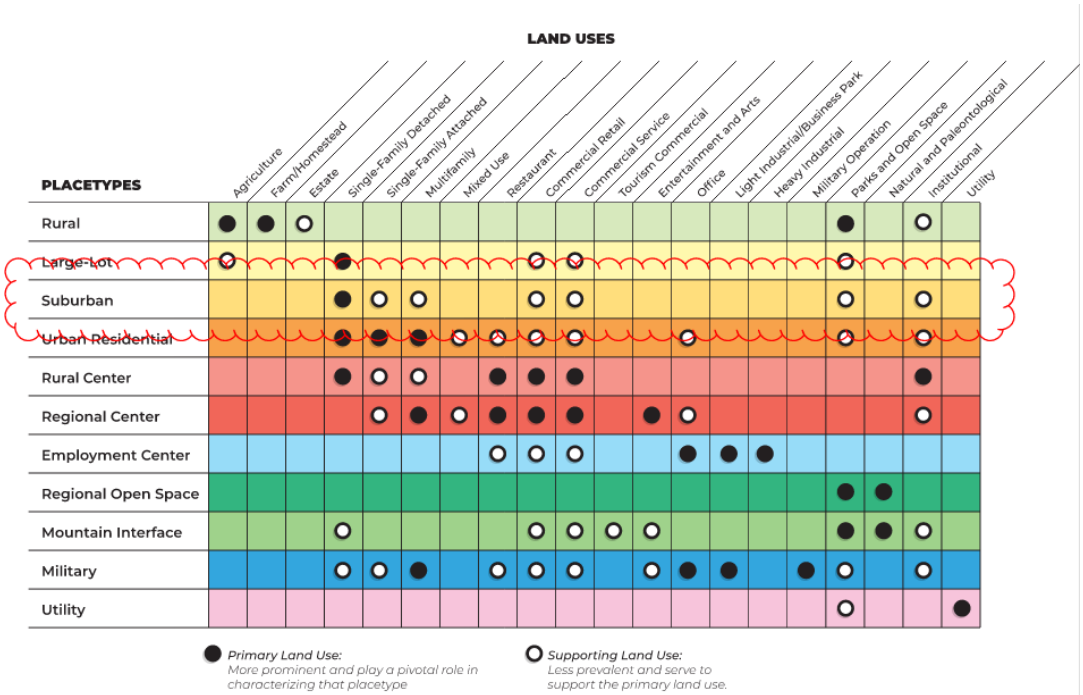
- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***
  Mayberry PUD 2 advances the following selected stated purposes set forth in this Section:

  a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***
  The PUD design and layout is a response to current market demands for affordable and attainable housing opportunities within a traditionally designed neighborhood. The urban density and more compact sites and housing designs provide alternative housing selections for purchasers within a more desired affordability range within the existing housing market. This may include variations of neo-traditional neighborhood options that provide flexibility and the possibility for rental and home ownership opportunities for a wider and more diverse range of income groups.

  The development responds to the growing demand for attainable housing that is either purchased as an affordable selection or as transitionary purchase housing options. The development creates opportunities for consumers to transition from nearby and planned multifamily and attached housing in the immediate and surrounding area, to single-family housing within the Ellicott Town Centre PUD Sketch plan (SKP-05-005) to be amended as Mayberry Communities overall sketch plan, currently under review as .

  b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;***
  The PUD provides housing selection options within the target homebuyer market for urban lots within planned communities located near or within proximity to employment, education, health care, entertainment, and retail centers. Proximity to major thoroughfares facilitates increased accessibility to desired services and uses as well as urban and rural recreation opportunities.

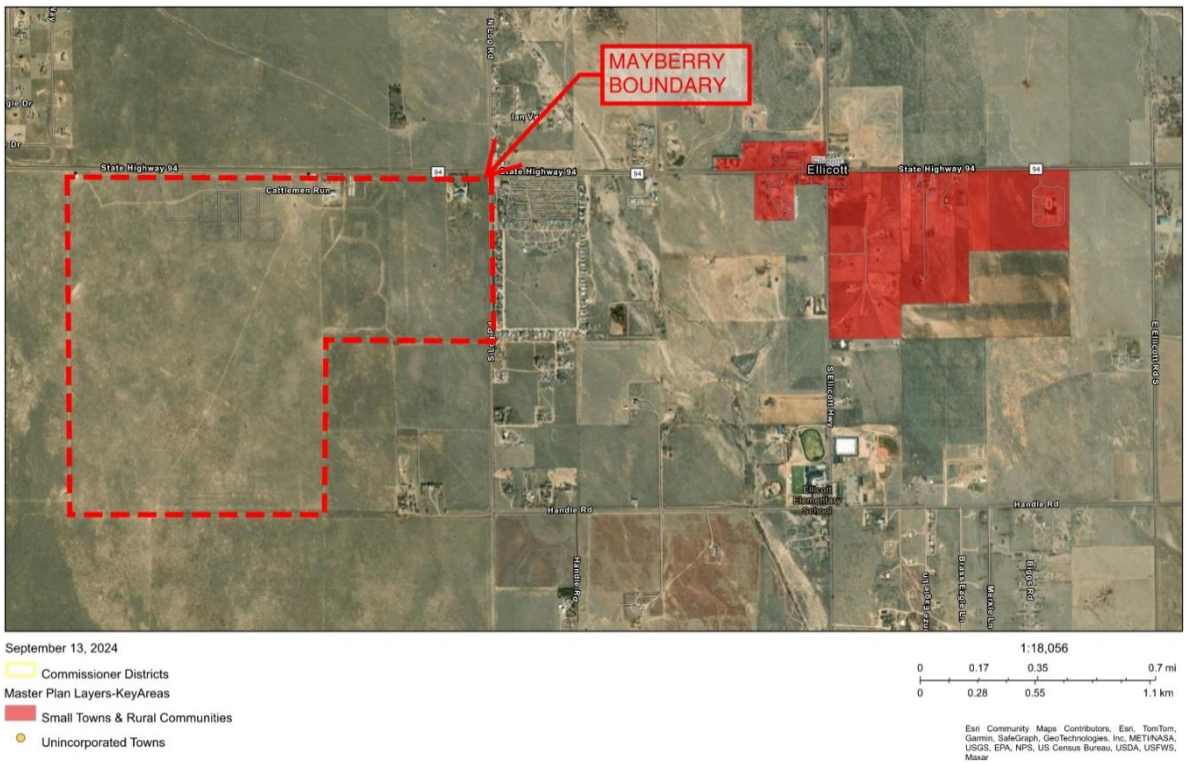
  Mayberry Communities provide a more urban use in response to market demands for attainable housing. In response to changing market demands as a trade-off in exchange for additional open space and amenities.


LAND USES
PLACETYPES
Agriculture
Farm/Homestead
Estate
Single-Family Detached
Single-Family Attached
Multifamily
Mixed Use
Restaurant
Commercial Retail
Commercial Service
Tourism Commercial
Entertainment and Arts
Office
Light Industrial/Business Park
Heavy Industrial
Military Operation
Parks and Open Space
Natural and Paleontological
Institutional
Utility
Rural
Large-Lot
Suburban
Urban Residential
Rural Center
Regional Center
Employment Center
Regional Open Space
Mountain Interface
Military
Utility
Primary Land Use:
More prominent and play a pivotal role in characterizing that placetype
Supporting Land Use:
Less prevalent and serve to support the primary land use.

LAND USE

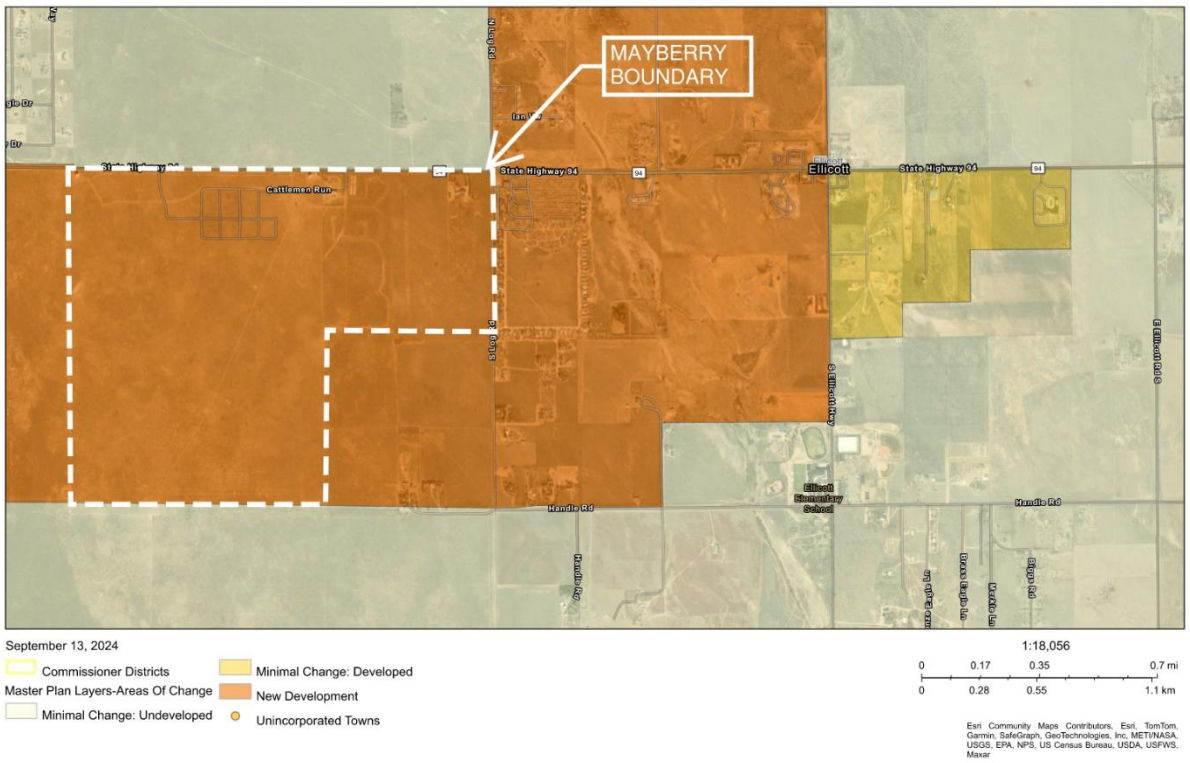
Key Areas:

The property is not located within the ten (10) classifications of key areas. However, it is adjacent to the Small Town & Rural Communities Key Area. This Key Area includes both incorporated and unincorporated communities in El Paso County. The unincorporated areas include the adjacent town of Ellicott and other communities. Regardless of municipal status, all of these places function as a community that supports the needs of a significant portion of the County's rural population.



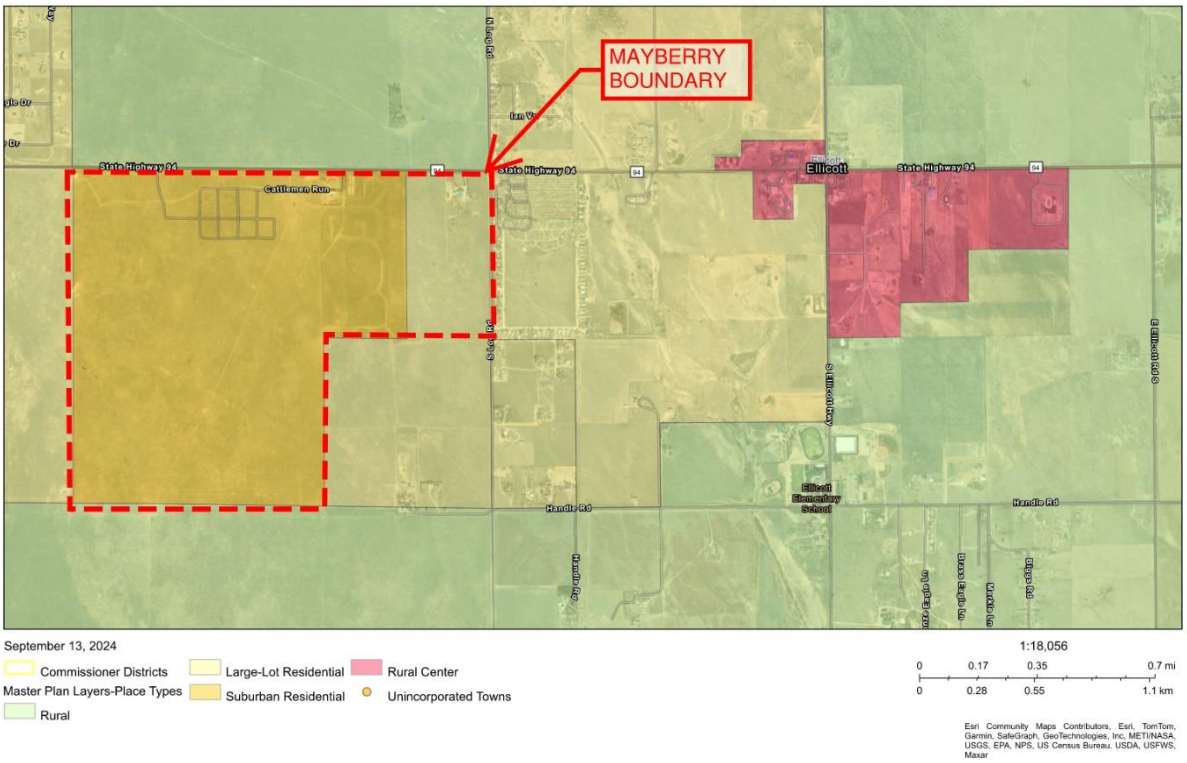
Areas of Change:

Mayberry Communities is located in the area expected for "New Development". These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.



Placetypes:

Mayberry Communities is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well.



HOUSING & COMMUNITIES



Along with the designated Placetypes, Mayberry communities is within the Priority Development Area, El Paso county is expecting significant growth over a 20 year time frame, Mayberry PUD 2 is well within the expended development of said Sketch Plan at it is well within the Priority Development Area. As development continues along the Highway 94 corridor, the need for housing, employment and recreational facilities become a necessity in order to engage a healthy lifestyle community. With previous filings and current proposals based on the existing Ellicott Town Center Sketch Plan the Amended Mayberry Sketch Plan is implementing the overall idea of a “Live, Work, Play” community. With the overall construction of Mayberry PUD 2 this residential development will complete a total of 98 our of 2,800 Equivalent Dwelling Units throughout the community. Implementing the unit maximums allow the overall site to create clustering of units within the residential reserved districts and will encourage to promote common open space to protect natural features and provide creative and flexible design alternatives.

- ***The application is in general conformity with the Master Plan;***
  Findings of Master Plan conformity have been made in support of the Ellicott Town Center Sketch Plan approval of the land uses and densities. This application remains consistent with those findings; and with the following policies from the Parks Master Plan and County Water Master Plan:

WATER MASTER PLAN CONFORMANCE:

Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- ***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***
  A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Ellicott Utilities is adequate to meet the needs of the development, provided by Respec.
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
  The development proposes higher residential densities of 11.79DU/AC. Higher densities are achievable in part by the availability of central water and sewer from Ellicott Utilities.

- ***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***
  Water service is planned from Ellicott Utilities. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development as documented in the District's service commitment letter and water resource report submitted in support of the PUDSP application. Water resources are available to meet County 300 yr. rules to serve the planned 146 single-family units/lots.
- **Policy 6.0.11**– ***Continue to limit urban level development to those areas served by centralized utilities.***
  All development within the overall Ellicott Town Center (to be amended as Mayberry Communities) is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**
  A water supply plan including water supply information summary that documents the planned and committed water supply from Ellicott Utilities is adequate to meet the needs of the development.

The development area is in REGION 4c as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Ellicott Utilities Company (EUC) Service Area. Region 4c consists of areas served by EUC and is expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth area. No specific growth map was created for Region 4c; these areas are shown in other maps.

Water Balance

With 157.90 AFY of exportable supply and 89.72 AFY of commitments, EUC has a water balance of 68.18 AFY before the subject development. After commitment of 30.35 AFY to this development, the District will have 37.83 AFY remaining for additional commitments.

Water Balance Before New Commitment	68.18 AFY
New Commitment: Mayberry Filing No. 5	30.35 AFY
Water Balance Remaining	37.83 AFY

ECM has a collection of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers. The general delivery system begins with raw water produced from the north and south well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination at the wellhead. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank conveys water along Highway 94 west to the CMD service are via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank 2a (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers raw water to Tank 3 (5 MG), at the northern end of Cimarron Hills.

Existing Water Storage Tanks

Tank Name	Volume (MGAL)
ELLICOTT TANK	0.5
TANK 1	3.0
TANK 2	1.0
TANK 3 (TAMLIN)	5.0
TANK 4	3.0
FRANK ROAD TANK	2.0
SUNDANCE TANK	0.5
TOTAL	15.0

- ***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 Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, PUD Design Modification Criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***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;***
  Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

  The planned uses are compatible with the existing and allowed uses adjacent to and surrounding the property. As identified on the previously approved sketch plan and proposed sketch plan amendment currently under review. The areas as projected have been reserved since 2005 for park/open space amenities as well as high density residential areas.

- ***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;***
  No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities and residential densities.

  The site is located adjacent to Highway 94 which is classified as An expressway. The proposed subdivision will be impacted by noise generated from motor traffic. Approximately 50' separates the road from the property line, in addition a 25' buffer setback is proposed onsite. Within the 25' buffer a screen wall will be designed on the northernmost property line to aid in the sound mitigation from the expressway boundary. In total an approximate 75' buffer is provided from the edge of road to north end of dwelling units. A 6' sound wall is to be constructed along the north property line in order to aid in the sound mitigation.

  Indoor noise reduction to an interior noise level of 40dBA shall be achieved by approved construction techniques as evidenced by a noise reduction certificate provided during the building permit, inspection, and certificate of occupancy process as administered by the regional building department.

- ***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;***
  Planned uses, dimensional and bulk requirements established in the have been identified in the PUD that establish a defined uniform community character while being comparable to surrounding residential uses. Landscaping and buffering are appropriate and compatible with the existing and proposed mixed-use commercial, industrial, and residential development in the immediate vicinity and the physical and aesthetic character of the contiguous area.

  Allowed and permitted uses include, but are not necessarily limited to, duplex and single family detached units, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater

facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
  No areas with unique or significant features impact the site.

- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
  Open spaces and pedestrian access have been provided via an internal private sidewalk and pedestrian path network throughout the approved sketch plan, SKP-05005 (to be amended).

- ***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;***
  Existing major roads and infrastructure facilities (including wet/dry utilities) within Mayberry Communities have been planned to meet the demand of the densities proposed with this PUD. Utilities will be served by the east two (2) points of access from Market Place Drive and the Market Place Drive and Cattlemen Run intersection.

  Roadway improvements have been completed along the State Highway 94 and Mayberry Drive (Formerly New Log Road) intersection. Internal roadway buildout is completed and meets all county standards as provided by previous filings.

  The following letters of service commitment have been received and provided in support of this development application:
  a. MVEA
  b. Black Hills Energy
  c. Ellicott Utilities Company
  d. Ellicott Fire Protection District

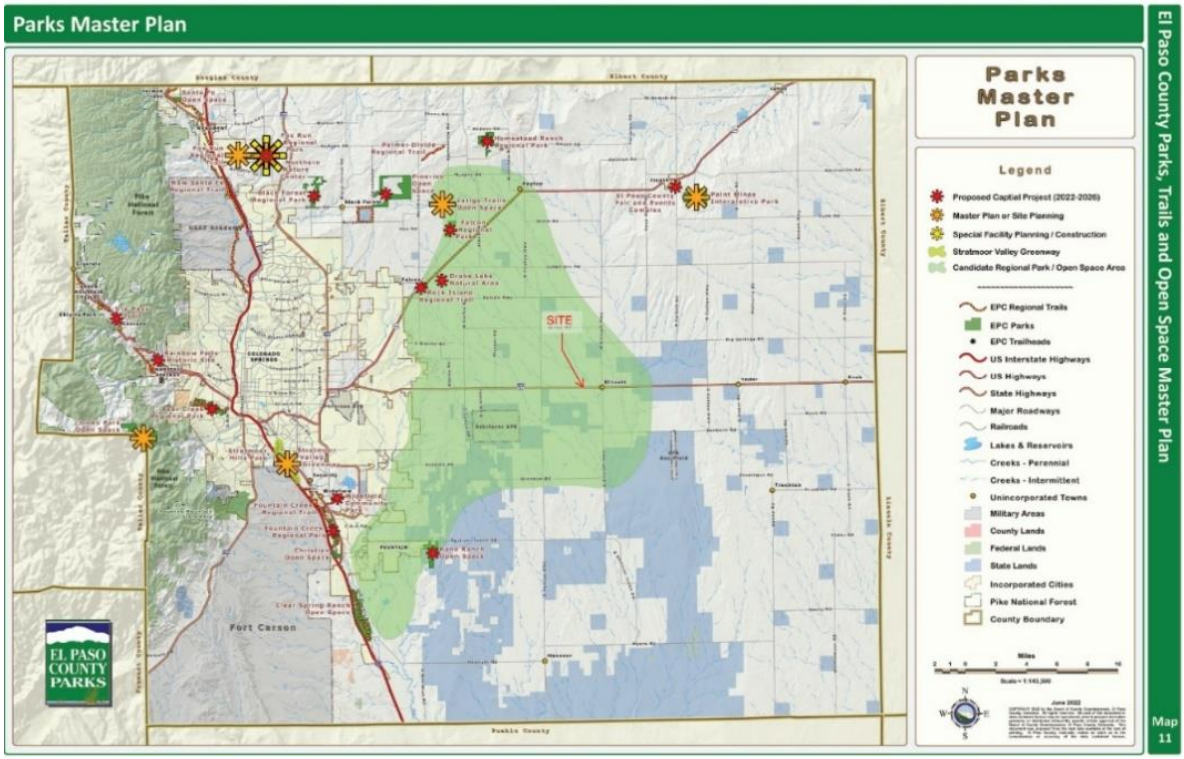
- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;***
  The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Mayberry Communities is provided via existing and planned public sidewalks and pedestrian trails network.

- ***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 land use does not permit the use of any area containing a commercial mineral deposit.

- ***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***
  Proposed deviations, exceptions, and/or modifications from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and proposed development standards. The subdivision design is intended maximize densities to capture a specific target consumer market demand for smaller housing footprint, aesthetically enhanced community environment, pedestrian and bicycles access to nearby recreation and retail destinations. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application***.
  The owner has authorized the application

PARKS MASTER PLAN



The site can is located in the "Candidate for Regional Park/Open Space Areas". The Developer of the Mayberry Communities Sketch Plan Amendment has the intention to incorporate trails for connectivity to parks throughout the Proposed Mayberry Communities Sketch Plan Amendment.

Connectivity throughout said sketch plan will help with the work live play aspect allowing individuals to live and work within 5-minute walk. The proposed Sketch Plan Amendment, to be recorded, incorporates the goals and objectives of the El Paso County Parks Master Plan.

Goal 1.B to provide and support large community events and provide visitor destinations and experiences between parks within the Sketch Plan Amendment, to be recorded.

Goal 2.A to provide regional parks, recreation areas, trails and open space

Goal 2.B to continue participation in development review for lang range planning within the El Paso County development services, transportation and public park needs to anticipate future growth.

Goal 3.A to refine the definition of active trails between residential and commercial uses.

REGIONAL TRAILS

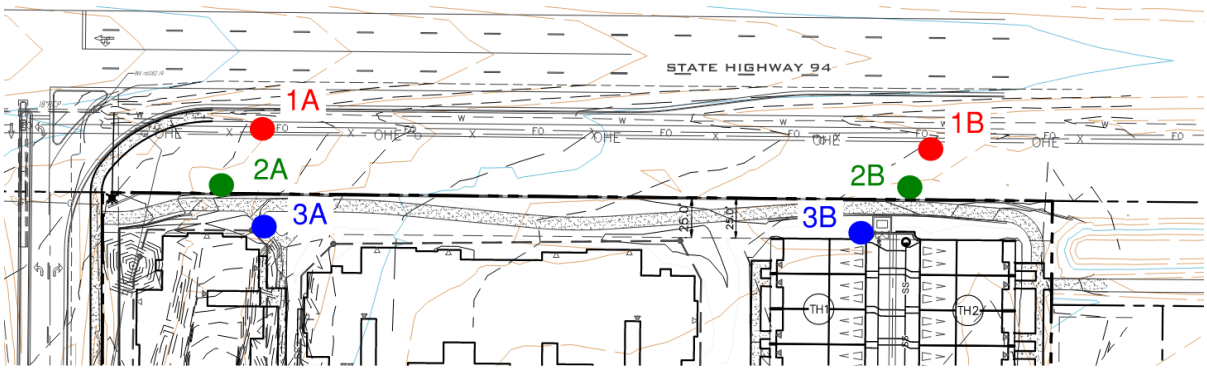
Goal 1.A a regional trail is proposed along the State Highway 94 corridor, Mayberry Communities Sketch Plan Amendment, to be approved, acknowledges the proposed regional trail system and has incorporated an east/west trail within the community that ties into the adjacent proposed trail easement.

NOISE STUDY

The purpose of the technical summary was to evaluate noise levels along State Highway 94 for the Mayberry Filing No. 5 PUD development. The proposed development is approximately 2 miles west of Ellicott. The site is surrounded by undeveloped land to west and north and residential land uses to the east.

The noise assessment was conducted to study and analyze the existing noise environment and determine the anticipated noise levels at the proposed Mayberry Filing No. 5 PUD development. The proposed development will consist of approximately 146 dwelling units. The building setback line reads as 53 dB(A), the situation noise can be identified less than a 60dB(A) environment, commonly found in a large business office, normal conversation would be possible. In order to help alleviate noise levels from increasing a screen wall will be place along the north property line.

Location	Measurement Time (November 27, 2023)	Noise Level [dB(A)]	Maximum 1-min Noise Level [dB(A)]
1A	2:00pm-2:01pm	67	89
1B	2:02pm-2:03pm	64	89
2A	2:04pm-2:05pm	53	88
2B	2:06pm-2:07pm	54	82
3A	2:08pm-2:09pm	53	75
3B	2:10pm-2:11pm	53	70



PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
  The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Previously approved SKP05005 as well as the proposed SKP236 amendment which is currently under review. ***(See previous Master Plan discussion provided with the PUD approval criteria)***

- **The subdivision is consistent with the purposes of this Code;**
  The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
  The subdivision conforms to the “Subdivision Design Standards” of the Code the property is within the boundaries of an approved Sketch Plan (SKP05005), and will be in conformance with the amended sketch plan, Mayberry Communities Sketch Plan (Under Review, Project No. SKP236).

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**
  A commitment to provide water service has been provided by Ellicott Utilities Company which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**
  The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Mayberry Communities development and its varied development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**
  All areas 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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **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 have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Filing No. 1 PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Mayberry Metropolitan District.

- **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 public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the private extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **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 is and will be provided to all lots by a blanketed shared access and utility easement onto the subdivision located within Tract K. Two access points to the subdivision will be provided off of Marketplace Drive.

- **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;**

  (1) landscaping and natural features are presented throughout the development and shall meet the county standards. (2) site planning implementation is to meet the county plans and promote a mix of transit improvements to be phased as the overall development of Mayberry Communities progresses. (3) the design and development of the community is to establish a cohesive community that translates each development phase to have its own unique identity. (4) environmentally sensitive areas have been taken into consideration and will be preserved. With the development of First Place @ Mayberry no constraints have been presented at this time. (5) public utilities and infrastructure have been provided and are proportionate to the impact of development and the demand for service based on the proposed land use as illustrated in the PUD.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**
  Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**
  The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6.3.3 of the County Code. Ellicott Fire Protection district has received the site plan and has received review fee payments. No comments have been provided in opposition of design or development.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**
  With the exceptions of the proposed waivers and deviations, the proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

GENERAL PROVISIONS

1. ALL PUBLIC STREETS SHALL BE 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 EXCEPT LANDSCAPING AS INDICATED IN NOTE #2.
2. LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE SPECIAL DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF BERMING, FENCING, AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL MEDIANS SHALL BE LANDSCAPED AND MAINTAINED BY THE SPECIAL DISTRICT. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
3. NO RESIDENTIAL LOTS SHALL HAVE ACCESS TO STATE HIGHWAY 94.
4. MINIMUM PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   A. FRONT: EIGHT (8) FEET.
   B. SIDE: THREE (3) FEET.
   C. REAR: SEVEN AND ONE-HALF (7.5) FEET OR FIVE (5) FEET ADJACENT TO AN ALLEY TRACT.
5. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
6. NO 100-YEAR FEMA FLOODPLAIN EXISTING ON THE PHASE I. PRIOR TO APPROVAL OF ANY FINAL PLAT WITHIN 300 FEET OF THE DESIGNATED 100-YEAR FLOODPLAIN A CLOMR OR LOMR MUST BE APPROVED BY FEMA.
7. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE OVERALL PUD DEVELOPMENT PLAN APPROVAL. MINOR MODIFICATIONS MAY BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.
8. DEVELOPMENT PLAN SHALL ADHERE TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND REVISIONS REFLECTED IN THE PRELIMINARY PLAN CONDITIONS.
9. MAYBERRY 2 SHALL BE LIMITED TO A TOTAL MAXIMUM DENSITY AS ILLUSTRATED ON THE PLAN.

DEVELOPMENT STANDARDS AND GUIDELINES:

1. THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MAYBERRY PHASE 2 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS, AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISIONS OF THE MAYBERRY PHASE 2 PUD.
2. MAYBERRY 2 PUDSP (MAYBERRY 2) IS A CONTINUATION OF DEVELOPMENT GUIDELINES ASSOCIATED WITH MAYBERRY PHASE 1 PUDSP.
3. SPECIFIC GUIDELINES WITHIN MAYBERRY 2 WILL CONTAIN DEVELOPMENT STANDARDS ASSOCIATED WITH PREVIOUSLY PLATTED TRACT "A", TRACT "K" AND TRACT "O" OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, RECEPTION NO. 14855, ALONG WITH A PORTION OF UNPLATTED LAND ADJACENT TO TRACT "O".
4. ACCESSORY USES AND BUILDINGS:
   A. RECREATIONAL FACILITIES, ENTERTAINMENT STRUCTURE, RETAIL FACILITY, FENCE, DESIGN WALLS AND HEDGE.
   B. HOME OCCUPATION AS DEFINED BY THE LAND DEVELOPMENT CODE MEETING ALL REQUIREMENTS AND CONDITIONS CONTAINED THEREIN.
   C. DEVELOPMENT REQUIREMENTS FOR ACCESSORY BUILDINGS SHALL MATCH DEVELOPMENT STANDARDS FOR SPECIFIC LOT TYPES.
   D.
   EACH S
5. TCTURE WILL BE DESIGNED AND DEVELOPED AT ITS RESPECTIVE SITE DEVELOPMENT PLAN PROCESS.
   HE PRELIMINARY PLAN
6. STREETS WITHIN MAYBERRY 2 PUD PROVIDE CONNECTIVITY AND CONTINUITY WITH EXISTING STREETS IDENTIFIED AS MAYBERRY DRIVE (FORMERLY NEW LOG ROAD), VILLAGE MAIN STREET AND POSITIVE PLACE (FORMERLY MAYBERRY DRIVE), ALONG WITH THE PROPOSED BUILD OUT AND EXTENSION OF S

   ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION W

   EXCEPT FOR DEVIATIONS APPROVED SEPARATELY BY ENGINEERING DIVISION OF DESIGN CONTINUOUS SIDEWALKS SHALL BE PROVIDED ON BOTH SID

   OF ALL STREETS ILLUSTRATED ON THE
7. COVENANTS FOR MAYBE

   HAVE BEEN CREATED BY SEPARATE DOCUMENT TO THE EXTENT THAT EXISTING DECLARATIONS

   PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE FOR THE ASSOCIATION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMM
8. THE AUTHORITY OF THIS DEVELOPMENT PLAN IS PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION DERIVES FROM THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.
9. THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT

   NT PLAN RELATIONSHIP TO COUNTY REGULATIONS FOR MAYBERRY PHASE 2 PUD IS IN GENERAL CONFORMANCE WITH THE MASTER PLAN AS ADOPTED AND AMENDED
   ACT OF 1972, AS AMENDED.

FLOODPLAIN NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, EL PASO COUNTY AND INCORPORATED AREAS, PANEL 810 OF 1300, MAP NUMBER 08041C0810G, DATED DECEMBER 7, 2018.

SOILS NOTE

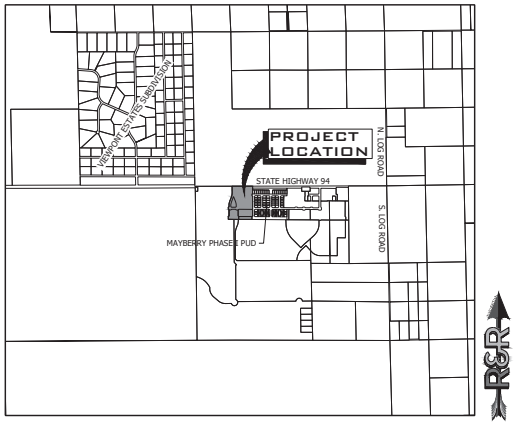
HYDROLOGIC SOIL GROUP AND K FACTOR, WHOLE SOIL REPORTS (DATED 4/5/2022) HAVE BEEN COLLECTED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE
NO SOILS HAVE BEEN IDENTIFIED AS IMPACTED BY GEOLOGIC HAZARDS.

SITE DATA

TAX ID NUMBER:	3414201024, 3414205001, 3400000472, 3414206001, 3400000473
TOTAL AREA:	18.85 AC.
DEVELOPMENT SCHEDULE:	2025
SMALL AREA PLAN:	THE ELLICOTT VALLEY COMPREHENSIVE PLAN
SKETCH PLAN:	ELLICOTT TOWN CENTER OVERALL PUD PLAN (SKP 05-005)
CURRENT ZONING:	PUD
CURRENT USE:	VACANT
TRACT K	
TOTAL AREA:	8.31 AC.
PLANNED USE:	MULTI-FAMILY RESIDENTIAL
AVERAGE LOT SIZE:	2,035 SF
MINIMUM LOT SIZE:	2,035 SF
MINIMUM LOT WIDTH	37'
MAX. LOT COVERAGE:	60%
GROSS DENSITY:	21.4 DU/AC
R.O.W.:	N/A
TOTAL TRACT AREA:	2.98 AC
MAX. BUILDING HEIGHT:	27.83'

GRIFFITH SQAURE PARKS	
TOTAL AREA:	10.54 AC.
PLANNED USE:	PARK & PUBLIC ROADS
R.O.W.:	5.50 AC
TOTAL TRACT AREA:	3.78 AC
MAX. BUILDING HEIGHT:	27.83'
AMENITY & OPEN SPACE:	
REQUIRED:	1.05 AC (10%)
USABLE:	0.26 AC (25% OF 0.83 AC REQUIRED)
PROVIDED:	4.87 AC
USABLE:	1.22 AC

OPEN SPACE:	
REQUIRED:	0.83 AC (10%)
USABLE:	0.21 AC (25% OF 0.83 AC REQUIRED)
PROVIDED:	1.09 AC
USABLE:	0.27 AC



VICINITY MAP
SCALE 1" = 2,000'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SURVEY - PUD 2 BOUNDARY
3	SURVEY - TRACT K BOUNDARY DETAIL
4	SURVEY - PARKS BOUNDARY DETAIL
5	TRACT SUMMARY
6	OVERALL SITE PLAN
7	ROAD CROSS SECTIONS I
8	ROAD CROSS SECTIONS II
9	ROAD CROSS SECTIONS III
10	TRACT K SITE PLAN
11	LOT DETAILS
12	PARKS SITE PLAN
13	OVERALL UTILITY PLAN
14	OVERALL GRADING PLAN

CONTACT LIST

DEVELOPER	CIVIL ENGINEER	SURVEYOR	PLANNING AND LANDSCAPING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	KIMLEY-HORN
22108 CATTLEMAN RUN CALHAN, CO 80808 719-922-2181 CONTACT: SCOTT SOUDERS, P.E.	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: CLIF DAYTON, P.E.	1635 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: DARELL DeLAP	2 NORTH NEVADA AVENUE, SUITE 900 COLORADO SPRINGS, CO 80903 719-284-7829 CONTACT: LARRY SALAZAR, CNU-A
STATE HIGHWAY	**WATER/WASTEWATER**	**GAS DEPARTMENT**	**ELECTRIC DEPARTMENT**
COLORADO DEPARTMENT OF TRANSPORATION, REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)	ELLICOTT UTILITIES COMPANY, LLC PO BOX 64257 COLORADO SPRINGS, CO 80962 719-426-7810 CONTACT: JASON KVOLS	BLACK HILLS ENERGY 1515 WYNKOOP ST #500 DENVER, CO 80202 719-359-3176 CONTACT: SEBASTIAN SCHWENDER	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 719-495-2283 CONTACT: MR. DAVE WALDNER

OWNERSHIP CERTIFICATION

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

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

NOTARIZED SIGNATURE

OR NAME OF ATTORNEY AND REGISTRATION NUMBER

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

THIS PUD/PRELIMINARY PLAN FOR MAYBERRY PHASE 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS — DATE

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT — DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____(DAY) OF _____ (MONTH), 20___ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. _____.

EL PASO COUNTY CLERK AND RECORDER

APPROVED PUD MODIFICATION TABLE

LDC/ECM SECTION	STANDARD	MOTIFICATION	JUSTIFICATION
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM 2.3.2	URBAN MINOR ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM 1.7.3	FOREBAY REQUIRED IN STORMWATER DETENTION POND	A CONCRETE TRICKLE CHANNEL PROPOSED AS AN ALTERNATE TO A FOREBAY	THE TEMPORARY USE OF AN DETENTION BASIN AND COMPARABLE ALTERNATIVE DESIGN COMPONENTS ARE PROPOSED
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE

PROPOSED PUD MODIFICATION TABLE

LDC/ECM SECT			ION STANDARD
ECM MODIFICATION	2.3.2 JUSTIFICATION		
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
ECM 2.3.7	MINIMUM CURB RETURN RADIUS BETWEEN MINOR ARTERIAL & COLLECTOR IS 30'	CURB RETURN RADIUS OF 15'	ABILITY OF DESIGN VEHICLE TO NAVIGATE TURN
ECM 2.3.2	URBAN PRINCIPAL ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
LDC	5.4 MINIMUM 25' FRONT SETBACK FOR COMMERCIAL PROPERTY	10' FRONT SETBACK	ACHIEVE AERIAL FIRE ACCESS FROM ADJACENT ROAD
LDC 8.4.3.B.2.e & 8.4.4(E)	LOTS REQUIRED TO HAVE 30' FRONTAGE AND ACCESS FROM A PUBLIC ROAD	LOTS WILL BE ACCESS PRIMARILY FROM PRIVATE SHARED ROADS	PRIVATE ROADS ENCOURAGE A WALKABLE COMMUNITY AND ASSIST IN CREATING RESIDENTIAL UNIT OPPORTUNITIES
LDC 8.4.5.G.4.b.i	URBAN DENSITY DRNG ESMT WIDTH: SIDE LOT LINES: 5 FEET REAR LOT LINES: 7 FEET	ALTERNATE DRNG ESMTS HAVE BEEN PROVIDED INTERNALLY WITHIN COMMON TRACTS AND ESMTS	IMPROVES EFFICIENCY OF THE SITE SYSTEM AND ALLOW FLEXIBILITY FOR INDIVIDUAL LOT NEEDS
LDC 8.4.6.C.2.c	HERE ESMTS ARE COMBINED WITH A WATER COURSE OR DRAINAGE WAY, AN A DDITIONAL UTIL. ESMT SHALL BE PROVIDED IF THE USE IS IN CONFLICT WITH DRNG REQUIREMENTS	WATER, STORM, AND SANITARY MAINS ARE REQUIRED TO HAVE 10' SEPARATION	THE WATER, STORM, AND SANITARY MAINS ARE SEPARATED PER REQUIRED DISTANCES
LDC 6.2.2.B.1	TABLE 6-1 LISTS 10' DEPTH OF LANDSCAPE AREA REQUIRED ALONG NON-ARTERIAL ROADWAYS	8' LANDSCAPE S ETB BETWEEN MARKET PLACE DRIVE AREA R.O.W. AND THE SINGLE FAMILY ATTACHED DWELLINGS	ALL LANDSCAPING HAS BEEN P ALONG TRACT K WITHIN THE R.O.W. PLACE DRIVE IN EFFORTS TO MEET OR EXCEED THE REQUIRED LANDSCAPE AREA

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

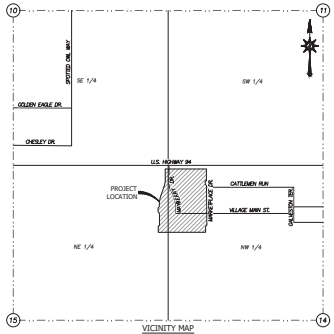
MAYBERRY PUD 2
MAYBERRY
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808
SITE ADDRESS:
PREPARED FOR:

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
JOB NO. MC24145
DRG. SUBM. DATE 02/24/2025
DSN: JAM CHKD: LAO
DRWN:
COVER SHEET
NO. 1

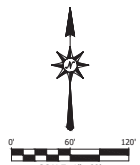
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MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



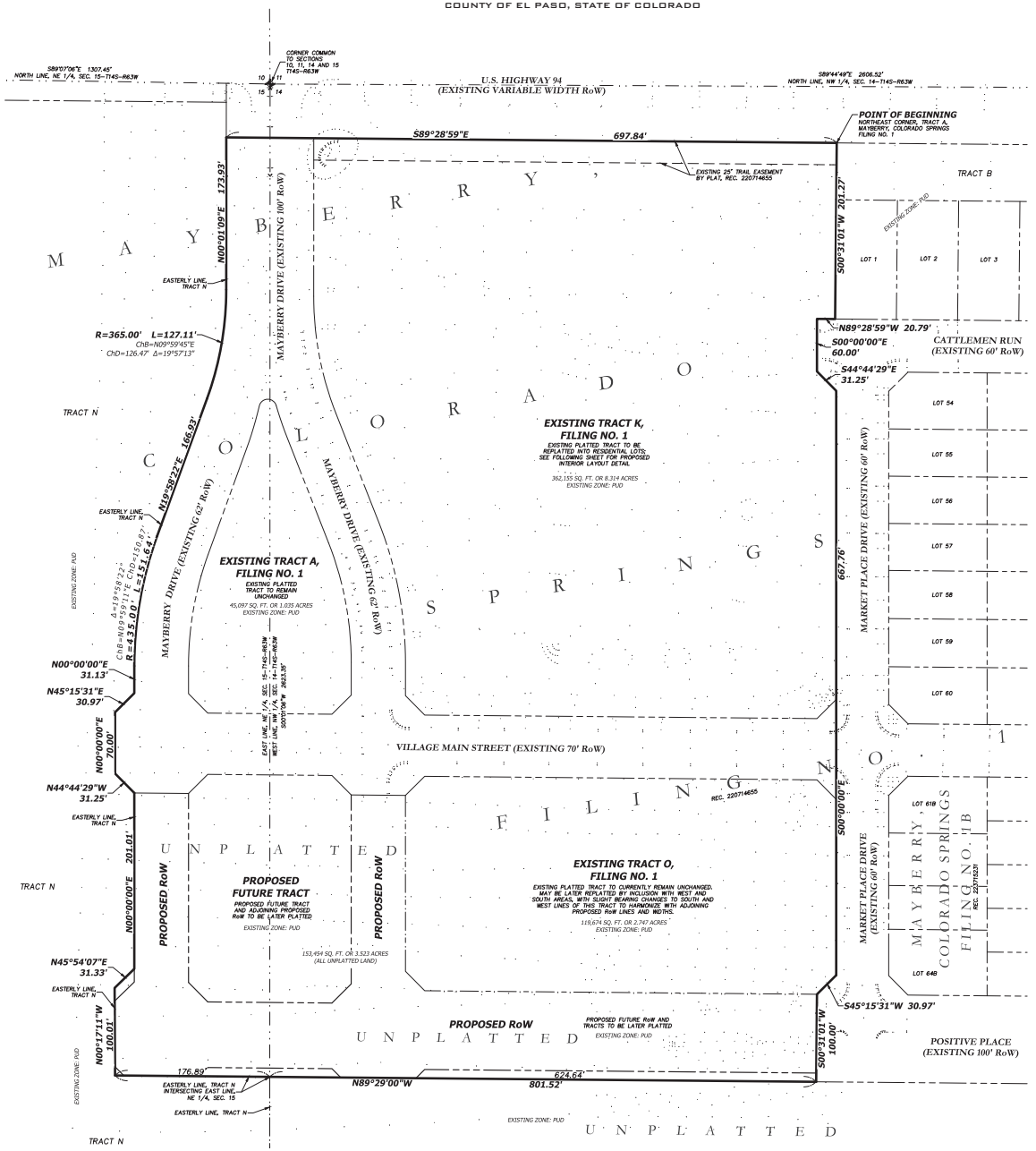
VICINITY MAP
SECTIONS 14 AND 15-T14S-R63W OF THE 6TH P.M.
-NOT TO SCALE-



SCALE: 1"=60'

LEGEND

✦	SECTION CORNER, AS NOTED
RoW	RIGHT-OF-WAY
R=	RADIUS
L=	ARC LENGTH
ChB	CHORD BEARING
ChD	CHORD DISTANCE
Δ	INTERIOR ANGLE (DELTA)
	OVERALL PUD BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXTERIOR SUBDIVISION BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PLATTED LOT LINE
	SECTION LINE



OVERALL PUD DESCRIPTION

An assembly of contiguous parcels and Right-of-Ways herein described for the purpose of a Planned Unit Development and Preliminary Plan, being all of Tracts A, K and O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the Northwest Quarter of Section 14 and the Northeast Quarter of Section 15, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded December 23, 2020 as Reception Number 220714655 in the Office of the Clerk and Recorder of El Paso County, Colorado;

AND

Unplatted land in said Northwest and Northeast Quarters, lying between and adjoining the West line of said Tract O and the easterly line of Tract N, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, also lying North of that easterly/westerly segment of the easterly line of said Tract N that intersects the East line of said Northeast 1/4 of said Section 15 and extended easterly to the Southeast corner of the Right-of-Way of Positive Place (formerly known as Mayberry Drive) established by said plat;

AND

The Right-of-Ways of Mayberry Drive (formerly known as New Log Road) and Village Main Street lying in said Northwest and Northeast Quarters, established by said plat and adjoining the easterly, westerly and southerly lines of said Tract A and adjoining the westerly and South lines of said Tract K;

All together more particularly described as follows:
BEGINNING at the Northeast corner of said Tract K, Thence southerly on the easterly line of said Tract K the following 4 courses and distances: 1) South 00° 31' 01" West, 201.27 feet; 2) Thence North 89° 28' 59" West, 20.79 feet; 3) Thence South 00° 00' 00" East, 60.00 feet; 4) Thence South 44° 44' 29" East, 21.25 feet; Thence South 00° 00' 00" East, 667.76 feet on the East line of said Tract K and its southerly extension and on the East line of said Tract O to the most northerly Southeast corner of said Tract O; Thence South 45° 15' 31" West, 30.97 feet on the southeast line of said Tract O to the most southerly Southeast corner of said Tract O; Thence South 00° 31' 01" West on the West line of said Positive Place Right-of-Way to the Southeast corner thereof and being the Southeast corner of said unplatted land; Thence North 89° 20' 00" West, 801.52 feet on the South line of said unplatted land, intersecting the East line of said Northeast 1/4 of Section 15 and continuing on said easterly/westerly segment of the easterly line of said Tract N; Thence North 00° 17' 11" West, 100.01 feet continuing on said easterly line of Tract N; Thence North 45° 54' 07" East, 31.33 feet continuing on said easterly line; Thence North 00° 00' 00" East, 201.01 feet continuing on said easterly line to the Northwest corner of said unplatted land; Thence northerly continuing on said easterly line of Tract N being coterminous with the westerly Right-of-Way lines of said Village Main Street and said Mayberry Drive (formerly known as New Log Road) the following 8 courses and distances: 1) North 44° 44' 29" West, 31.25 feet; 2) Thence North 00° 00' 00" East, 70.00 feet; 3) Thence North 45° 15' 31" East, 30.97 feet; 4) Thence North 00° 00' 00" East, 31.13 feet to the beginning of a tangent curve to the right and concave southeasterly; 5) Thence northerly on said curve an arc length of 151.64 feet, said curve having a radius of 435.00 feet, a chord bearing of North 09° 59' 11" East, a chord distance of 150.87 feet and an interior angle of 19° 58' 22" to a point of tangency; 6) Thence North 19° 58' 22" East, 166.93 feet to the beginning of a tangent curve to the left and concave northwesterly; 7) Thence northerly on said curve an arc length of 127.11 feet, said curve having a radius of 365.00 feet, a chord bearing of 09° 59' 45" East, a chord distance of 126.47 feet and an interior angle of 19° 57' 13" to a point of tangency; 8) Thence North 00° 01' 09" East, 173.93 feet; Thence departing said easterly line of Tract N South 89° 28' 59" East, 697.84 feet on the North line of said Tract K and its westerly extension to the POINT OF BEGINNING, containing 821,002 square feet or 18.848 acres.

NO.	REVISION	BY	DATE

R&R ENGINEERS
SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY, EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC, 22108 CATTLEMAN RUN, CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO.	MC24145
ORG. SUBM. DATE	02/24/2025
DRWN: JAM	CHKD: LAO
ICON#:	

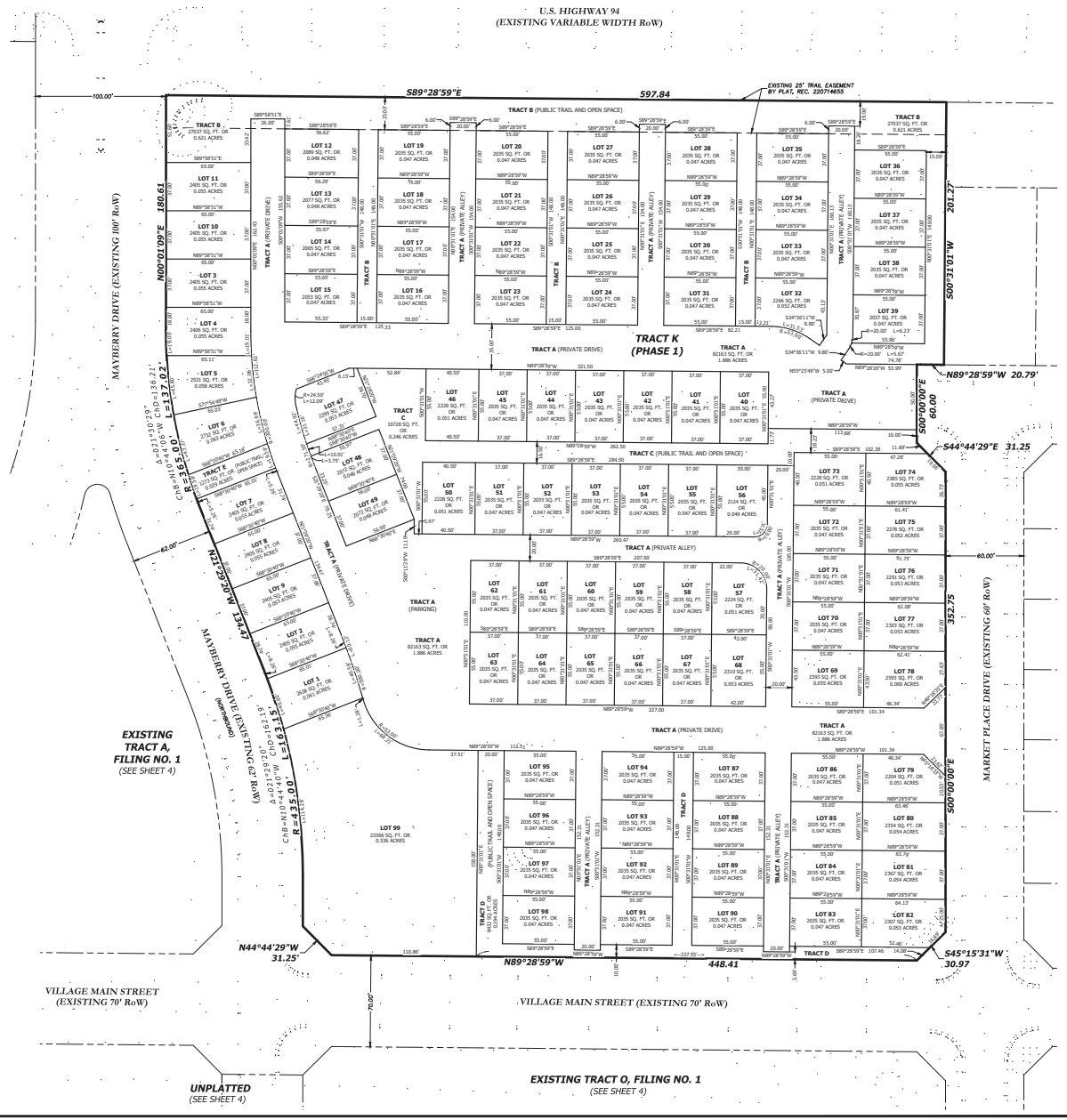
SURVEY - PUD 2 BOUNDARY

NO. 2

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MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

RoW	RIGHT-OF-WAY
R=	RADIUS
L=	ARC LENGTH
ChB	CHORD BEARING
ChD	CHORD DISTANCE
Δ	INTERIOR ANGLE (DELTA)
SQ. FT.	SQUARE FEET
	PHASE 1 BOUNDARY (REPLAT OF TRACT K)
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PLATTED LOT LINE

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

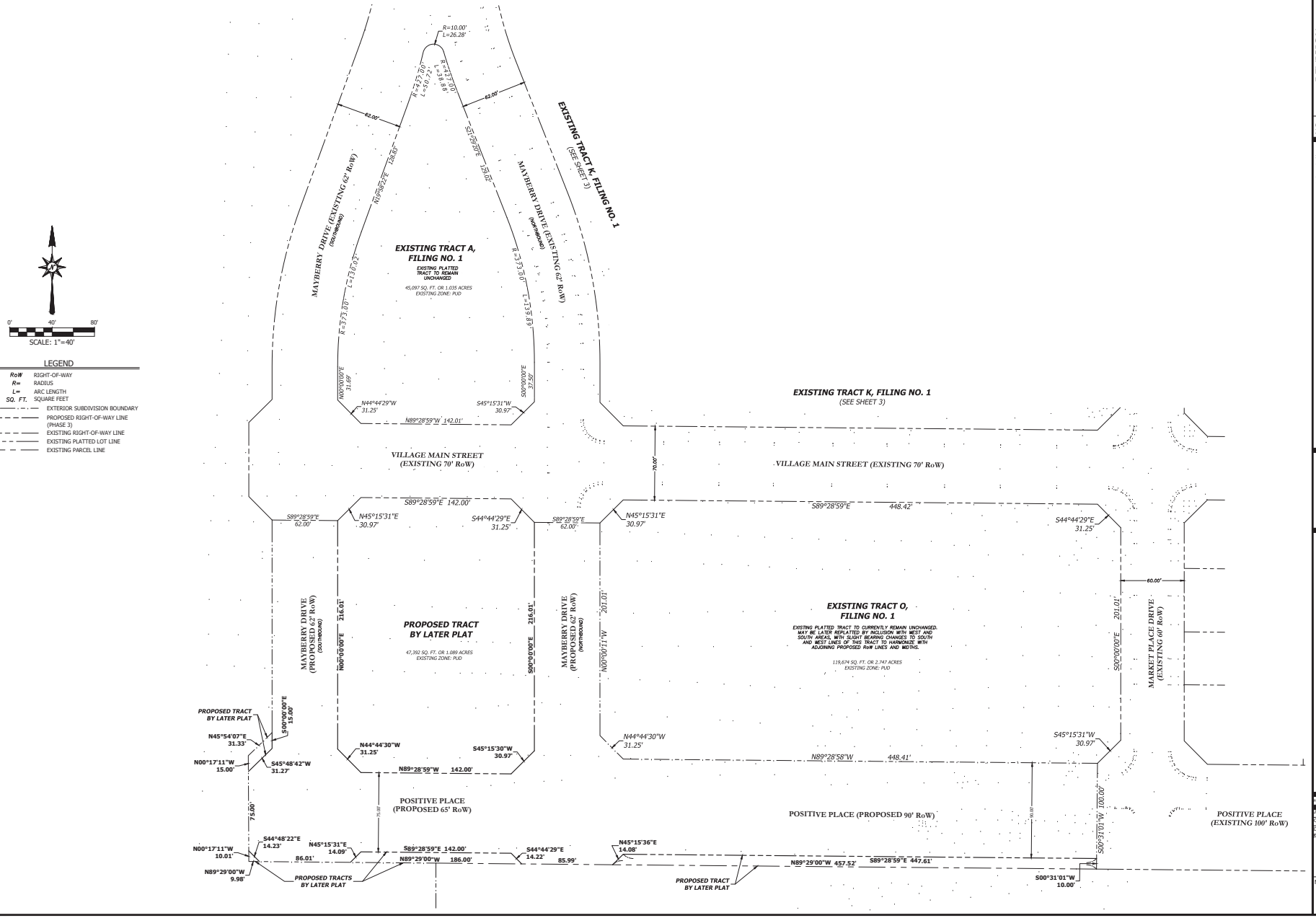
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DRG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
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SURVEY - TRACT K BOUNDARY DETAIL
NO. 3

42

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MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



0' 40' 80'
SCALE: 1"=40'

LEGEND

RoW	RIGHT-OF-WAY
R=	RADIUS
L=	ARC LENGTH
SQ. FT.	SQUARE FEET
	EXTERIOR SUBDIVISION BOUNDARY
	PROPOSED RIGHT-OF-WAY LINE (PHASE 3)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PLATTED LOT LINE
	EXISTING PARCEL LINE

NO.	REVISION	BY	DATE

R&R ENGINEERS
SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS:
MAYBERRY
EL PASO COUNTY
PREPARED FOR:
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

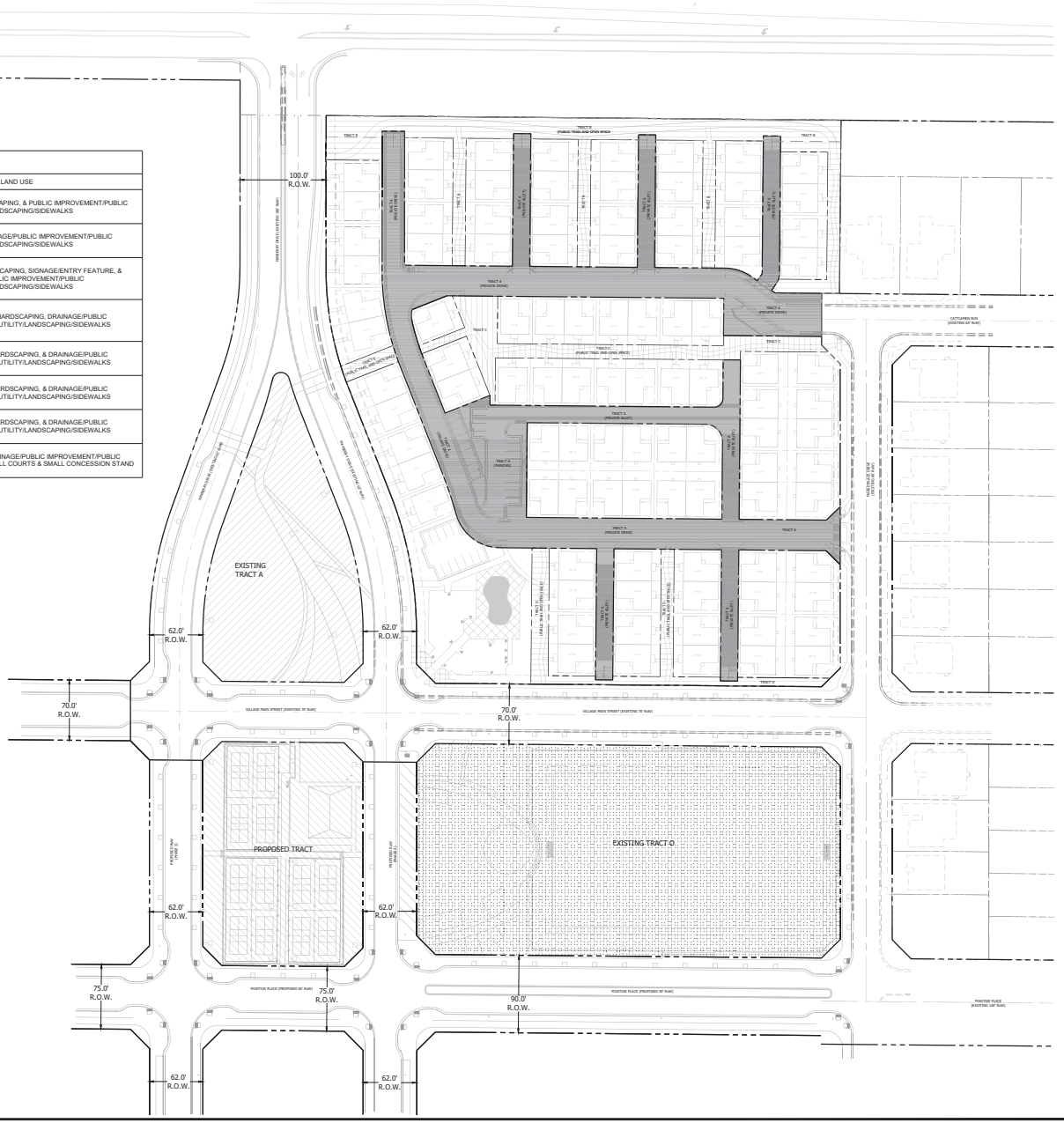
PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
SURVEY - PARKS BOUNDARY DETAIL
NO. 4

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MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

PUD 2 TRACT SUMMARY TABLE			
NAME	SIZE (ACRES)	HATCH LEGEND	LAND USE
TRACT A (EXISTING)	1.04		PARK/OPEN SPACE, HARDSCAPING, & PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT A	1.89		PRIVATE ROAD & DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT B	0.62		PARK/OPEN SPACE, HARDSCAPING, SIGNAGE/ENTRY FEATURE, & DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT C	0.25		PARK/OPEN SPACE & HARDSCAPING, DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT D	0.19		PARK/OPEN SPACE, HARDSCAPING, & DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT E	0.03		PARK/OPEN SPACE, HARDSCAPING, & DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
TRACT O	2.75		PARK/OPEN SPACE, HARDSCAPING, & DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS
PROPOSED TRACT	1.09		PARK, HARDSCAPING, DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/SIDEWALKS, PICKLEBALL COURTS & SMALL CONCESSION STAND



0 60' 120' 180'
SCALE: 1" = 60'

NO.	REVISION	BY	DATE

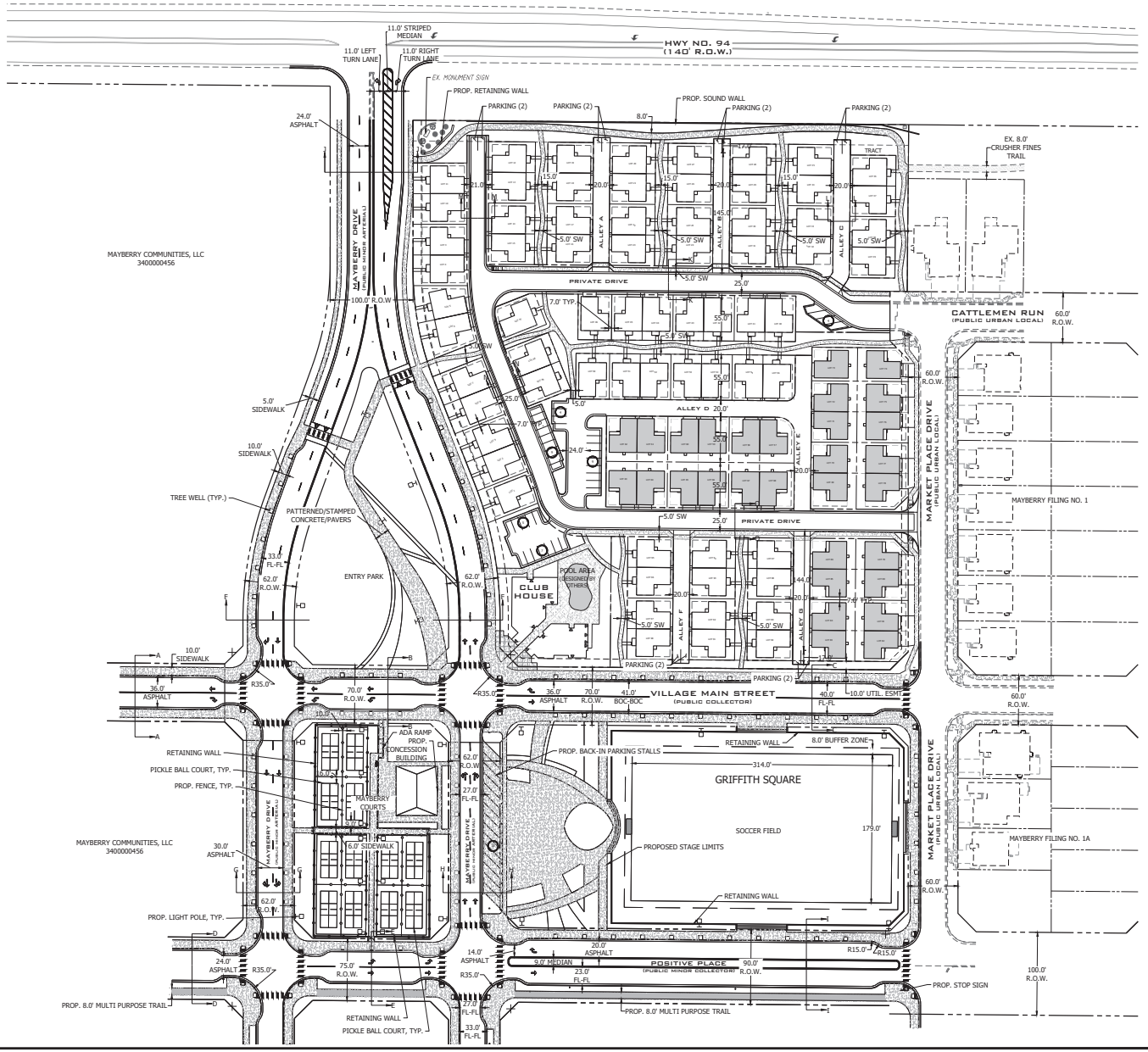
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY, EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC, 22108 CATTLEMAN RUN, CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
JOB NO. MC24145
DRG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
NAME: TRACT SUMMARY
NO. 5

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY, EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC, 22108 CATTLEMAN RUN, CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

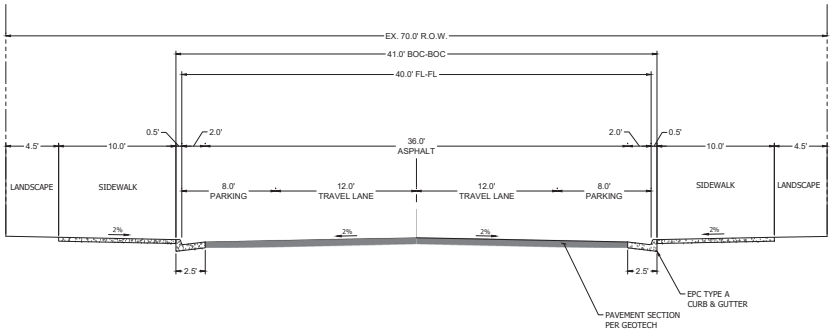
JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
ZONE:

OVERALL SITE PLAN

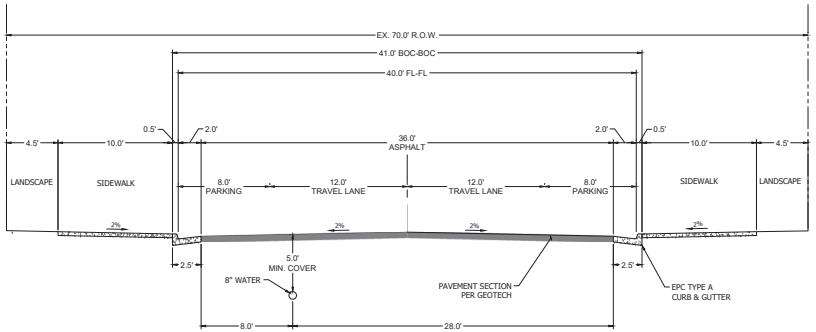
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MAYBERRY PUD 2

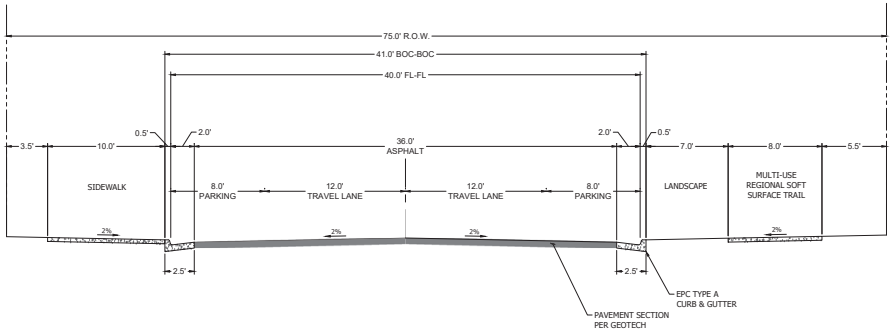
PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



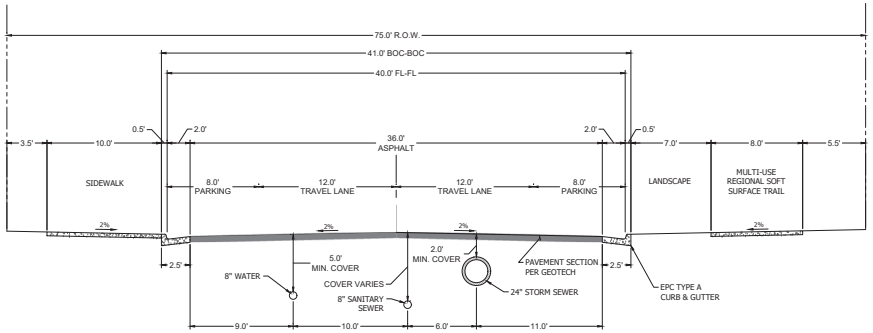
VILLAGE MAIN STREET COMMERCIAL SECTION A-A & B-B
APPROVED WITH PUD 1
DESIGN SPEED: 30 MPH
(NON-RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



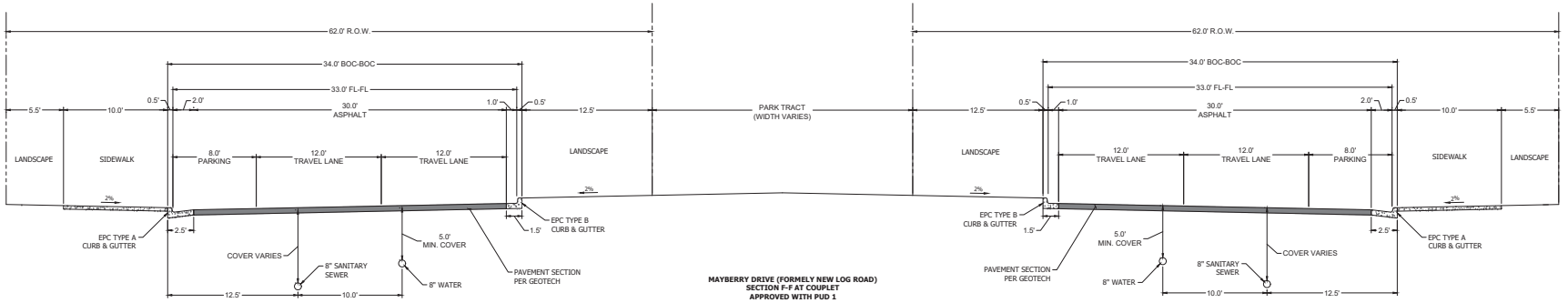
VILLAGE MAIN STREET COMMERCIAL SECTION C-C
APPROVED WITH PUD 1
DESIGN SPEED: 30 MPH
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



POSITIVE PLACE SECTION D-D
75' R.O.W.
DESIGN SPEED: 30 MPH
(NON-RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



POSITIVE PLACE SECTION E-E
75' R.O.W.
DESIGN SPEED: 30 MPH
(NON-RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



MAYBERRY DRIVE (FORMELY NEW LOG ROAD)
SECTION F-F AT COUPLET
APPROVED WITH PUD 1
DESIGN SPEED: 30 MPH
(URBAN ARTERIAL)
SCALE: 1" = 5'

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO.	MC24145
ORG. SUBM. DATE	02/24/2025
DWN: JAM	CHKD: LAO
XDWG:	

ROAD CROSS SECTIONS I

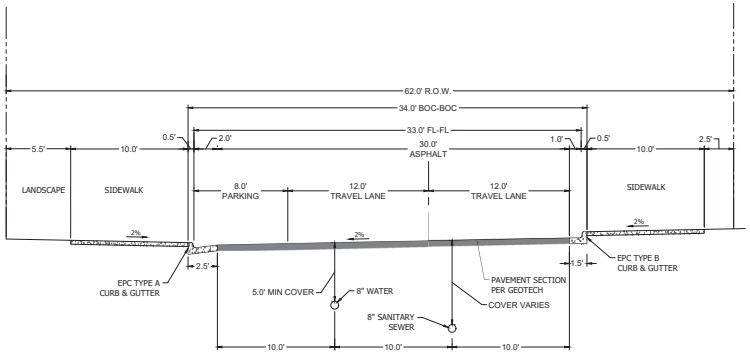
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94

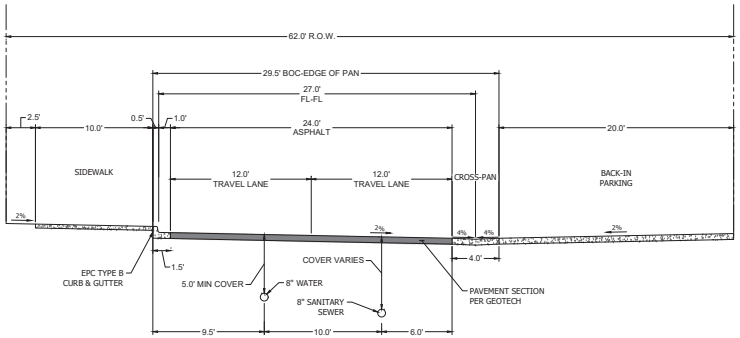
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MAYBERRY PUD 2

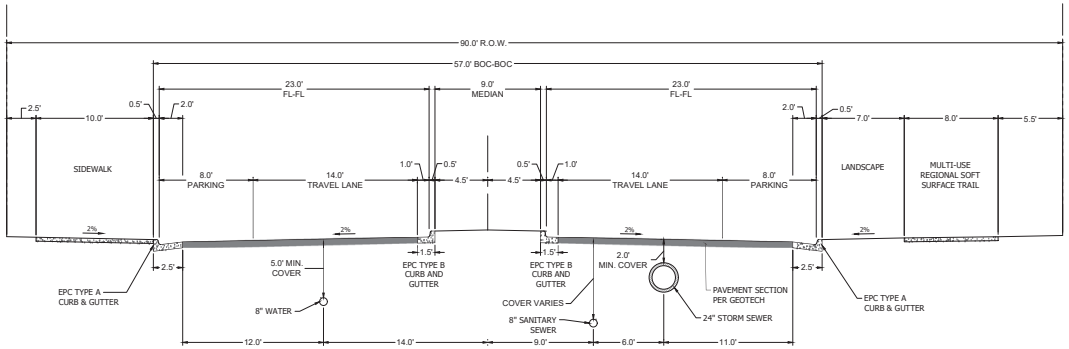
PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



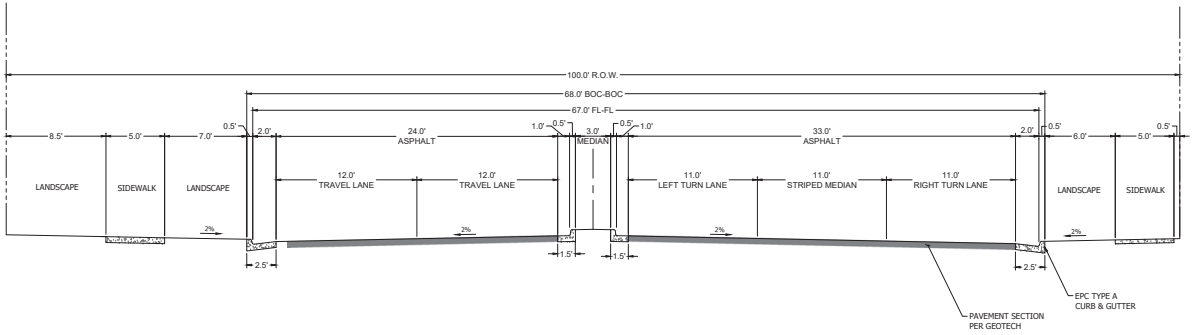
MAYBERRY DRIVE SECTION G-G
62' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 30 MPH
(URBAN LOCAL; DESIGN ATTRIBUTES TO MEET CURRENT COLLECTOR STANDARDS)
SCALE: 1" = 5'



MAYBERRY DRIVE (FORMELY NEW LOG ROAD) SECTION H-H
DESIGN SPEED: 30 MPH
(URBAN ARTERIAL)
SCALE: 1" = 5'



POSITIVE PLACE (FORMERLY MAYBERRY DRIVE) TYPICAL BOULEVARD SECTION I-I
90' R.O.W. 6" VERTICAL CURB
AMENDED TO PUD 1
DESIGN SPEED: 30 MPH
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



MAYBERRY DRIVE SECTION J-J
100' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 30 MPH
(URBAN LOCAL; DESIGN ATTRIBUTES TO MEET CURRENT COLLECTOR STANDARDS)
SCALE: 1" = 5'

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY, EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC, 22108 CATTLEMAN RUN, CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
XNAME:

ROAD CROSS SECTIONS II

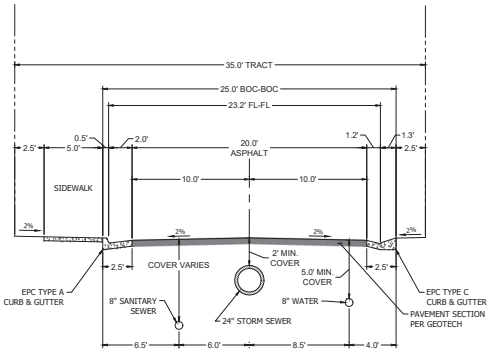
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47

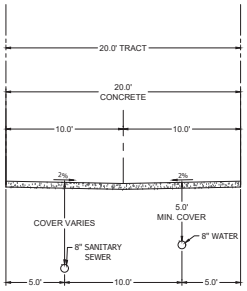
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MAYBERRY PUD 2

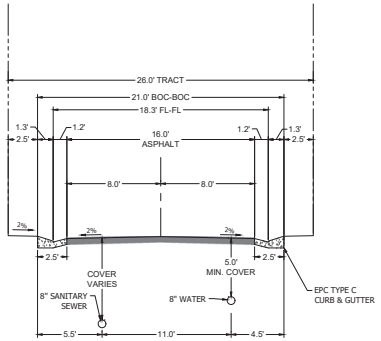
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



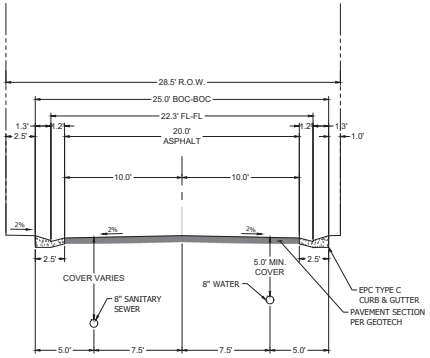
PRIVATE DRIVE SECTION K-K
35' TRACT 6" VERTICAL CURB AND 6" ROLL OVER CURB
DESIGN SPEED: 20 MPH
SCALE: 1" = 5'



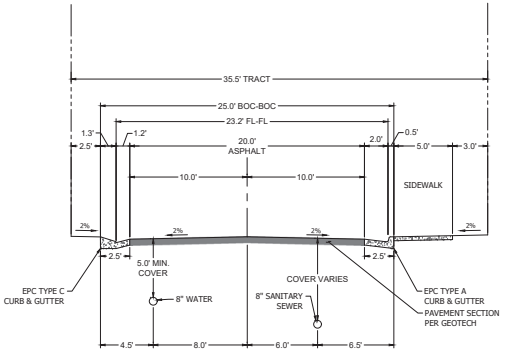
PRIVATE ALLEY SECTION L-L
20' TRACT INVERTED CROWN
DESIGN SPEED: 10 MPH
SCALE: 1" = 5'



PRIVATE DRIVE SECTION M-M
26' TRACT 6" ROLL OVER CURB
DESIGN SPEED: 20 MPH
SCALE: 1" = 5'



PRIVATE DRIVE SECTION N-N
28.5' TRACT 6" ROLL OVER CURB
DESIGN SPEED: 20 MPH
SCALE: 1" = 5'



PRIVATE DRIVE SECTION O-O
35.5' TRACT 6" VERTICAL CURB AND 6" ROLL OVER CURB
DESIGN SPEED: 20 MPH
SCALE: 1" = 5'

PATH=\\MC24145_PUDSP – TRACT K & GRIFFITH SQUARE PARKS\ENGINEERING\9 DRAWINGS\PLANS\PUDSP (SITE PLAN)\MC24145 – TYPICAL ROAD SECTIONS & DETAILS.DWG, PLOT DATE=2/24/2025 8:57:56 AM, BY=JENNY MARKS

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

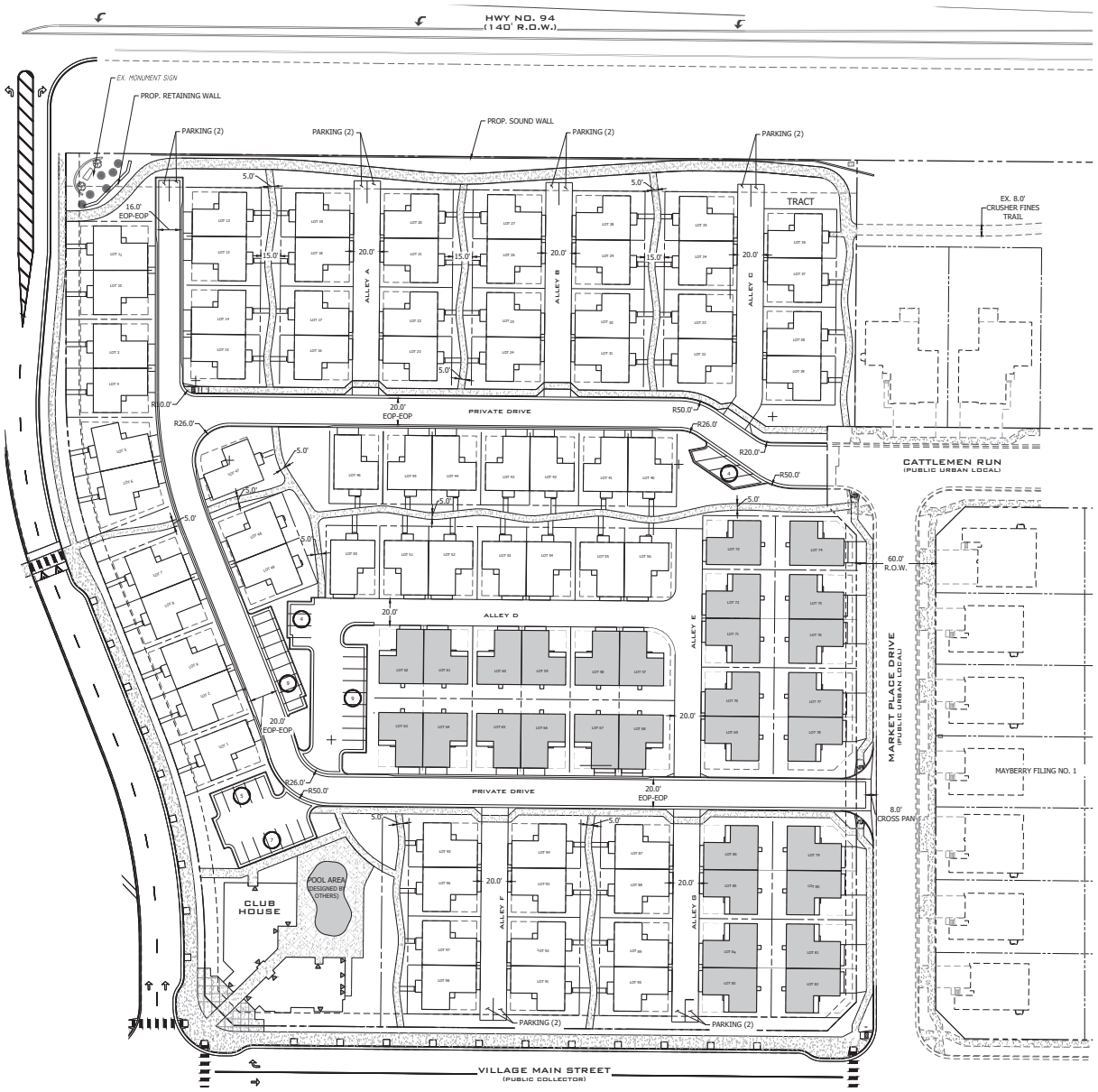
JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
XNME:

ROAD CROSS SECTIONS III

NO. 9

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



TRACT K LOT COUNT	
	TOTAL
DUPLEX	92
SINGLE FAMILY	6
TOTAL UNITS	98

FRONT LOADED UNITS

DEVELOPMENT STANDARDS AND GUIDELINES
RESIDENTIAL USE STANDARDS:

1. FOR PROPERTY LOCATED IN RESIDENTIAL DESIGNATED TRACT "K" CONTAINS A MINIMUM LOT SIZE F 2,000 SQUARE FEET:
   A. AWNINGS, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN TWO (2) FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.

C1. DEVELOPMENT REQUIREMENTS FOR LOT OPTION A, SINGLE-FAMILY ATTACHED UNITS WITH REAR GARAGE ACCESS:
1. MAXIMUM LOT COVERAGE: 90 %
2. MAXIMUM BUILDING HEIGHT: 40 FEET.
3. SETBACK MINIMUMS:
   A. FRONT SETBACK: TEN (10) FEET.
   B. INTERNAL SIDE SETBACK: ZERO (0) FEET.
   C. EXTERNAL SIDE SETBACK: THREE (3) FEET.
   D. REAR SETBACK: THREE (3) FEET.
4. NO ACCESSORY BUILDINGS ARE ALLOWED ON SINGLE FAMILY LOTS.

C2. DEVELOPMENT REQUIREMENTS FOR LOT OP B, SINGLE-FAMILY ATTACHED UNITS WITH FRONT GARAGE ACCESS:
1. MAXIMUM LOT COVERAGE: 90%
2. MAXIMUM BUILDING HEIGHT: 40 FEET.
3. SETBACK MINIMUMS:
   A. FRONT SETBACK: THREE (3) FEET.
   B. INTERNAL SIDE SETBACK: ZERO (0) FEET.
   C. EXTERNAL SIDE SETBACK: THREE (3) FEET.
   D. REAR SETBACK: TEN (10) FEET.
4. NO ACCESSORY BUILDINGS ARE ALLOWED ON INDIVIDUAL LOTS.

C3. DEVELOPMENT REQUIREMENTS FOR LOT OPTION C, SINGL-FAMILY DETACHED UNITS WITH REAR GARAGE ACCESS:
1. MAXIMUM LOT COVERAGE: 90%
2. MAXIMUM BUILDING HEIGHT: 40 FEET.
3. SETBACK MINIMUMS:
   A. FRONT SETBACK: TEN (10) FEET.
   B. SIDE SETBACK: THREE (3) FEET.
   C. REAR SETBACK: THREE (3) FEET.
4. NO ACCESSORY BUILDINGS ARE ALLOWED ON INDIVIDUAL LOTS.

C4. DEVELOPMENT REQUIREMENTS FOR LOT OPTION D, SINGL-FAMILY DETACHED UNITS WITH FRONT GARAGE ACCESS:
5. MAXIMUM LOT COVERAGE: 90%
6. MAXIMUM BUILDING HEIGHT: 40 FEET.
7. SETBACK MINIMUMS:
   A. FRONT SETBACK: THREE (3) FEET.
   B. SIDE SETBACK: THREE (3) FEET.
   C. REAR SETBACK: TEN (10) FEET.
8. NO ACCESSORY BUILDINGS ARE ALLOWED ON INDIVIDUAL LOTS.
9. A PROPOSED PRIVATE DRIVE FOR RESIDENTIAL UNITS LOCATED WITHIN TRACT "K" SHALL PROVIDE VEHICULAR CIRCULATION THROUGHOUT THE AREA AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY A SPECIAL DISTRICT.

0 40' 80' 120'
SCALE: 1" = 40'

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
XDWG:

TRACT K SITE PLAN

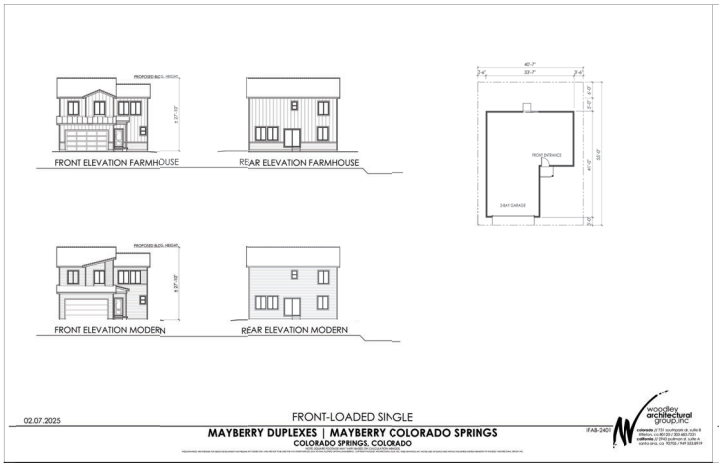
NO. 10

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY FILING NO. 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES
RESIDENTIAL USE STANDARDS:

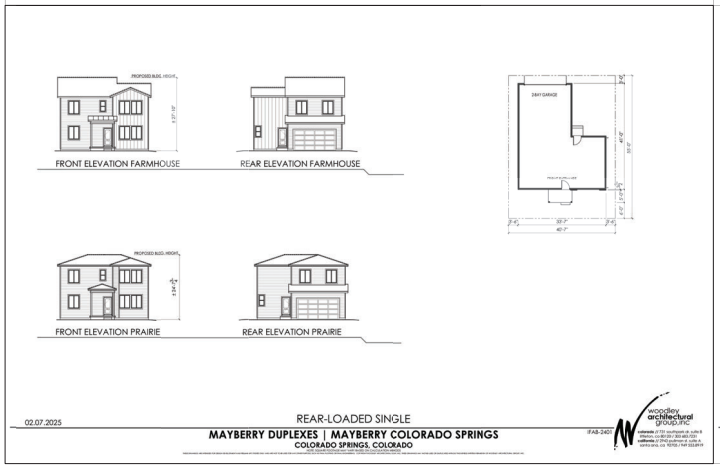
1. PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE-FAMILY RESIDENCE PER LOT.
2. PERMITTED USES WITHIN THE MAYBERRY PUD 2 INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, & PUBLIC SIDEWALKS, FENCING, UTILITIES, STORM WATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND PUBLIC AND PRIVATE ROADS.
3. MODEL HOME/ SUBDIVISION SALES OFFICE ARE PERMITTED TEMPORARY USES. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.3.1, AS AMENDED.
4. RESIDENTIAL HOME OCCUPATIONS ARE PERMITTED PURSUANT TO APPLICANT COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. COMPLIANCE WITH VISITOR/GUEST PARKING REQUIREMENTS NECESSARY TO OBTAIN A HOME OCCUPATION PERMIT SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER/APPLICANT. HOME OCCUPATIONS MAY BE LIMITED OR OTHERWISE RESTRICTED BASED ON APPLICANT'S ABILITY TO MEET ALL REQUIRED STANDARDS AND COMPLIANCE WITH ANY APPLICABLE STATE OF COLORADO REQUIREMENTS.
5. REFUSE AND GARBAGE DISPOSAL SERVICES TO BE PROVIDED BY PRIVATE GARBAGE SERVICE COMPANIES. SOLE RESPONSIBILITY FOR GARBAGE COLLECTION SERVICES SHALL REST INDIVIDUALLY AND SOLELY WITH THE INDIVIDUAL LOT OWNER.
6. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED.
7. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PUD PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
9. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN DISTRICT.
10. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
11. ALL BUILDINGS WILL BE CONSTRUCTED AS, CRAWL SPACES, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.



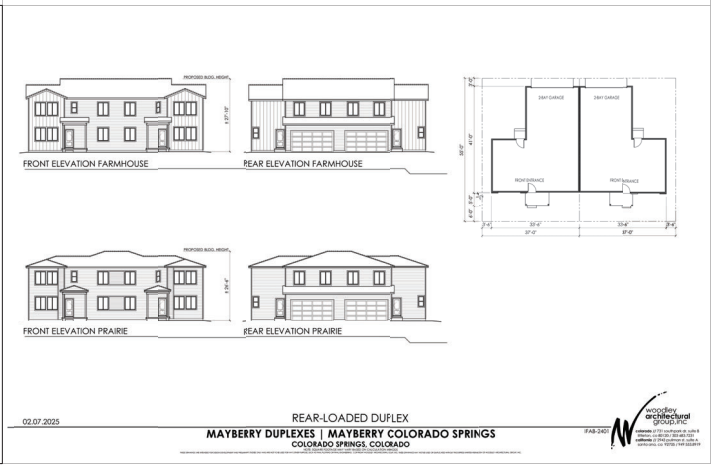
02.07.2025 FRONT-LOADED SINGLE
MAYBERRY DUPLEXES | MAYBERRY COLORADO SPRINGS
COLORADO SPRINGS, COLORADO
IFAB-2407



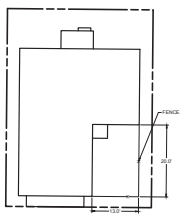
02.07.2025 FRONT-LOADED DUPLEX
MAYBERRY DUPLEXES | MAYBERRY COLORADO SPRINGS
COLORADO SPRINGS, COLORADO
IFAB-2407



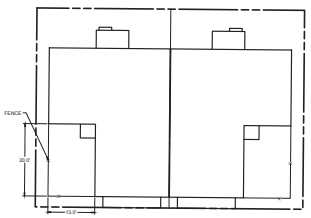
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MAYBERRY DUPLEXES | MAYBERRY COLORADO SPRINGS
COLORADO SPRINGS, COLORADO
IFAB-2407



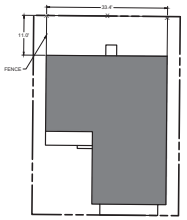
02.07.2025 REAR-LOADED DUPLEX
MAYBERRY DUPLEXES | MAYBERRY COLORADO SPRINGS
COLORADO SPRINGS, COLORADO
IFAB-2407



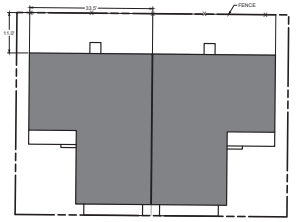
REAR LOADED SINGLE FAMILY
FENCE LAYOUT
SCALE: NTS



REAR LOADED DUPLEX
FENCE LAYOUT
SCALE: NTS



FRONT LOADED SINGLE-FAMILY
FENCE LAYOUT
SCALE: NTS



FRONT LOADED DUPLEX
FENCE LAYOUT
SCALE: NTS

NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO.	MC24145
ORG. SUBM. DATE	02/24/2025
DWN: JAM	CHKD: LAO
XNME	

LOT DETAILS

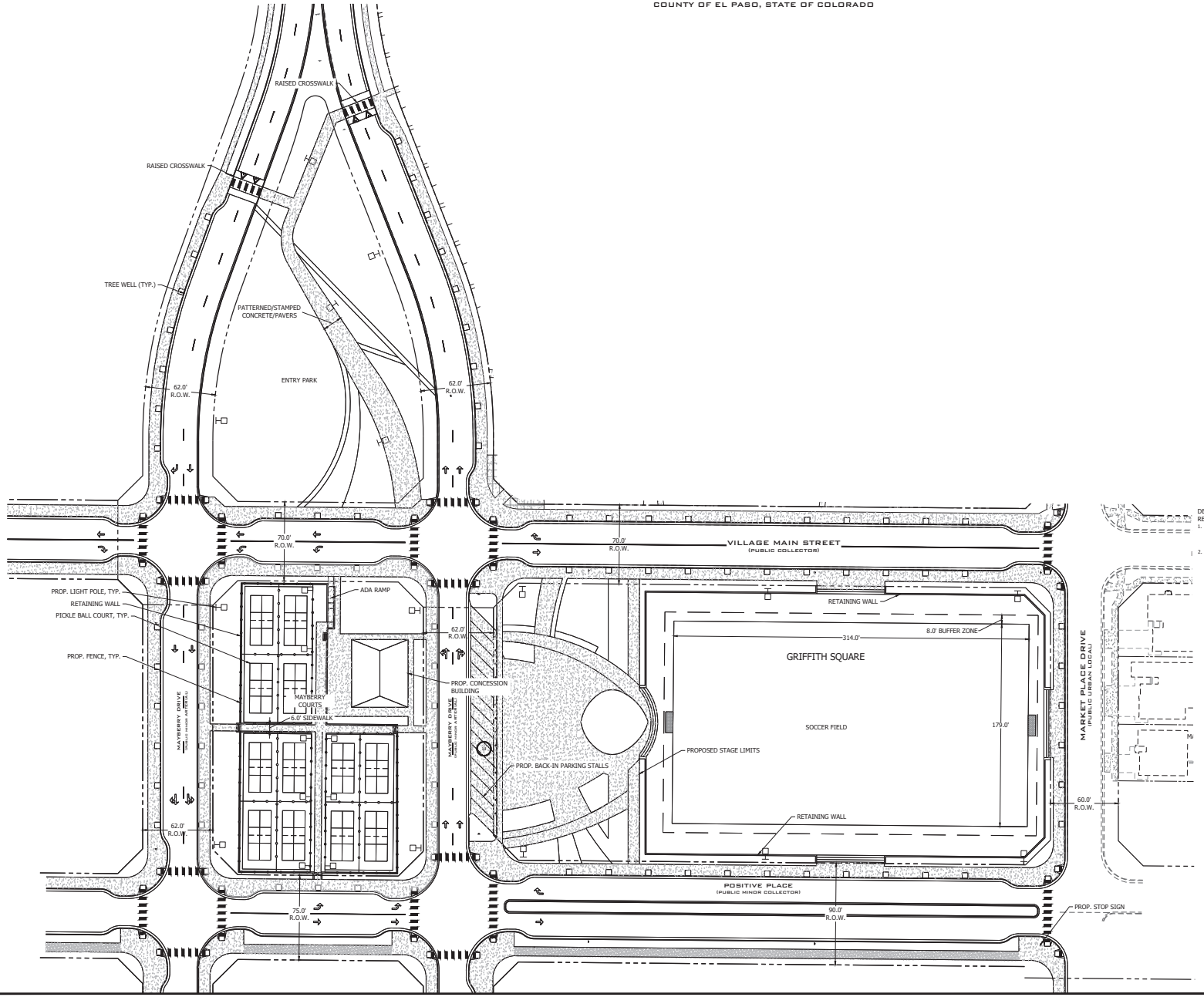
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50

PATH=>MC24145 PUDSP – TRACT K & GRIFFITH SQUARE PARKS\ENGINEERING\5.0 DRAWINGS\PLANS\PUDSP (SITE PLAN)\MC24145 – TYPICAL ROAD SECTIONS & DETAILS.DWG, PLOT DATE=2/24/2025 8:58:08 AM, BY=JENNY MARKS

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



DEVELOPMENT STANDARDS AND GUIDELINES

RESIDENTIAL USE STANDARDS:

1. THE MAYBERRY COMMUNITY SEEKS TO DEVELOP A COHESIVE, SUSTAINABLE, AND VIBRANT ENVIRONMENT THAT ALIGNS WITH BOTH COUNTY REGULATIONS AND COMMUNITY OBJECTIVES
   A. PROMOTE ACCESSIBLE, WELL-DESIGNED, AND CONNECTED RECREATION SPACES AND TRAILS.
   B. ENCOURAGE A MIX OF ACTIVE AND PASSIVE RECREATIONAL AREAS
2. EACH PARK SPACE WILL BE DESIGNED THROUGH THE COUNTY SITE DEVELOPMENT PROCESS AND THE OVERALL PRIMARY TRACTS WILL IN CONSIST OF:
   A. TRACT A, A DESIGNATED WELCOMING AND GRAND COMMUNITY LANDSCAPE FEATURE.
   B. TRACT O, WILL PROVIDE THE MAIN COMMUNITY GATHERING, EVENT AND MULTI-USE SPACE
   C. PICKLE BALL TRACT WILL BE ANCHORED BY PICKLEBALL AND SMALL POP UP RETAIL SPACES.

0 40' 80' 120'

SCALE: 1" = 40'

NO.	REVISION	BY	DATE

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MAYBERRY PUD 2

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PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
XNAME

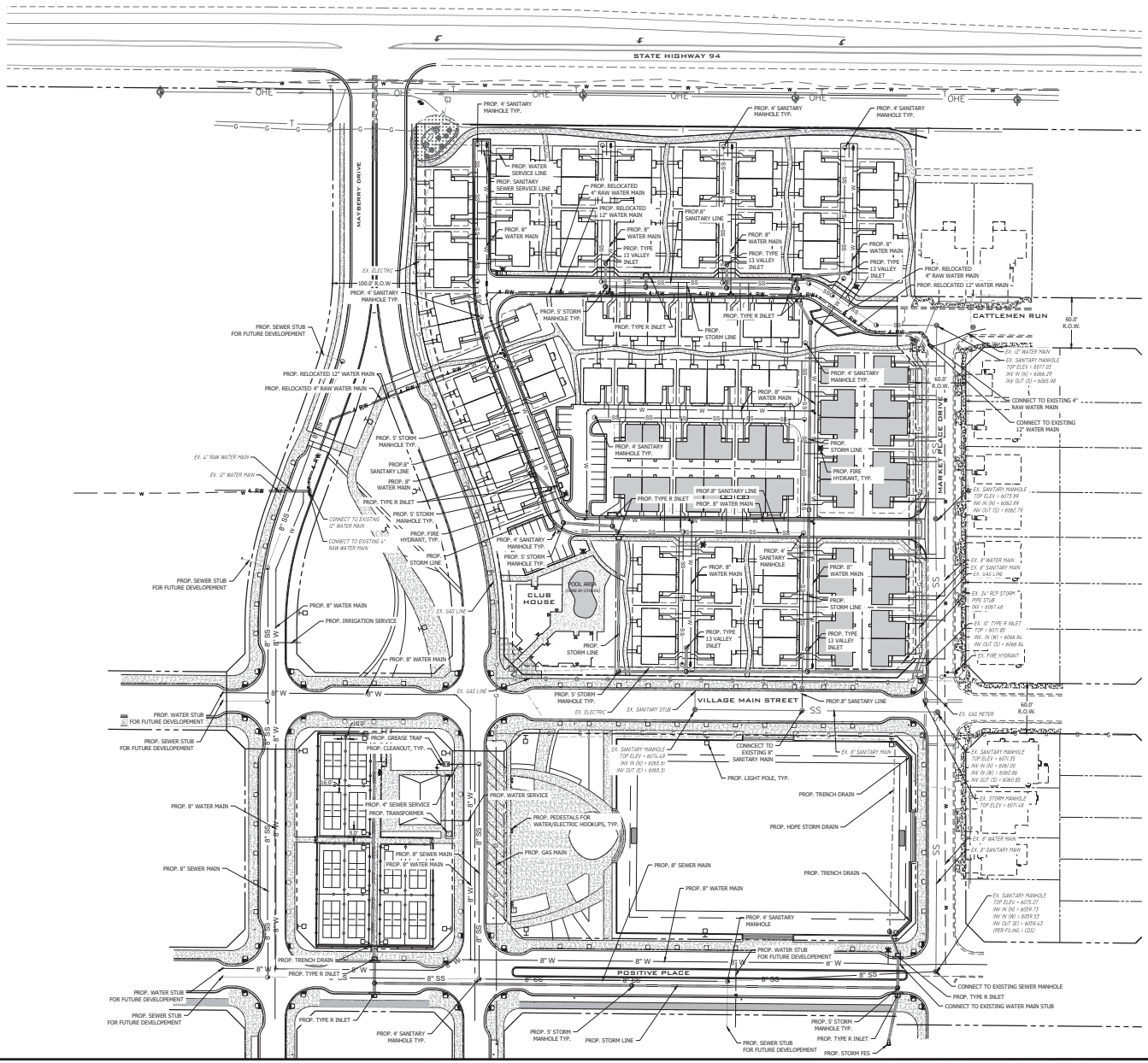
PARKS SITE PLAN

NO. 12

D:\Proj\MC24145_PUDSP - TRACT A & GRIFFITH SQUARE PARKS\ENGINEERING\4 DRAWINGS\PLANS\PUDSP (SITE PLAN)\MC24145 - INDIVIDUAL SITE PLANS (TRACT A & PARKS).dwg, PLOT DATE: 2/24/2025 8:48:14 AM, BY: JENNY MARKS

MAYBERRY PUD 2

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NO.	REVISION	BY	DATE

R&R ENGINEERS SURVEYORS INC.

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

MAYBERRY PUD 2

SITE ADDRESS: MAYBERRY
EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

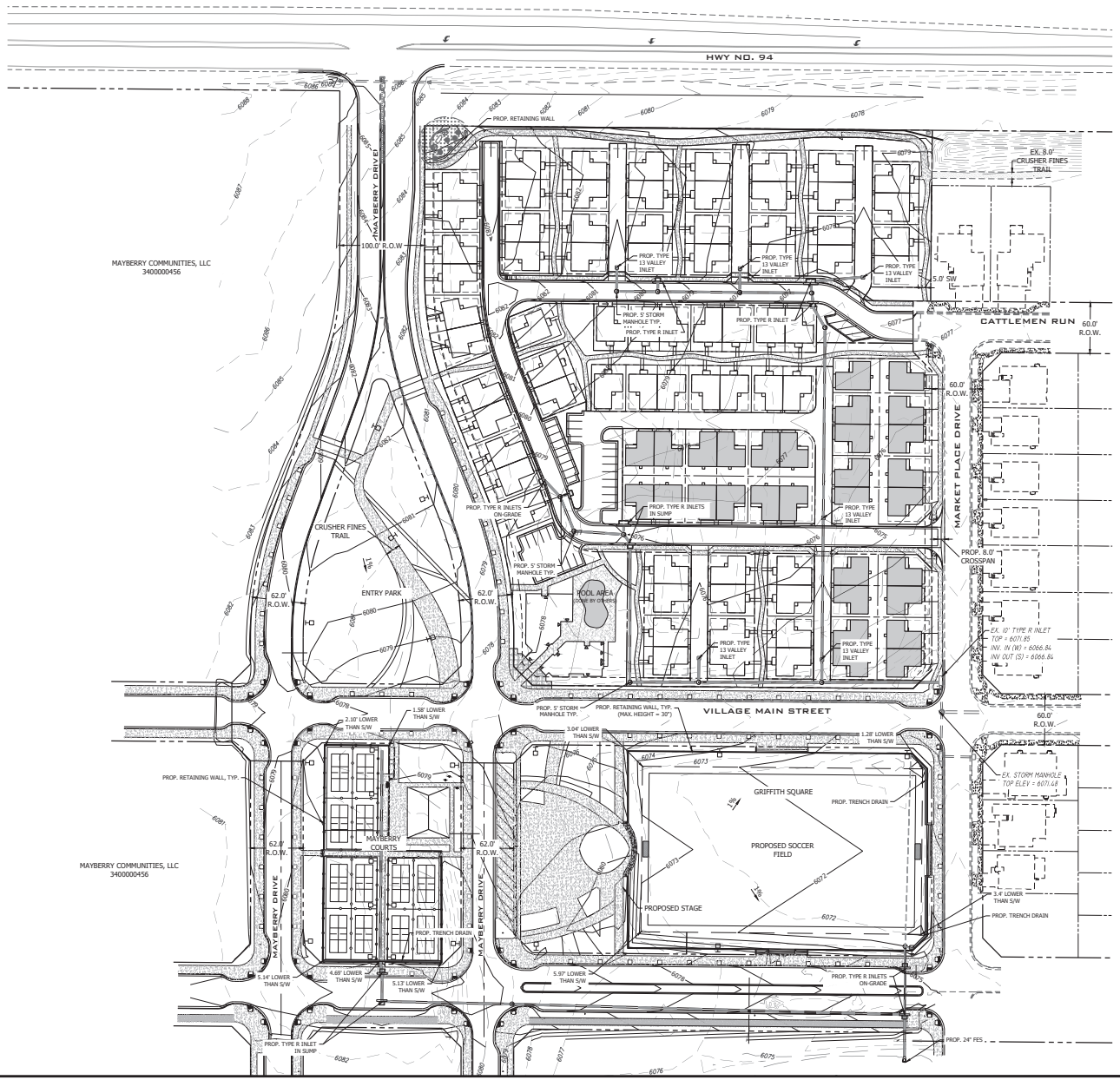
JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
ICNME:

OVERALL UTILITY PLAN

NO. 13

MAYBERRY PUD 2

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
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SCALE: 1" = 60'

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NO.	REVISION	BY	DATE

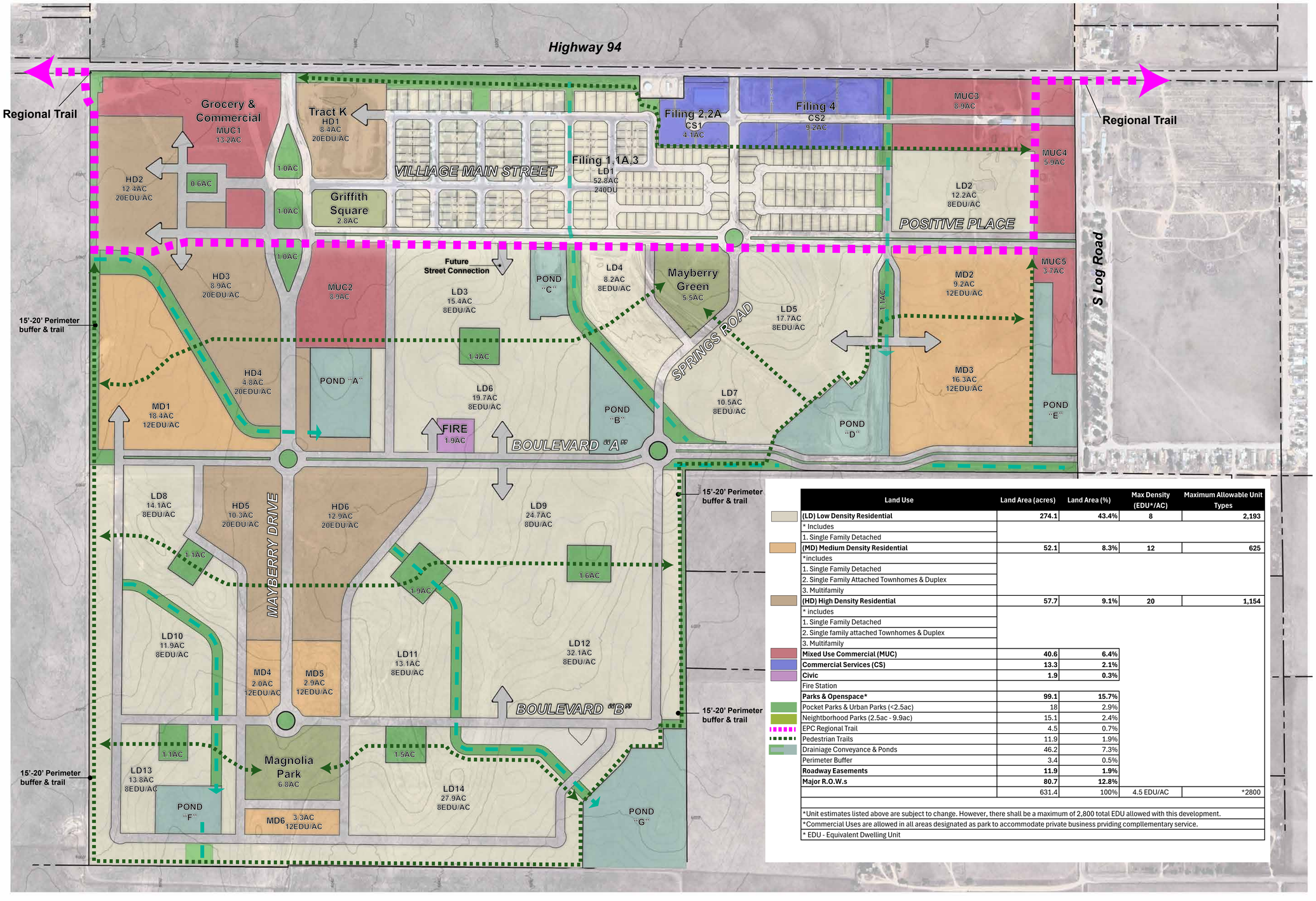
MAYBERRY PUD 2
SITE ADDRESS: MAYBERRY, EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC, 22108 CATTLEMAN RUN, CALHAN, CO 80808

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN

JOB NO. MC24145
ORG. SUBM. DATE 02/24/2025
DWN: JAM CHKD: LAO
RDME:

OVERALL GRADING PLAN

NO. 14



Land Use	Land Area (acres)	Land Area (%)	Max Density (EDU*/AC)	Maximum Allowable Unit Types
(LD) Low Density Residential	**274.1**	**43.4%**	**8**	**2,193**
* Includes				
1. Single Family Detached				
(MD) Medium Density Residential	**52.1**	**8.3%**	**12**	**625**
*includes				
1. Single Family Detached				
2. Single Family Attached Townhomes & Duplex				
3. Multifamily				
(HD) High Density Residential	**57.7**	**9.1%**	**20**	**1,154**
* includes				
1. Single Family Detached				
2. Single family attached Townhomes & Duplex				
3. Multifamily				
Mixed Use Commercial (MUC)	**40.6**	**6.4%**		
Commercial Services (CS)	**13.3**	**2.1%**		
Civic	**1.9**	**0.3%**		
Fire Station				
Parks & Openspace*	**99.1**	**15.7%**		
Pocket Parks & Urban Parks (<2.5ac)	18	2.9%		
Neightborhood Parks (2.5ac - 9.9ac)	15.1	2.4%		
EPC Regional Trail	4.5	0.7%		
Pedestrian Trails	11.9	1.9%		
Drainiage Conveyance & Ponds	46.2	7.3%		
Perimeter Buffer	3.4	0.5%		
Roadway Easements	**11.9**	**1.9%**		
Major R.O.W.s	**80.7**	**12.8%**		
	631.4	100%	4.5 EDU/AC	*2800

*Unit estimates listed above are subject to change. However, there shall be a maximum of 2,800 total EDU allowed with this development.

*Commercial Uses are allowed in all areas designated as park to accommodate private business prviding compllementary service.

* EDU - Equivalent Dwelling Unit

NO.	REVISION	BY	DATE	APPR
6	RESUBMITTAL #6	JH	04/11/25	JEH
5	RESUBMITTAL #5	JH	03/20/25	JEH
4	RESUBMITTAL #4	JH	03/07/25	JEH
3	RESUBMITTAL #3	LS	02/01/25	LMS
2	RESUBMITTAL #2	LS	01/20/25	LMS
1	RESUBMITTAL #1	LS	09/10/24	LMS

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: JEH
DRAWN BY: AKK
CHECKED BY: JEH
DATE: 04/09/2025

MAYBERRY COMMUNITIES SKETCH PLAN

SECTION 14 & 15 IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SKETCH PLAN

PROJECT NO. 196582005

SHEET 2 OF 5

K:\COS_LA\196582005 - Mayberry Sketch Plan\CADD\PlanSheets\SKP Drawing-clean-1.dwg Kotte, Alex 4/10/2025 8:03 PM

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Iron Ridge Preliminary Plan

Agenda Date: November 12, 2025

Agenda Item Number: #6 - B

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

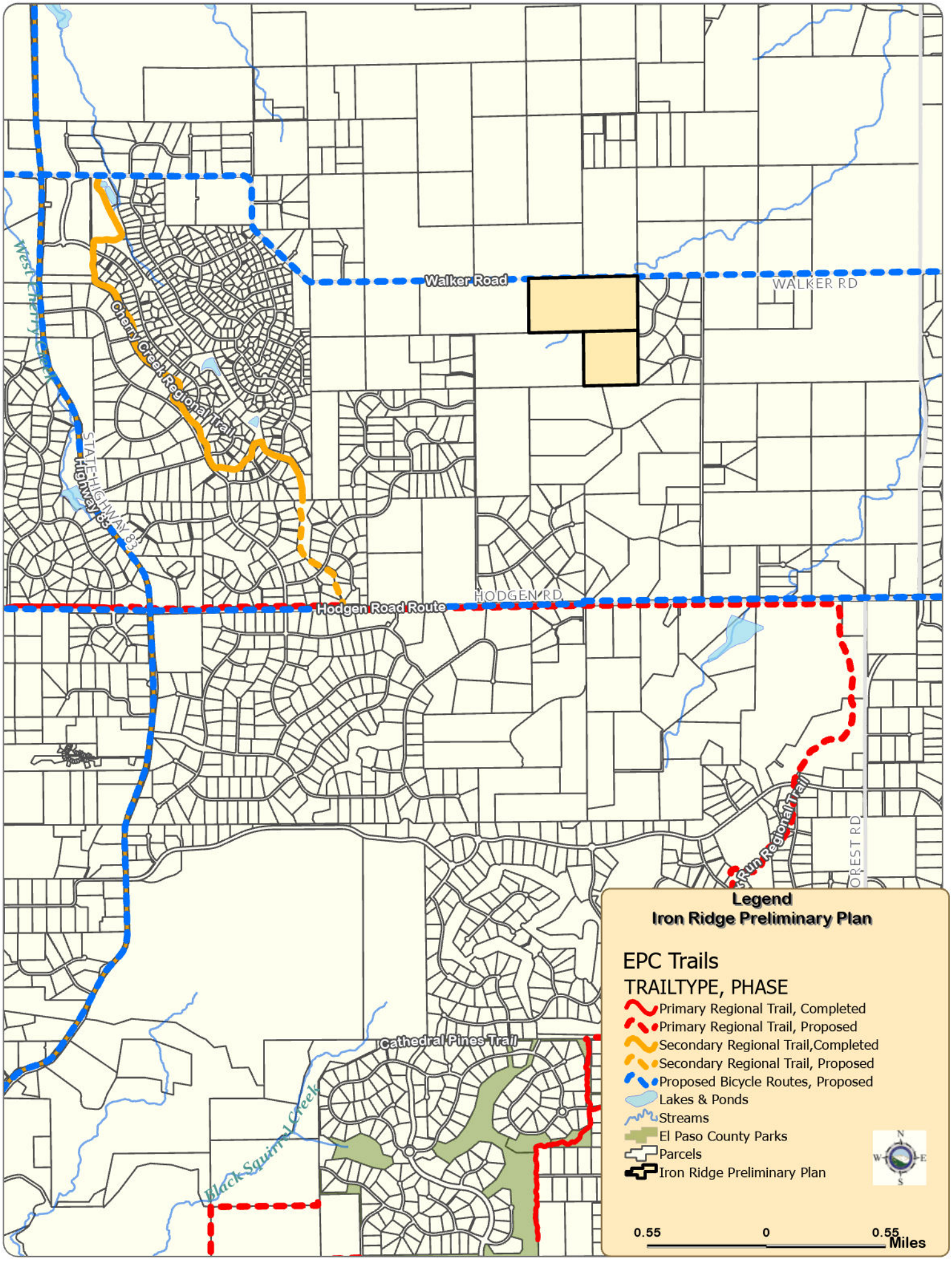
This is a request by Ridge & Ridge Landscape Architects on behalf of Oak Ridge Land Holdings for Iron Ridge Preliminary Plan. The Iron Ridge Preliminary Plan application consists of 30 single-family lots totaling 120 acres, with lots ranging from 2.5 to 5.8 acres. These lots are zoned RR-5; however, this property will be going through a rezone to change the zoning district to RR-2.5 zoning. RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. The property is located east of Walker Road and Steppler Road intersection, in the eastern part of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Parks open space is Pineries Open Space which is 4.7 miles southeast of the property. The closest El Paso County Park is the Fox Run Regional Park, which is 3.50 miles southwest of the property. Lastly, the closest El Paso County trail is the Fox Run Regional Trail which is 1.02 miles south of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of $15,150, as shown in the attached Development Application Review Form.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Iron Ridge Preliminary Plan: (1) Require fees in lieu of land dedication for regional park purposes in the amount of $15,150 will be required at time of the recording of the forthcoming Final Plat(s).


Walker Road
WALKER RD
Cherry Creek Regional Trail
West Cherry Creek
STATE HIGHWAY 83
Highway 83
Hodgen Road Route
HODGEN RD
Sand Creek Regional Trail
FOREST RD
Cathedral Pines Trail
Black Squirrel Creek
Legend
Iron Ridge Preliminary Plan
EPC Trails
TRAILTYPE, PHASE
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail,Completed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Lakes & Ponds
Streams
El Paso County Parks
Parcels
Iron Ridge Preliminary Plan
N
W
E
S
0.55
0
0.55
Miles

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 27, 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: Iron Ridge Preliminary Plan

PCD Reference #: SF-25-003

Application Type: Preliminary Plan

Total Acreage: 120.00

Total # of Dwelling Units: 30

Dwelling Units Per 2.5 Acres: 0.63

Regional Park Area: 2

Urban Park Area: 1

Existing Zoning Code: RR-5

Proposed Zoning Code: RR-2.5

Applicant / Owner:
Vertex Consulting Services
Nina Ruiz
(719) 733-8606 x6606

Owner's Representative:
Vertex Consulting Services
Nina Ruiz
(719) 733-8606 x6606

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 30 Dwelling Units = 0.582

Total Regional Park Acres: 0.582

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 30 Dwelling Units = 0.00

Community: 0.00625 Acres x 30 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 30 Dwelling Units = $15,150

Total Regional Park Fees: $15,150

Urban Park Area: 1

Neighborhood: $119 / Dwelling Unit x 30 Dwelling Units = $0

Community: $184 / Dwelling Unit x 30 Dwelling Units = $0

Total Urban Park Fees: $0

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 the Iron Ridge Preliminary Plan: (1) Require fees in lieu of land dedication for regional park purposes in the amount of $15,150 will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Action:

EL PASO COUNTY
COLORADO



58

Iron Ridge Preliminary Plan

El Paso County Parks Review



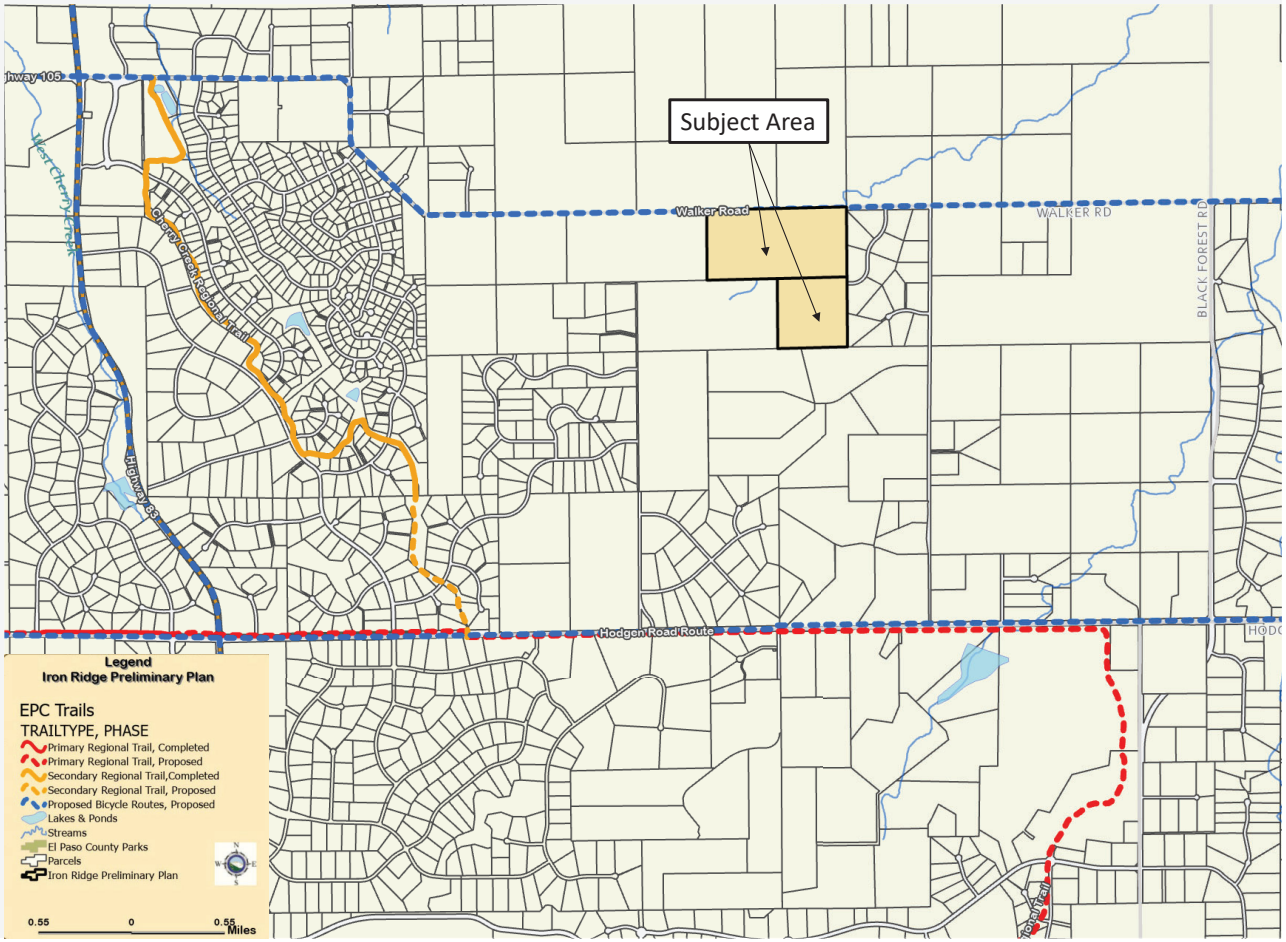
EL PASO COUNTY
COLORADO

Presenter & Parks Review:

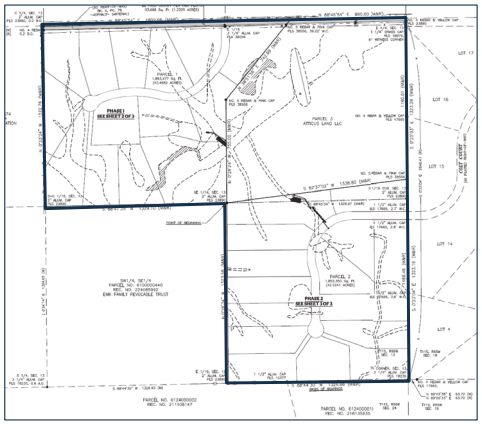
Ashlyn Mathy, Parks Planner- El Paso County Parks Department
ashlynmathy@ElPasoCo.com | 719.520.6999

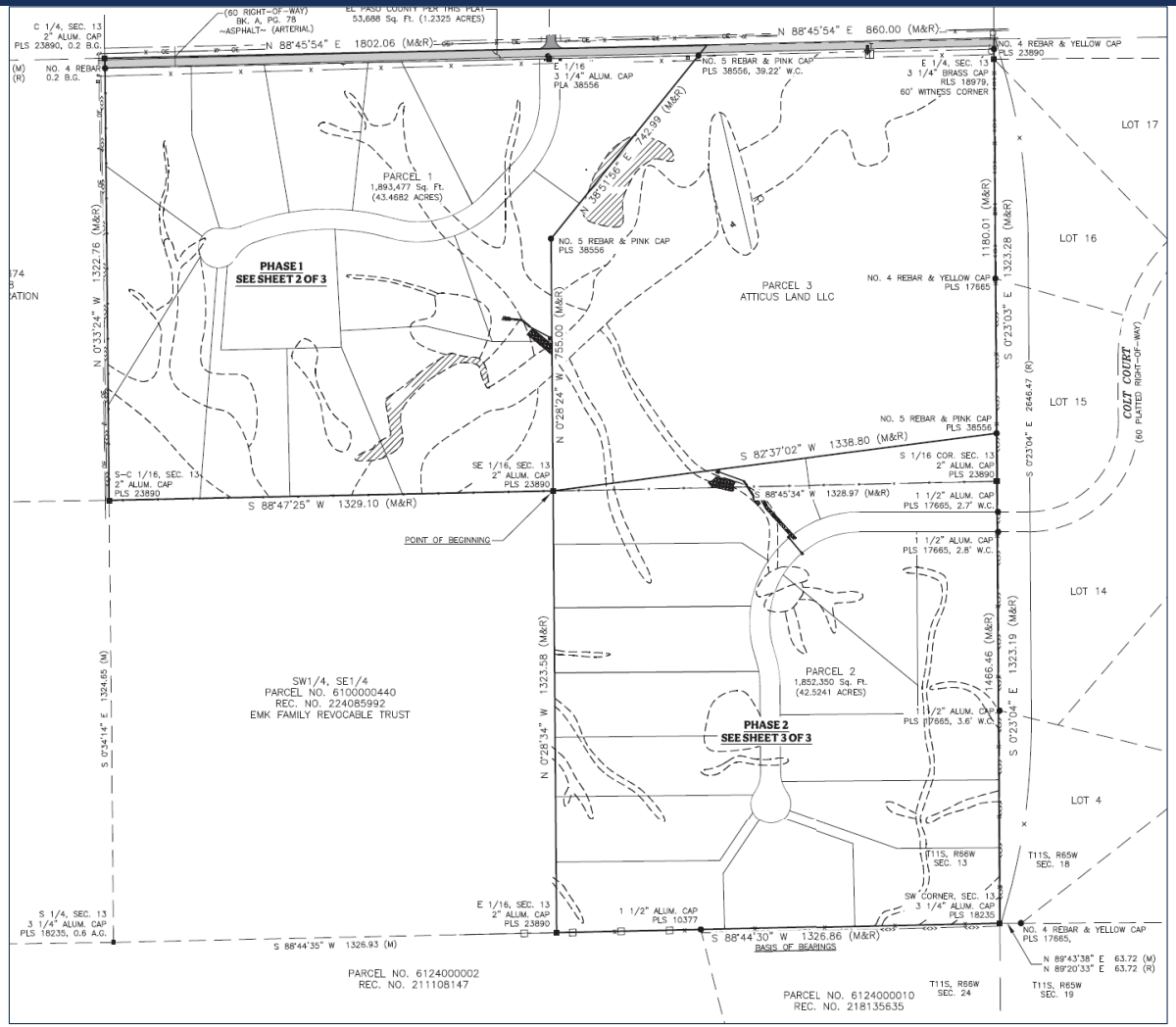
Background

- The Iron Ridge Preliminary Plan application consists of 30 single-family lots totaling 120 acres
  - Lot range: 2.5 - 5.8 acres
- Lots are zoned RR-5
  - Current rezone (proposed) to change the zoning district to RR-2.5 zoning
  - RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development
- The properties are located southeast of Highway 105 and Hwy 83 intersection, in the eastern part of El Paso County

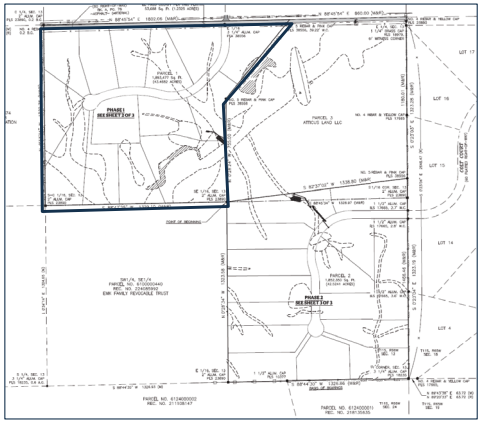


Preliminary Plan - Page 1



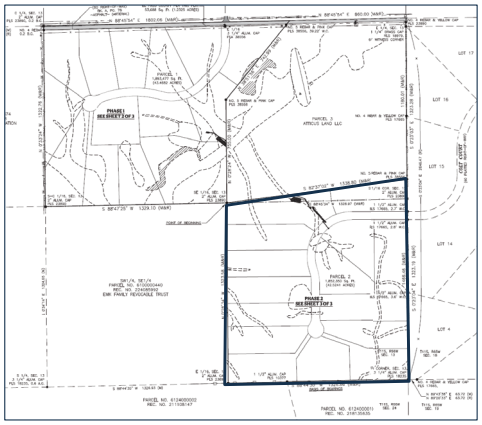


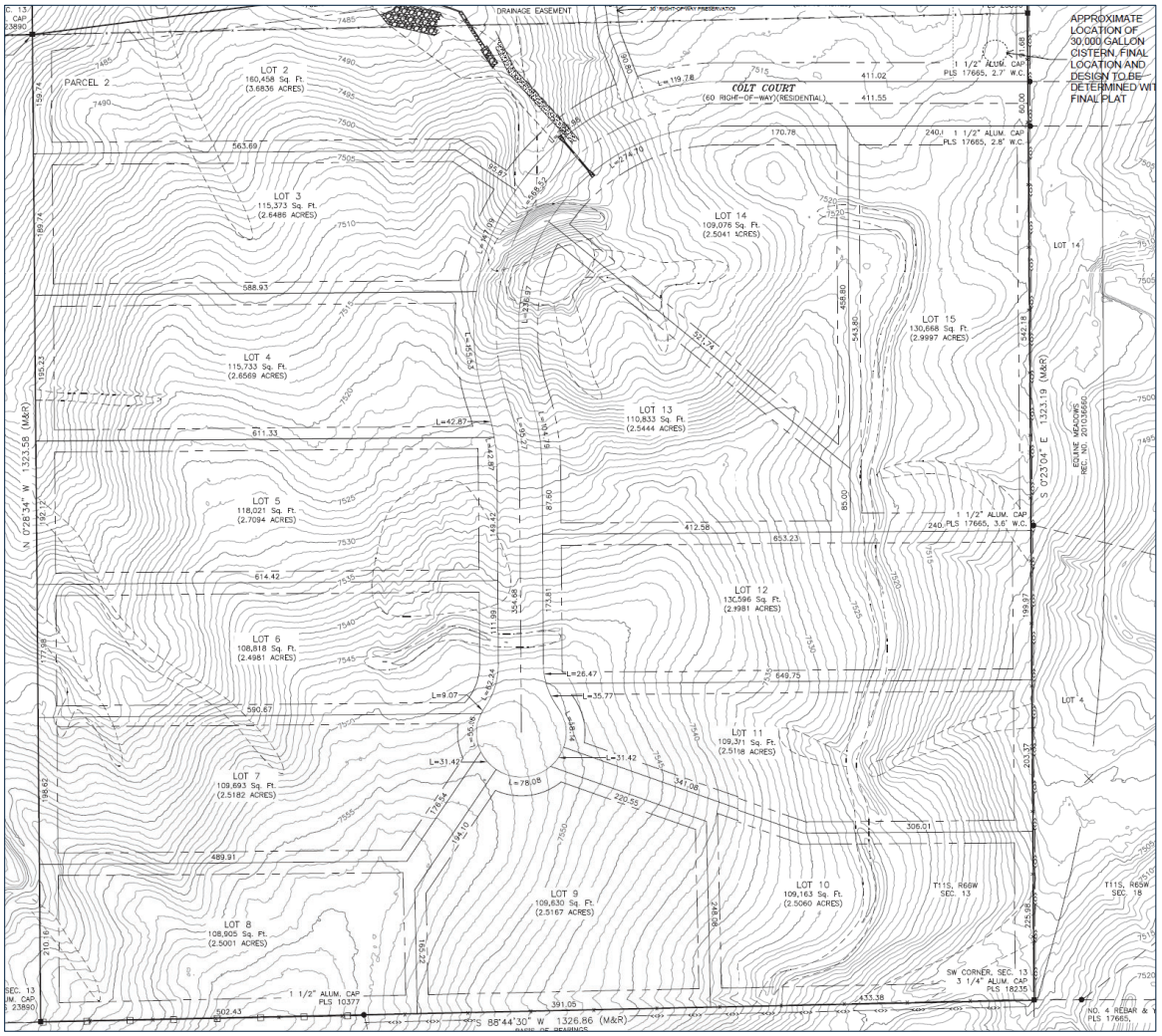
Preliminary Plan - Page 2





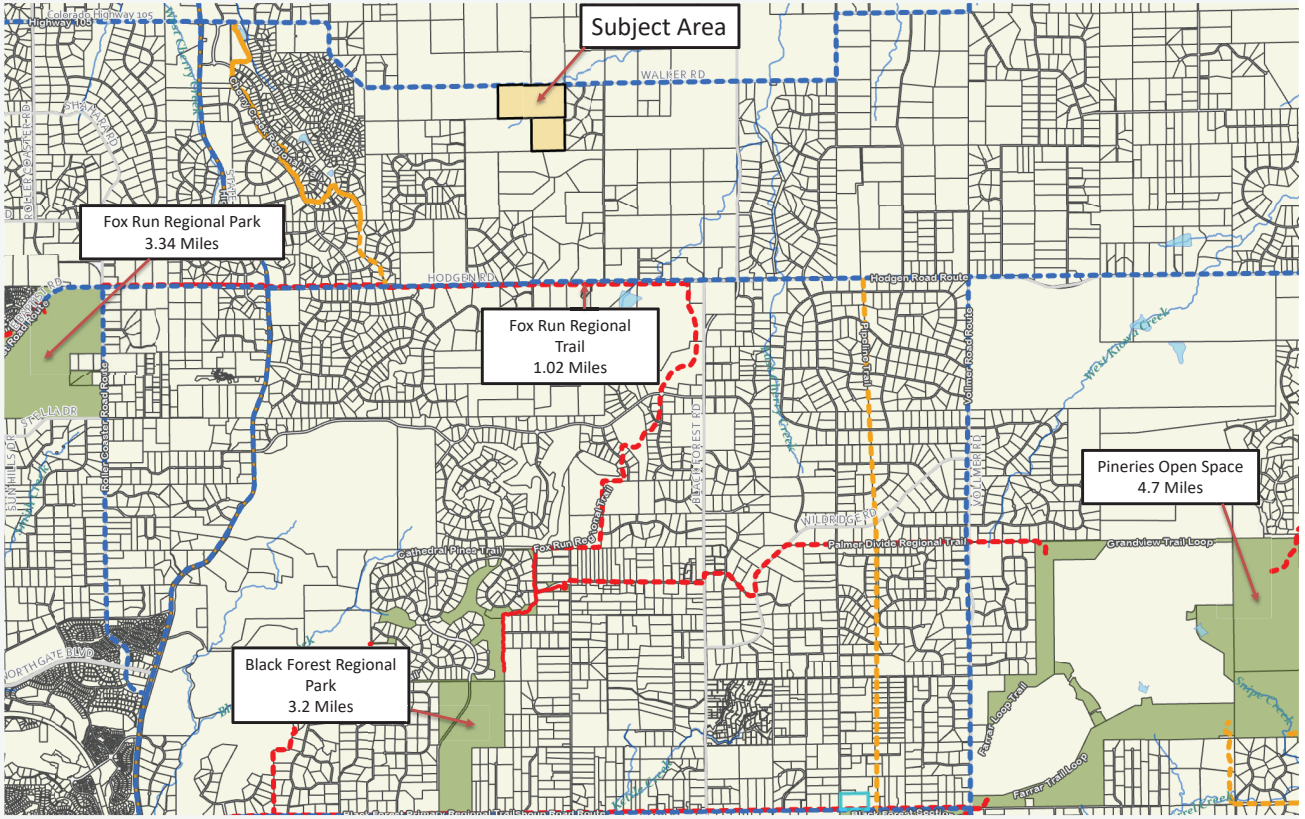
Preliminary Plan - Page 3





County Parks - Information

- The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision.
- The closest El Paso County Parks facilities are:
  - Pineries Open Space: 4.7 miles southeast of the property
  - Fox Run Regional Park: 3.34 miles southwest of the property
  - Fox Run Regional Trail: 1.02 miles south of the property
- As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of $15,150.



County Parks - Recommendations

Staff Recommendation:
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Iron Ridge Preliminary Plan: (1) Require fees in lieu of land dedication for regional park purposes in the amount of $15,150 will be required at time of the recording of the forthcoming Final Plat(s).

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 10, 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:	Iron Ridge Preliminary Plan	**Application Type:**	Preliminary Plan
PCD Reference #:	SF-25-003	**Total Acreage:**	120.00
		Total # of Dwelling Units:	30
Applicant / Owner:	**Owner's Representative:**	**Dwelling Units Per 2.5 Acres:**	0.63
Vertex Consulting Services	Vertex Consulting Services	**Regional Park Area:**	2
Nina Ruiz	Nina Ruiz	**Urban Park Area:**	1
(719) 733-8606 x6606	(719) 733-8606 x6606	**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): **NO**

Regional Park Area: 2		**Urban Park Area: 1**		
		Neighborhood:	0.00375 Acres x 30 Dwelling Units =	0.00
0.0194 Acres x 30 Dwelling Units =	0.582	Community:	0.00625 Acres x 30 Dwelling Units =	0.00
Total Regional Park Acres:	**0.582**		**Total Urban Park Acres:**	**0.00**

FEE REQUIREMENTS

Regional Park Area: 2		**Urban Park Area: 1**		
		Neighborhood:	$119 / Dwelling Unit x 30 Dwelling Units =	$0
$505 / Dwelling Unit x 30 Dwelling Units =	$15,150	Community:	$184 / Dwelling Unit x 30 Dwelling Units =	$0
Total Regional Park Fees:	**$15,150**		**Total Urban Park Fees:**	**$0**

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 the Iron Ridge Preliminary Plan: (1) Require fees in lieu of land dedication for regional park purposes in the amount of $15,150 will be required at time of the recording of the forthcoming Final Plat.

Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919
719-733-8605

Iron Ridge Preliminary Plan
Letter of Intent

August 28, 2025

Atticus Land, LLC
Managing Member: Jake Decoto
PO Box 88010
Colorado Springs, CO 80908
decotoj@gmail.com

Planner: Vertex Consulting Services, LLC, Nina Ruiz
5825 Delmonico Drive
Colorado Springs, CO 80919
719-733-8605
Nina.ruiz@vertexcos.com

Tax Schedule No: 6100000439, 6100000457
Acreage: 85.99 Acres
Current Zoning: RR-5 (Residential Rural)
Requested Zoning: RR-2.5 (Residential Rural)

Request:

Vertex Consulting Services, LLC, on behalf of Atticus Land, LLC, is respectfully submitting an application for approval of a preliminary plan for 85.99 acres. The preliminary plan depicts 30 lots of a minimum of 2.5 acres and County dedicated right-of-way. The property is located south of Walker Road and west of Colt Court.

Utilities:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

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

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

Your El Paso County Master Plan Analysis

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is "general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action." In addition, Chapter 1 goes on to state that the Plan "is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives." When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. 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 preliminary plan, as identified below.

Key Area Analysis

The subject property is not identified in the Plan as being within a Key Area.

Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the "Minimal Change: Developed" area of change.

Page 21 of the Plan characterizes areas of "Minimal Change: Developed" by stating:

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

These parcels are underutilized, vacant land in the path of growth from the west. Immediately adjacent to the west and north is vacant agricultural grazing land, which will also likely be developed in the near future as the county continues to grow east. The developments to the west consists of lot sizes ranging from 0.5 acres to 2.5 acres in size. The development to the east consists of 5-acre parcels. The proposed 2.5 acre lot size is of a similar intensity to those developed areas and is consistent with the rural character of those undeveloped parcels.

Placetype Analysis

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

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

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

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

- Parks/Open Space
- Commercial Retail
- Commercial Service
- 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. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape." (emphasis added)

The proposed preliminary plan depicts lots of 2.5 acres or greater, consistent with the Placetype.

Priority Development Area Analysis

The subject property is located within a Priority Development Area, specifically the Black Forest/North Central Area. Priority Development areas were specifically identified in an effort to guide growth towards certain areas of the County first, before developing others.

The Plan states "*El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Plactype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth*."

The Black Forest/North Central Area is described further on page 57 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.

- *Careful planning is required to **promote health of natural areas, especially the forest**, while accommodating new development for future residents.*
- *The County should **maintain existing and expand the Large-Lot Residential place***

type *in this area in a development pattern that matches the existing character of the developed Black Forest community.*

- ***Commercial nodes should be considered where appropriately served by the transportation network*** *in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.*

The proposed preliminary plan aligns with the Master Plan recommendations, including prioritizing development in this area of the County while maintaining and expanding the Large Lot Residential Placetype.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (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 Water Master Plan 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 Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan 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 preliminary plan 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 El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property, but a bike path is planned along Walker Road. El Paso County Parks has not requested a trail easement on the subject property. Fees in lieu of dedication will be provided with the final plat(s).

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from both Walker Road and Colt Court. The 2024 MTCP depicts Walker Road as a rural major collector. All roadways are proposed to be public, therefore, right-of-way dedication will be needed at the time of final plat. A traffic impact study was prepared by SM Rocha and details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network and that all surrounding roadways will function at a level of service A.

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.

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

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

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

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the concurrently proposed zoning district (RR-2.5). The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists. There is no sketch plan for the property.

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

The associated water resources report identifies a sufficient water supply has been acquired in terms of quantity, quality, and dependability. The source of water supply will be individual wells. The water resource report identifies a water demand of 24.086 acre-feet per year into the Dawson.

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;

All lots will be served by individual onsite wastewater treatment systems (OWTS). Entech Engineering prepared a wastewater report identifying that all lots have at least two potential locations for OWTS systems. Future systems will be reviewed and approved by El Paso County Public Health.

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

A Soils and Geology Study was prepared by Entech Engineering and was submitted as a supporting document to this preliminary plan application. The conclusion of the Study was that "This site was found to be suitable for the proposed development." Entech did identify that there were areas on the property that will impose constraints on development. These areas have been shown as no-build and include:

- Potential seasonal shallow groundwater
- Season shallow groundwater
- Potentially unstable slopes

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

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the preliminary plan stage of development and all applicable design criteria requirements have been implemented in the associated preliminary drainage plan. The drainage report and preliminary grading plan depicts the planned water quality/detention pond locations. The preliminary plan also depicts the existing and planned natural drainage ways within drainage easements. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure will comply with the requirements of the Code and ECM at the final plat stage of development.

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 roadways planned to serve the subdivision include one access off of Walker Road and another via the extension of Colt Court. Colt Court has not been constructed to the proposed subdivision and will need to be extended from where it currently terminates. The traffic impact study prepared by SM Rocha identifies Colt Court, along with the surrounding roadway network, can handle the anticipated additional traffic. The internal roads to the subdivision are proposed to be publicly accessible, with the roads being constructed future dedication to El Paso County.

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;

Access will generally be provided by public rights-of-way including Walker Road, Colt Court, and internal publicly dedicated roadways. All lots depicted on the associated preliminary plan map will have direct access to a public road.

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;

A natural features and wetland analysis was prepared by Bristlecone Ecology identifying that jurisdictional wetlands and riparian areas are within the project area. These areas have been identified as no-build on the preliminary plan. Human conflict areas are not anticipated due to the no-build areas, limited ground disturbance, and size of lots. The US Fish and Wildlife have provided a determination of "No Concern".

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

Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The property is within the patrol area of the El Paso County Sheriff's Office. The property is served by the Tri Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development. The proposed roadways will be adequate and allow for emergency response access to the site. A 30,000 gallon cistern will be constructed with the subdivision.

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

A 30,000 gallon fire cistern will be installed within the subdivision. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

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

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

COUNTY ROAD IMPACT FEE

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

PUBLIC AND PRIVATE IMPROVEMENTS

The proposed public improvements will consist of the construction of public roadways, stormwater and detention facilities, as well as a fire cistern. The roadways will be dedicated to El Paso County

for maintenance after construction and acceptance. The fire cistern will be dedicated to the Tri Lakes Monument Fire District after construction.

PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PARENT PARCEL 1 LEGAL DESCRIPTION:

A portion of the North Half of the Southeast Quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M. as described in the Land Survey Plat, filed for record on May 16, 2025 under Reception No. 225900072 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

PARENT PARCEL 2 LEGAL DESCRIPTION:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of th southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

GENERAL NOTES:

1) ● – Recovered monument, marked as noted.
■ _ Recovered Aliquot monument, marked as noted.
(R) – Record bearing & distance (LSP by John Keller, 6-15-2004, Rec. No. 204900075)
(M) – Measured bearing & distance
A.G. – Above Grade
B.G. – Below Grade

2) The Basis of Bearings is the north line of of the southeast quarter, monumented as shown and assumed to bear North 88 degrees 45 minutes 54 seconds East.

3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0305 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).

4) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Order No. RND55123912 with an effective date of September 5, 2025 at 5:00 P.M.

5) The purpose of this survey is to plat the parcel shown hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on April 29, 2025.

6) This property contains a calculated area of 3,745,827 square feet (85.9923 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.

8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.

9) Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

10) Vertical Datum: NAVD 88. Established using El Paso County LIDAR EPSG Code=6428.

11) This parcel is currently zoned RR-5. As rezone may be requested for a zone change from RR-5 to RR-2.5.

12) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

13) Water Supply: Water will be provided by individual private wells at the expense of the individual property owners.

14) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners.

15) There shall be no direct lot access to Walker Road. All lot access shall be via Iron Ridge Court to be paved with asphalt and maintained by the El Paso County Department of Transportation.

16) Access to Lots 4, 5 & 7 are via a shared access easement as shown hereon.

17) All property owners are responsible for maintaining proper storm water drainage in and through their property. A drainage structure and outfall will be installed by the Developer in the drainage easement located on Lot 2 as shown hereon.

18) The El Paso County Development Services must be contacted prior to the establishment of any driveway.

19) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

20) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Stud, Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.

21) The approximate Geological Hazard areas as shown hereon may require subsurface investigation prior to any construction.

22) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

23) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.

24) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

25) Walker Road is designated as an Arterial.

26) There are 0.33 D.U. per acre.

27) There are 29 lots in this subdivision.

28) Phase 1 of this Preliminary Plan will subdivide Parcel 1 into 14 Lots, Phase 2 of this Preliminary Plan will Subdivision Parcel 2 into 15 Lots as shown hereon.

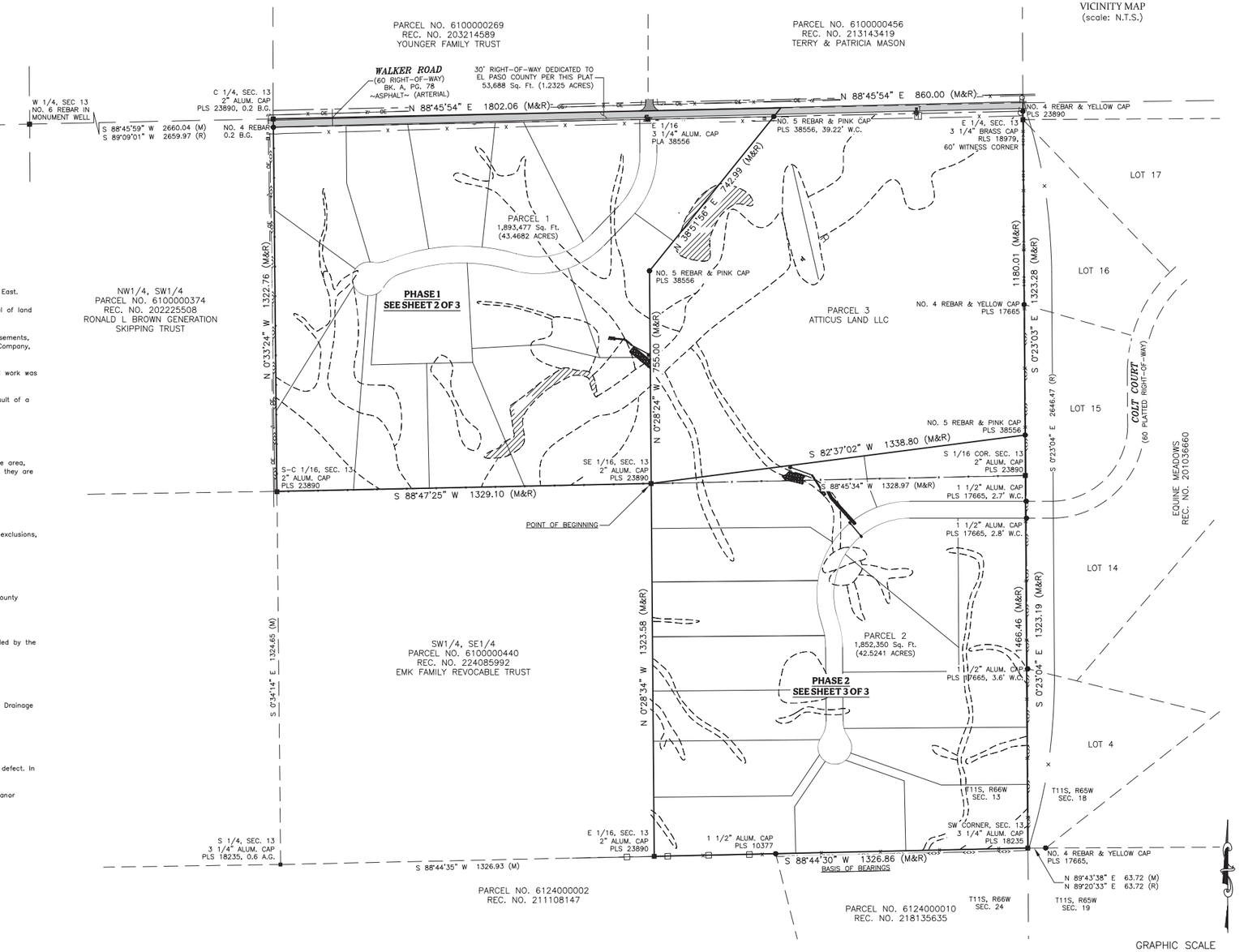
SURVEYOR'S CERTIFICATION:

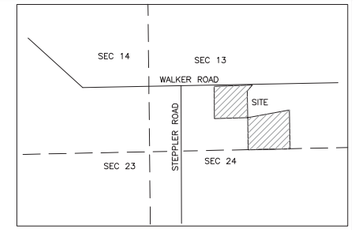
The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Atticus Land LLC. that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof and observable improvements thereon, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.

COLORADO LICENSED · KENNETH GOULD JR. · 38556 · PROFESSIONAL LAND SURVEYOR · 9/19/25

Kenneth Gould, Jr.
Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC





VICINITY MAP
(scale: N.T.S.)

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

PROPOSED SETBACKS PER ZONE RR-2.5:

Front = 25'
Side = 15'
Rear = 25'

PROPOSED AREA CALCULATION:

Phase 1 Lot Area: 1,804,630 Sq. Ft. (41.4286 acres)
Phase 1 R.O.W. Area: 88,847 Sq. Ft. (2.0396 acres)
Phase 2 Lot Area: 1,758,367 Sq. Ft. (40.3665 acres)
Phase 2 R.O.W Area: 93,983 Sq. Ft. (2.1575 acres)

PROPOSED EASEMENTS:

All lot lines are hearby platted with a 10 foot utility & drainage easement on each side of the property lines and all exterior subdivision boundary lines are hearby platted with a 20' utility & drainage easement. A 50 foot by 50 foot sight triangle no-build area exists at all intersections or lot corners with arterial roadways. No obstruction greater than eighteen (18") inches is allowed in this area.

OWNER:

Jake Decoto
Atticus Land, LLC
P.O. Box 88010
Colorado Springs, CO 80908
(206)-419-4533

Revisions:

1	09/13/25	Original Draft

Project No.: 25052
September 19, 2025
Sheet 1 of 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1 & 2

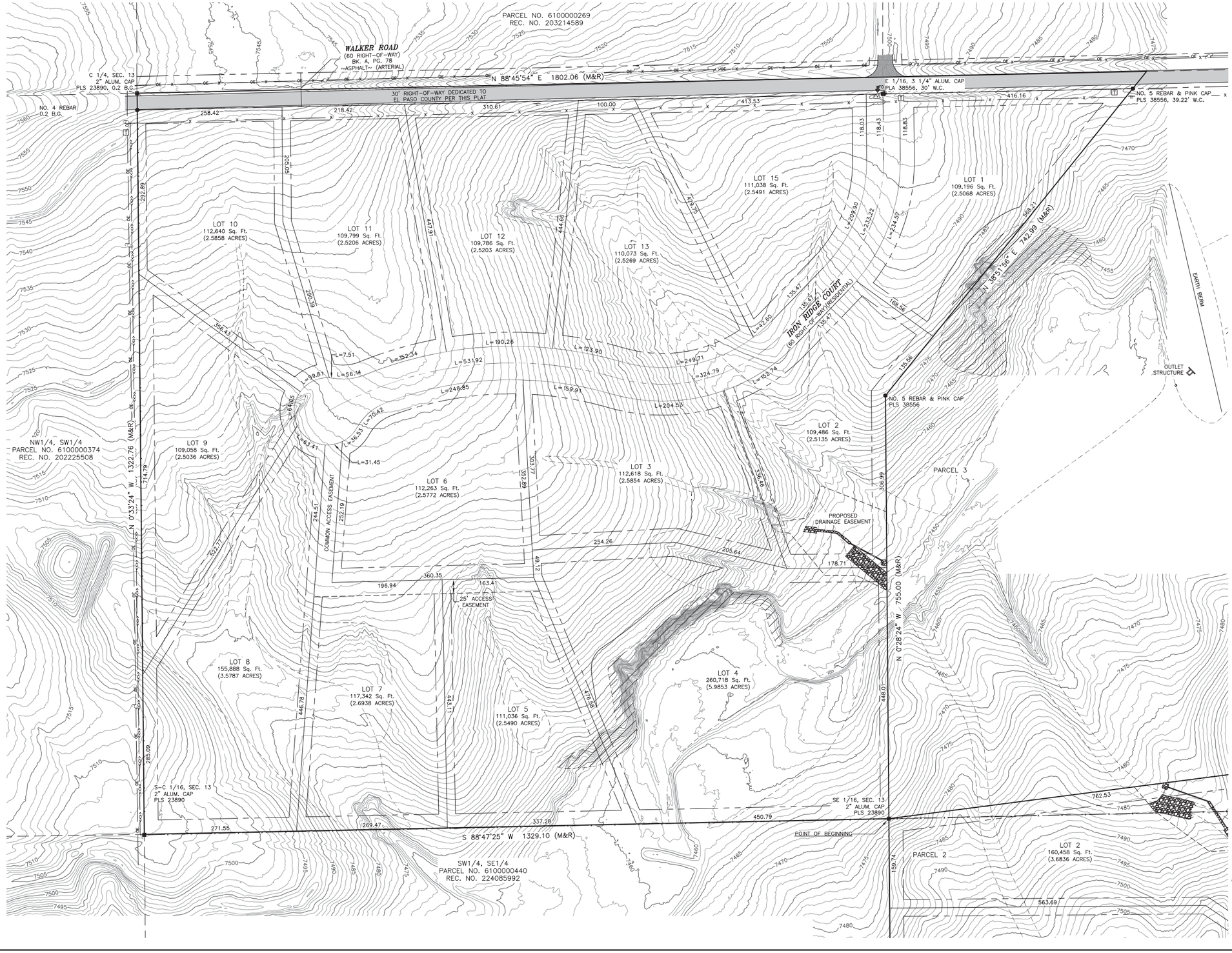
P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
GouldLandSurveying.com

Gould LAND SURVEYING

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PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1

A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Project No.: 25052
September 19, 2025
Sheet 2 of 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1&2

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Gould
LAND SURVEYING

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PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1 & 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 25052
September 19, 2025
Sheet 3 of 3

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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Filing No. 8 Final Plat

Agenda Date: November 12, 2025

Agenda Item Number: #6 - C

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing No. 8 Final Plat. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 8 includes 50 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 159.44 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

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

Current Submittal. As noted previously, the current Flying Horse North Filing No. 8 Final Plat impacts the proposed Fox Run Regional Trail. The applicant has included the proposed alignment of the trail in the final plat, which follows the agreed upon trail corridor. However, staff did note a discrepancy in the alignment at the point where it exits Flying Horse North to the south. Staff contacted HR Green and explained the situation, noting that the trail leaves Flying Horse North at a point to the west at which the trail will connect to the existing Fox Run Regional Trail at the northern border of Black Forest Regional Park. HR Green staff noted the proper alignment and will be including it, as well as the proper location for the noted trail easement, in future submittals of this Final Plat.

Furthermore, and as shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail does traverse the northern boundary of Flying Horse North, following the south side of Hodgen Road as it travels to the west. The previously submitted Filing No. 7 and 8 PUD Development Plan and Preliminary Plan Amendment shows this alignment, however, staff noted that the proposed trail is located within gas and electrical easements along Hodgen Road. During the aforementioned conversation with HR Green, staff explained that the proposed trail easement must be located outside of the utility easements and must align with a recently dedicated trail easement in a small residential development located to the west and immediately adjacent Flying Horse North. HR Green noted these changes and will be properly representing the trail and easement in future submittals Flying Horse North Filing No. 7.

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

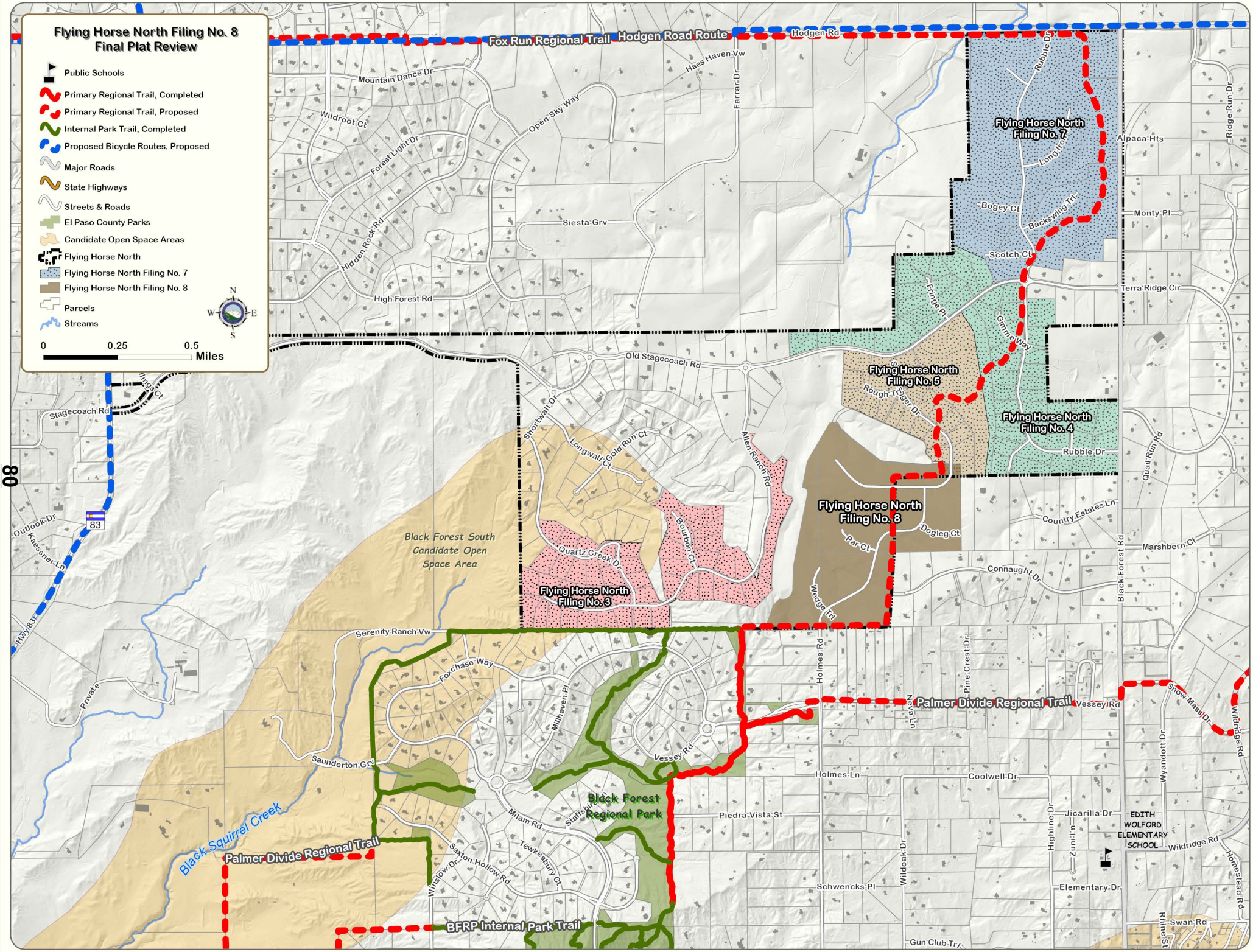
- *"Filing No. 8 is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties. The subdivision also identifies regional trail connections within the overall FHN PUD that will ultimately connect to the existing trail network."*

- *"Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN."*

Lastly, HR Green explained that the applicant intends to enter into a Regional Trail Agreement for the construction of the Fox Run Regional Trail through Flying Horse North. Parks staff explained the process for doing so and emphasized the need for a well-planned and sustainably constructed trail, particularly in areas with challenging terrain features. Staff sent the applicant a Trail Construction Design Guidelines document, which included specifications for trail surfacing materials.

Recommended Motion (Filing No. 8 Final Plat):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Flying Horse North Filing No. 8 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 8 that allows for public access, as well as routine maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via this Final Plat; (2) realign the noted Fox Run Regional Trail easement through Lots 38 and 40 and exiting Flying Horse North at the agreed upon location in Filing No. 8 Tract B; and (3) fees in lieu of land dedication for regional park purposes in the amount of $25,250 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat.


Flying Horse North Filing No. 8
Final Plat Review
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Internal Park Trail, Completed
Proposed Bicycle Routes, Proposed
Major Roads
State Highways
Streets & Roads
El Paso County Parks
Candidate Open Space Areas
Flying Horse North
Flying Horse North Filing No. 7
Flying Horse North Filing No. 8
Parcels
Streams
N
W
E
S
0
0.25
0.5
Miles
Fox Run Regional Trail - Hodgen Road Route
Hodgen Rd
Haes Haven Vw
Mountain Dance Dr
Wildroot Ct
Forest Light Dr
Open Sky Way
Farrar Dr
Siesta Grv
Hidden Rock Rd
High Forest Rd
Flying Horse North Filing No. 7
Rubble Dr
Longiron
Alpaca Hts
Ridge Run Dr
Bogey Ct
Backswing Trl
Monty Pl
Scotch Ct
Terra Ridge Cir
Fringe Pl
Gimme Way
Old Stagecoach Rd
Flying Horse North Filing No. 5
Rough Trigger Dr
Flying Horse North Filing No. 4
Rubble Dr
Quail Run Rd
Stagecoach Rd
Shortwall Dr
Longwall Ct
Gold Run Ct
Allen Ranch Rd
Bourbon Ct
Quartz Creek Dr
Flying Horse North Filing No. 3
Flying Horse North Filing No. 8
Country Estates Ln
Dogleg Ct
Par Ct
Marshbern Ct
Connaught Dr
Wedge Trl
Black Forest Rd
Outlook Dr
Kaessner Ln
83
Hwy 83
Black Forest South Candidate Open Space Area
Serenity Ranch Vw
Foxchase Way
Millhaven Pl
Holmes Rd
Pine Crest Dr
Neva Ln
Palmer Divide Regional Trail
Vessey Rd
Snow Mass Dr
Wildridge Rd
Private
Saunderton Grv
Vessey Rd
Holmes Ln
Coolwell Dr
Wyandott Dr
Black Forest Regional Park
Piedra Vista St
Jicarilla Dr
Highline Dr
Zuni Ln
EDITH WOLFORD ELEMENTARY SCHOOL
Wildridge Rd
Homestead Rd
Black Squirrel Creek
Palmer Divide Regional Trail
Miam Rd
Tewkesbury Ct
Saxton Hollow Rd
Winslow Dr
Schwencks Pl
Wildoak Dr
Elementary Dr
BFRP Internal Park Trail
Gun Club Trl
Swan Rd
Rhinestone St

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 12, 2025

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

Name: Flying Horse North Filing No. 8 Final Plat

PCD Reference #: SF-25-031

Application Type: Final Plat

Total Acreage: 159.44

Total # of Dwelling Units: 50

Dwelling Units Per 2.5 Acres: 0.78

Regional Park Area: 2

Urban Park Area: 2

Existing Zoning Code: PUD

Proposed Zoning Code: PUD

Applicant / Owner:
PRI #2, LLC.
Drew Balsick
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Owner's Representative:
HR Green Development, LLC.
Blaine Perkins
1975 Research Parkway, Suite 230
Colorado Springs, CO 80920

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Regional Park Area: 2

0.0194 Acres x 50 Dwelling Units = 0.970

Total Regional Park Acres: 0.970

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 50 Dwelling Units = 0.00

Community: 0.00625 Acres x 50 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 50 Dwelling Units = $25,250

Total Regional Park Fees: $25,250

Urban Park Area: 2

Neighborhood: $119 / Dwelling Unit x 50 Dwelling Units = $0

Community: $184 / Dwelling Unit x 50 Dwelling Units = $0

Total Urban Park Fees: $0

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 Flying Horse North Filing No. 8 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 8 that allows for public access, as well as routine maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via this Final Plat; (2) realign the noted Fox Run Regional Trail easement through Lots 38 and 40 and exiting Flying Horse North at the agreed upon location in Filing No. 8 Tract B; and (3) fees in lieu of land dedication for regional park purposes in the amount of $25,250 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat.

Park Advisory Board Action:

FLYING HORSE NORTH

FILING NO. 8 FINAL PLAT

Letter of Intent

October 21, 2025



Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC

PCD File Number:
SF25____

Owner / Applicant Information

Owner:

Company:	PRI #2, LLC.
Contact Person:	Mr. Drew Balsick
Email:	DrewB@classichomes.com
Telephone No.:	(719) 785-3237

Applicant

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

Property Tax Schedule Nos.

The following property is included in this application: Schedule Nos. 5100000291, 6136000011, 5100000437, and 5131000002

Reports Included by Reference

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

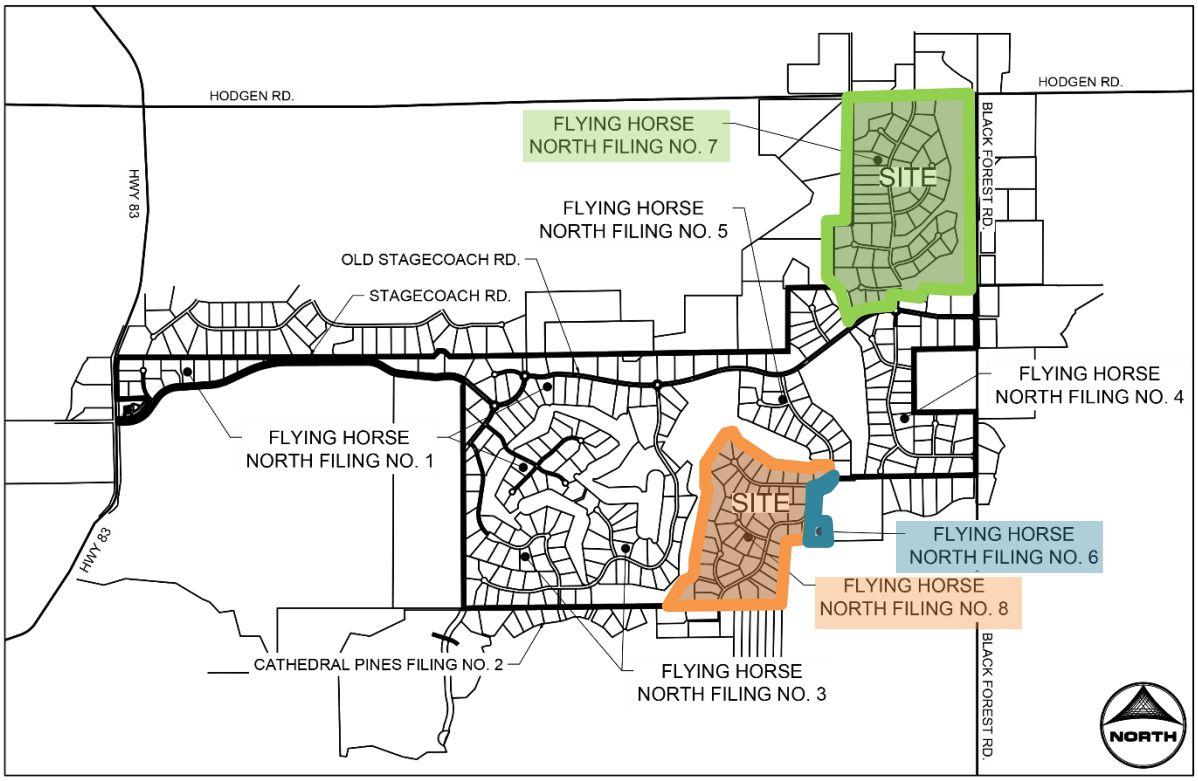
Application Request

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

- A Final Plat for Flying Horse North No. 8 consisting of 50 single-family residential lots on 159.435 acres, more or less.

Project Description

The overall Flying Horse North community (hereafter called “FHN”) is generally located east of Highway 83, north and south of Old Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. The FHN community contains approximately 1,479.859 acres and is approved for a total of 299 lots per the most recent PUD (PUDSP252).

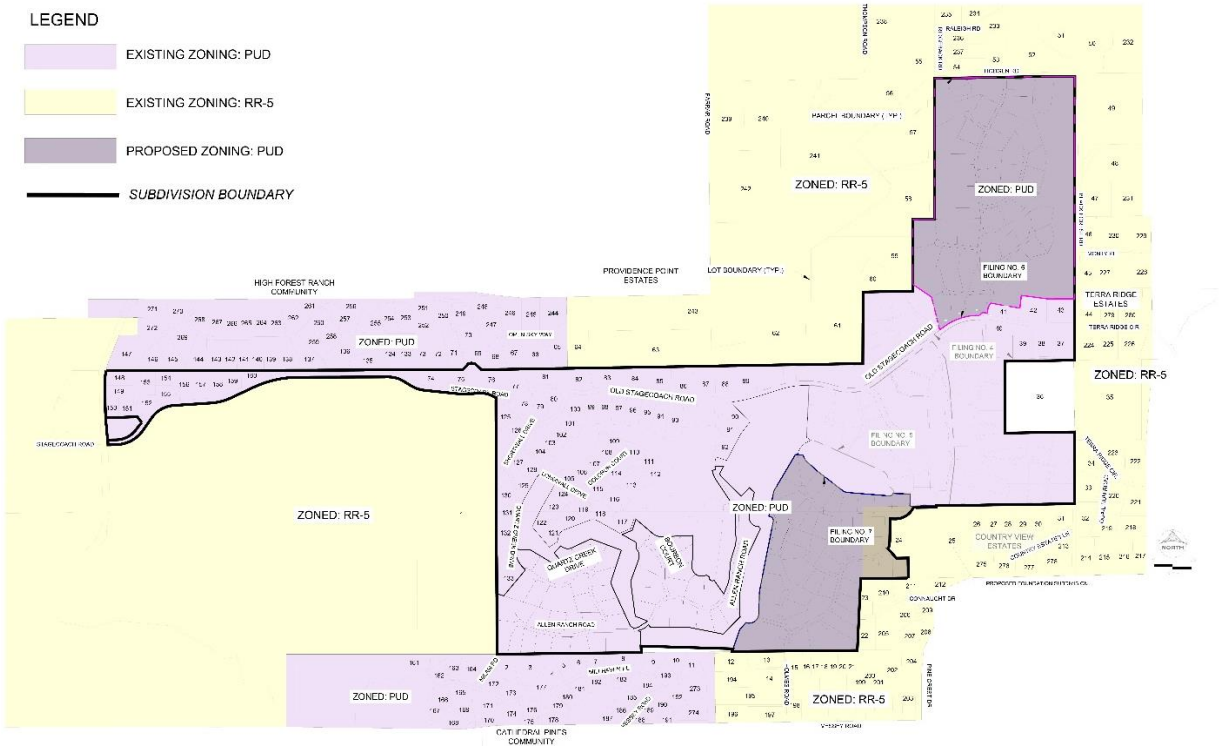


VICINITY MAP
NOT TO SCALE

LAND USE

The proposed Filing No. 8 is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres and closer to 5-acres in size which is complimentary to the surrounding properties. The interface between the subdivision and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. Filing No. 8 is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties. The subdivision also identifies regional trail connections within the overall FHN PUD that will ultimately connect to the existing trail network.

ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared a traffic analysis for Filing No. 8, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis.

FLOODPLAIN

FHN Filing No. 8 does not lie within a designated floodplain per the FEMA flood insurance rate map 08041CO315G, effective date December 7, 2018.

GEOLOGIC HAZARDS

Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. There are no prohibitive geologic hazards within the Filing No. 8 boundary that are considered no-build areas and all listed geologic constraints can be mitigated with construction measures such as earthwork, over-excavation, and/or foundation perimeter drains. Shallow groundwater preventing the construction of permanent dwelling unit structures was not identified.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHN Filing No. 8 Final Plat application showing that there was not a mineral estate owner on the property.

WATER

The FHN Filing No. 8 development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

FHN Filing No. 8 consists of estate lots that are a minimize of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The FHN Filing No. 8 final plat application includes a Wastewater Report and a Soils and Geology Report that assesses the greater FHN area in regards to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this FHN Filing No. 8 final plat application. Natural tertiary drainageways throughout the site were assessed for any required permanent erosion and sediment control measures. Overland flow across undisturbed areas is the most common method of conveyance within this portion of FHN community and proposed roadside swales, public and private culvert pipes, and proposed drainage swales are implemented within the design to convey stormwater to the respective Ponds A, B, or C for full spectrum detention. The ponds and their outlet structures are designed for detention and release rates to drain off-site at or below historical rates, as required. Water quality is provided within the ponds for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within FHN Filing No. 8 will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

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

ECOLOGIC/WILDLIFE ANALYSIS

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

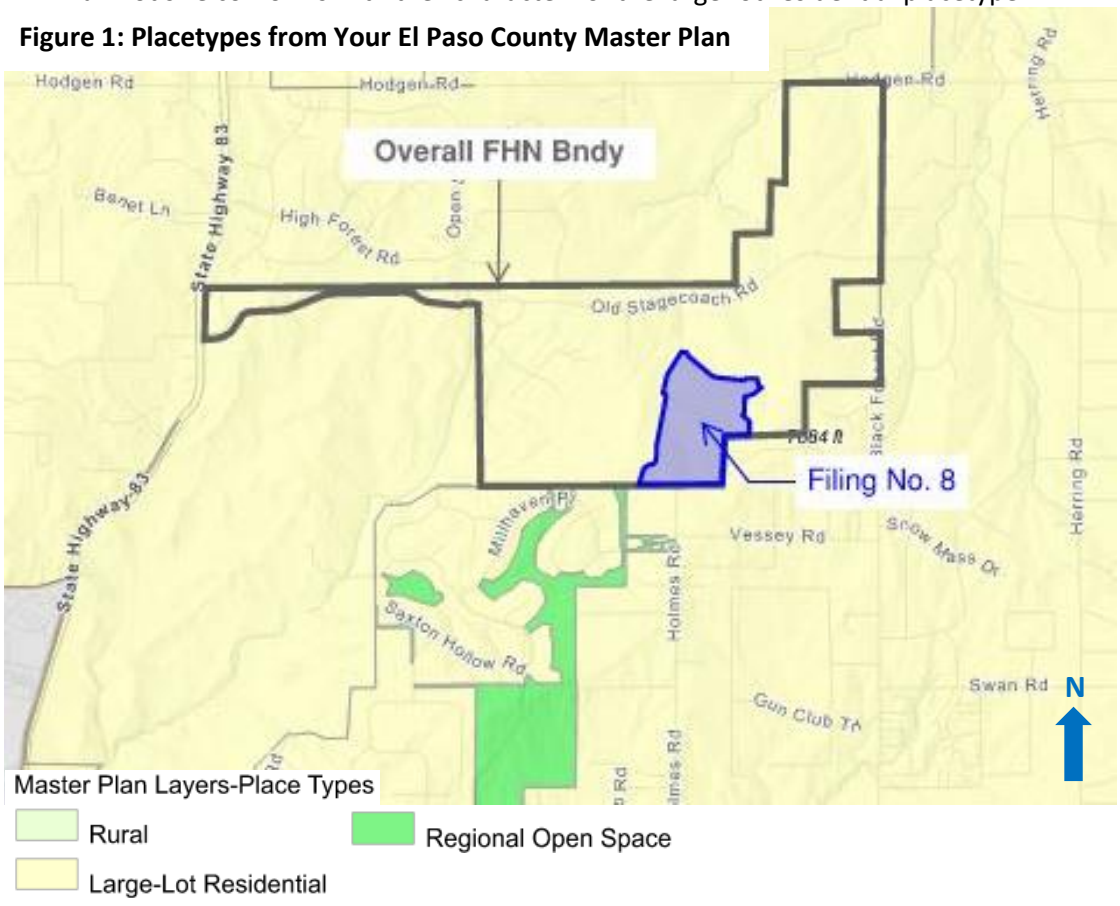
Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not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

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

EL PASO COUNTY MASTER PLAN

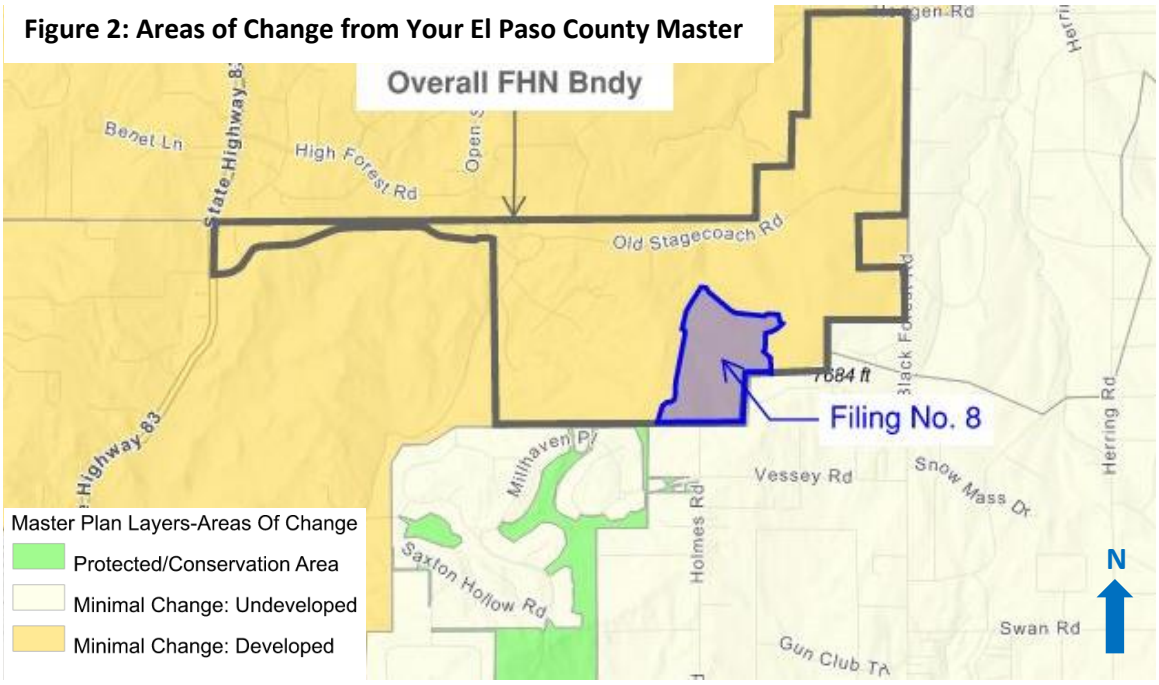
Per the 2021 *'Your El Paso County Master Plan'* FHN Filing No. 8 is listed as Large-Lot Residential placetype. The proposed single detached residential subdivision is consistent with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the "character" of the large-lot residential placetype.

Figure 1: Placetypes from Your El Paso County Master Plan



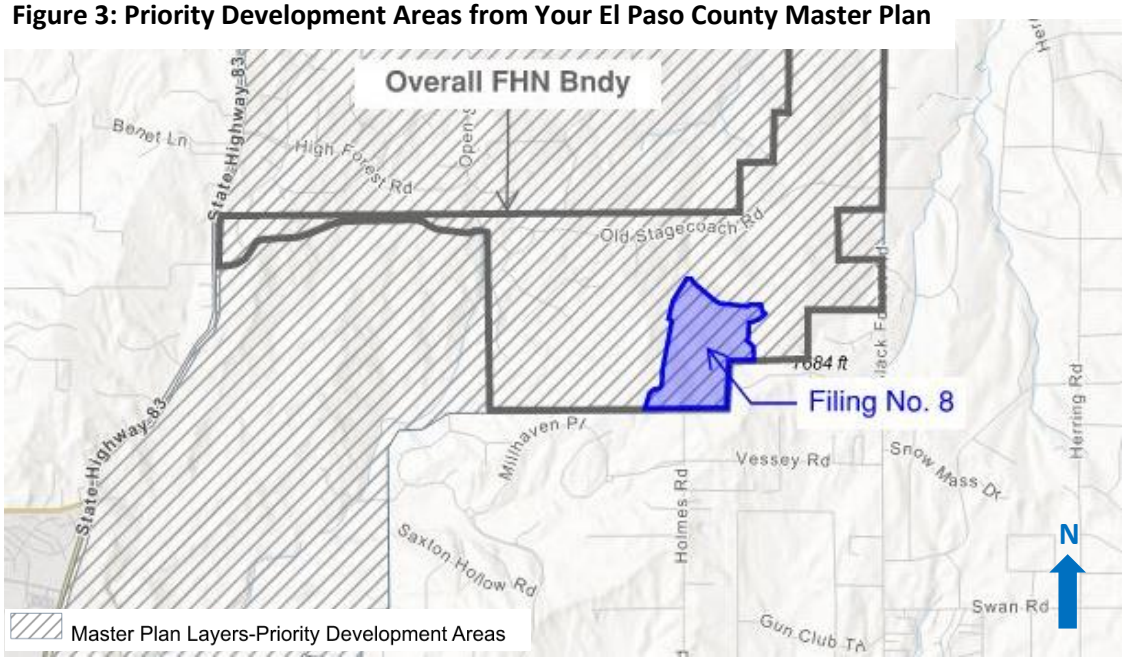
Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, "these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained." FHN is categorized as a planned subdivision and still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.

Figure 2: Areas of Change from Your El Paso County Master



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a "priority development area" for housing and communities, see Figure 3 below. FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. FHN is consistent with this Priority Development Area, proposing development to accommodate future residents in a manner that plans carefully to promote health of the Black Forest. Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN. FHN meets and exceeds the minimum typical lot size of 2.5 acres described in the Large-Lot Residential placetype with most lots closer to 5 acres in size creating a development pattern that matches the existing character of the developed Black Forest community.

Figure 3: Priority Development Areas from Your El Paso County Master Plan



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN Filing No. 7 as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.

Project Justification

Per Chapter 7.2.1.D3(f), the following criteria listed below outline the compliance criteria to approve a Final Plat within El Paso County. The proposed FHN Filing No. 8 Final Plat substantially complies with all approval criteria.

FINAL PLAT

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
   See above information for reference.
2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;
   The proposed Final Plat for FHN Filing No. 8 conforms with all design standards and code sections of the FHN PUD Preliminary Plan.
3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;
   The proposed Final Plat application is consistent with the majority of applicable design standards. A deviation is proposed for the length of Sandbagger Drive.
4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;
   Water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.
5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;
   There is no proposed public sewage disposal system for this Filing. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.
6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(C)];
   See above information.
7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;
   The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. Full Spectrum Detention Ponds were proposed for detention and designed release rates at or below historical rates in previous filings that will provide stormwater detention for this filing. Hydraulic design of the filing via drainageways and storm system infrastructure such as culvert pipes are designed to meet criteria for the minor and major storm events.

8. 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;

   See above information.

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

   See above information.

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

    See above information.

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

    Off-site impacts were evaluated for stormwater drainage as well as traffic impacts. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings. Full spectrum detention ponds from previous filings were designed to detain stormwater and release at rates at or below historical runoff quantities have been constructed to be in compliance with drainage criteria. The Filing No. 8 Final Drainage Report assesses these downstream facilities for compliance with developed conditions of this filing. A Traffic Impact Report has been provided with the Final Plat application to demonstrate compliance with the County Traffic Criteria Manual. Off-site roadways are assessed within the study and any improvements shown within the engineering design plans are included to follow the recommendations within the report.

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

    An SIA has been provided with the Final Plat application.

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

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

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

    There are no known commercial mining deposits located with FHN.

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 T11S S1 S6 T12S PLS 15686" 0,5' BELOW GRADE, AND AT THE WESTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W ¼ S 36 S1 T12S 2000 PLS 9132" 0,3' ABOVE GRADE, ASSUMED TO BEAR S89°20'59"W A DISTANCE OF 2,674,51 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, FLYING HORSE NORTH FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID BOUNDARY OF SAID FLYING HORSE FILING NO. 3, THE FOLLOWING FIFTEEN (15) COURSES:

1. N02°21'44"W A DISTANCE OF 120,00 FEET;
2. S88°18'15"E A DISTANCE OF 1705,84 FEET;
3. N19°16'02"E A DISTANCE OF 386,68 FEET;
4. N43°30'36"E A DISTANCE OF 161,72 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32" A RADIUS OF 183,50 FEET A DISTANCE OF 339,35 FEET TO A POINT OF TANGENT;
6. N01°41'01"E A DISTANCE OF 409,04 FEET;
7. N10°53'40"E A DISTANCE OF 511,85 FEET;
8. N11°16'18"E A DISTANCE OF 794,70 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°45'19"W, HAVING A DELTA OF 113°41'16" A RADIUS OF 80,00 FEET, A DISTANCE OF 158,74 FEET TO A POINT ON CURVE;
10. N11°15'44"E A DISTANCE OF 449,78 FEET TO A POINT ON CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180,00 FEET, A DISTANCE OF 61,13 FEET TO A POINT OF TANGENT;
12. N30°43'19"E A DISTANCE OF 748,70 FEET;
13. N83°30'59"E A DISTANCE OF 43,73 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°35'26"E, HAVING A DELTA OF 54°21'11", A RADIUS OF 330,00 FEET, A DISTANCE OF 313,05 FEET TO A POINT OF TANGENT;
15. N65°45'45"E A DISTANCE OF 64,75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504;

THENCE S77°19'58"E ON SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 99,91 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT M, FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING NINE (9) COURSES:

1. S65°45'45"W A DISTANCE OF 144,64 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°25'41", A RADIUS OF 270,00 FEET A DISTANCE OF 256,49 FEET TO A POINT ON CURVE;
3. N89°19'51"E A DISTANCE OF 44,51 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°15'26"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222,71 FEET, A DISTANCE OF 137,55 FEET TO A POINT OF TANGENT;
5. S47°07'47"E A DISTANCE OF 236,98 FEET;
6. S52°20'15"E A DISTANCE OF 614,62 FEET TO A POINT ON CURVE;
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N37°35'23"E, HAVING A DELTA 32°49'43", A RADIUS OF 180,00 FEET, A DISTANCE OF 103,13 FEET TO A POINT OF TANGENT;
2. S85°14'20"E A DISTANCE OF 773,82 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 70°52'24", A RADIUS OF 74,72 FEET DISTANCE OF 92,42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5, THE FOLLOWING TWO (2) COURSES:

1. S88°25'47"E A DISTANCE OF 316,03 FEET;
2. S01°31'19"W A DISTANCE OF 104,22 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 89°19'06", A RADIUS OF 270,00 FEET A DISTANCE OF 420,90 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 310,47 FEET; THENCE S00°50'26"W A DISTANCE OF 60,00 FEET; THENCE S89°09'34"E A DISTANCE OF 20,00 FEET; THENCE S00°50'26"W A DISTANCE OF 452,47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 30°26'22", A RADIUS OF 270,00 FEET A DISTANCE OF 143,44 FEET TO A POINT ON CURVE; THENCE S58°43'12"E A DISTANCE OF 60,00 FEET; THENCE S41°03'30"E A DISTANCE OF 193,08 FEET; THENCE S00°36'03"E A DISTANCE OF 371,50 FEET TO A POINT ON THE NORTHERLY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216; THENCE S89°24'17"W ON SAID NORTHERLY LINE A DISTANCE OF 585,65 FEET TO THE NORTHWEST CORNER OF SAID PALMER DIVIDE; THE NORTHERLY END OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NUMBER 204188565; THENCE S02°42'03"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188565 A DISTANCE OF 1,336,04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329,35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674,51 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,944,974 SQUARE FEET OR 159,435 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS ,TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 8, ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

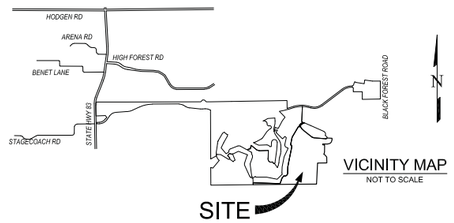
BY:
JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE, ACCESS, MAINTENANCE-LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITANDISTRICT NO. 1	7,502 ACRES
B	GOLF COURSE/CLUB HOUSE, OPEN SPACE	FLYING HORSE NORTH COUNTRY CLUB	FLYING HORSE NORTH COUNTRY CLUB	3,322 ACRES
C	GOLF COURSE/CLUB HOUSE, OPEN SPACE	FLYING HORSE NORTH COUNTRY CLUB	FLYING HORSE NORTH COUNTRY CLUB	0,536 ACRES

SUMMARY:		
50 LOTS	139,146 ACRES	87,274%
3 TRACT	11,360 ACRES	7,125%
PUBLIC RIGHT-OF-WAY	8,929 ACRES	5,600%
TOTAL	159,435 ACRES	100,000%

DENSITY 0,49 D.U. PER ACRE

GENERAL NOTES:

1. THE DATE OF PREPARATION IS OCTOBER 1, 2025.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 T11S S1 S6 T12S PLS 15686" 0,5' BELOW GRADE, AND AT THE WESTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W ¼ S 36 S1 T12S 2000 PLS 9132" 0,3' ABOVE GRADE, ASSUMED TO BEAR S89°20'59"W A DISTANCE OF 2,674,51 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO._____ PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF _____ AT __ A.M, THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE NOVEMBER 7, 2018.
9. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10,00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE, THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 15' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS. ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS, SEE THE FLYING HORSE NORTH FILING NO. 8 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.
10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN MINOR AMENDMENT AS RECORDED UNDER RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDSP245).
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO._____ OR FINAL PLAT FILE NO._____ FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
13. THE NUMBER OF LOTS BEING PLATTED IS 50, THE NUMBER OF TRACTS BEING PLATTED IS 3.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
17. THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO, 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
18. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMHERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO, 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
19. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
20. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
21. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6,3,3,C,2 AND 6,3,3,C,3.
22. UTILITY PROVIDERS:
    WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
    ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
    GAS: BLACK HILLS ENERGY

GENERAL NOTES CONTINUED:

23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
24. INDIVIDUAL WELL PERMITTING IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
25. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
26. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS, EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
27. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
28. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS, MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 8 BY ENTECH ENGINEERING, INC. _____ IN FILE PCD FILE NO._____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:

    -EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
    -DRAINAGE AREAS OF INTEREST (FLOODPLAIN AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS)

    MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE, THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 15' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS. ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS, SEE THE FLYING HORSE NORTH FILING NO. 8 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.
29. GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
30. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO._____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

    THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
31. PER ECM SECTION 1,7,1,B, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
32. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED, HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
33. PUBLIC REGIONAL TRAIL SHOWN HEREON TO BE CONVEYED BY SEPARATE DOCUMENT, FINAL TRAIL LOCATION TO BE DETERMINED DURING CONSTRUCTION AND SUBJECT TO CHANGE.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS_____DAY OF _____, 20_____.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO, 8 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20_____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED. BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT D

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

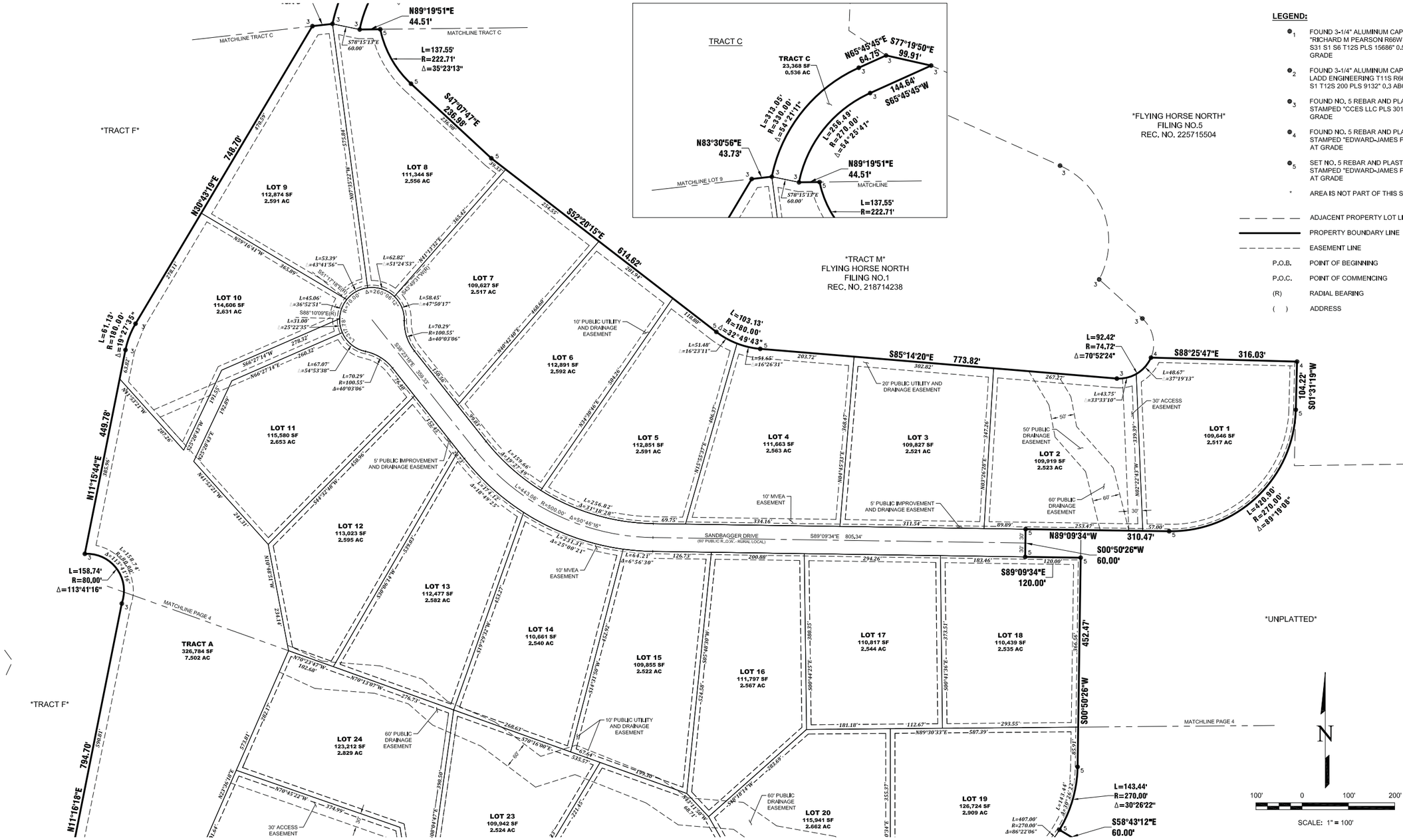
FLYING HORSE NORTH FILING NO. 8
PLAT

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 31, T 11 S, R 65 W, AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTH OF SECTION 36. T 11 S, R 66 W OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 200'
JOB NO.	2417-09
DATE CREATED	10/10/25
DATE ISSUED	DRAFT
SHEET NO	2 OF 5

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

- ●1 FOUND 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 S1 S6 T12S PLS 15686" 0.5 BELOW GRADE
- ●2 FOUND 3-1/4" ALUMINUM CAP STAMPED " LADD ENGINEERING T11S R66W 1/4S 36 S1 T12S 200 PLS 9132" 0.3 ABOVE GRADE
- ●3 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 3011" AT GRADE
- ●4 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
- ●5 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
- * AREA IS NOT PART OF THIS SUBDIVISION
- ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING
- ( ) ADDRESS

NO.	REVISIONS DESCRIPTION	DATE

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Pueblo, CO 81008
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Fax: (719) 545-6247
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

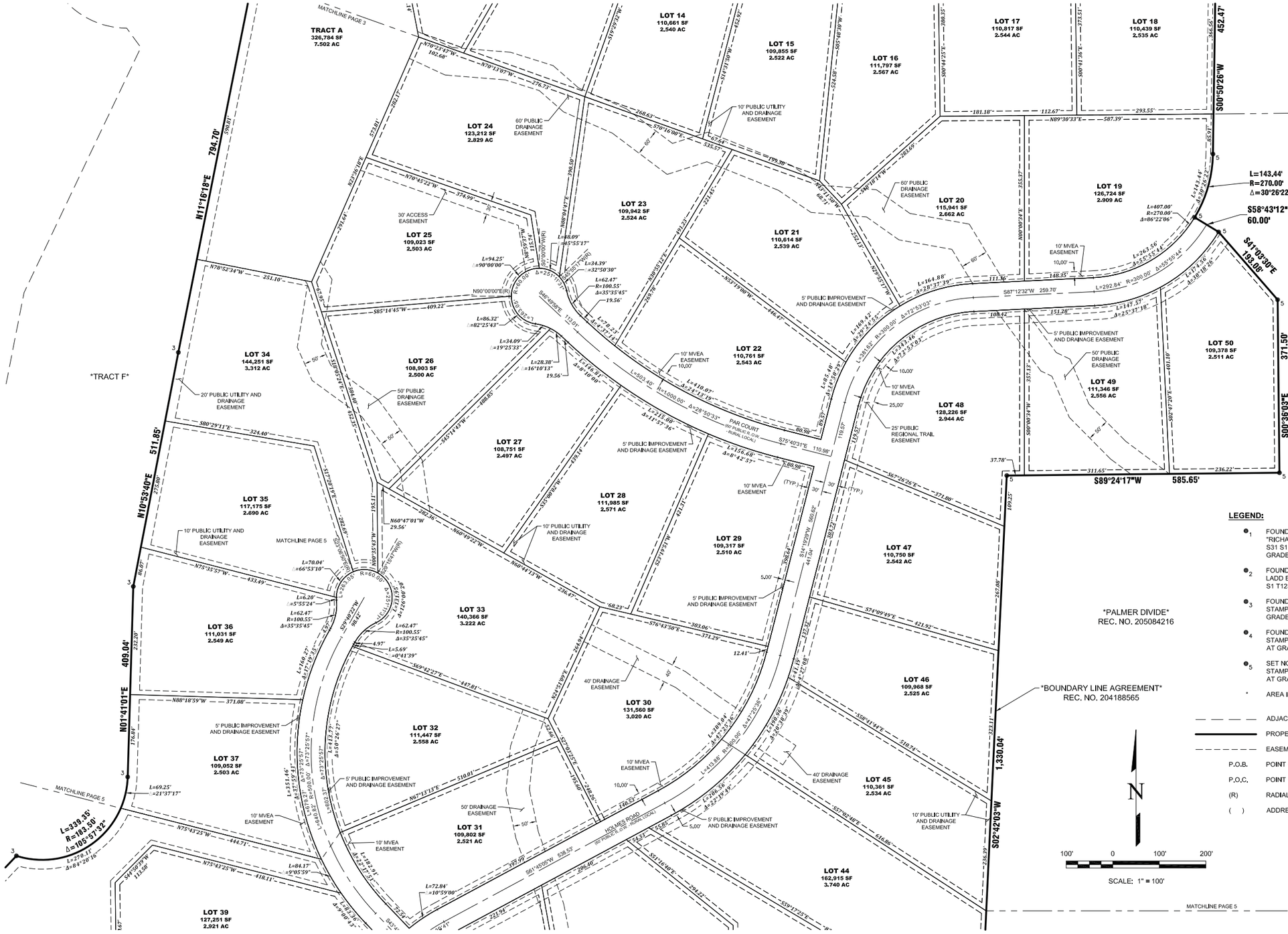
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CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-09
DATE CREATED	10/10/25
DATE ISSUED	DRAFT
SHEET NO	3 OF 5

FLYING HORSE NORTH FILING NO. 8

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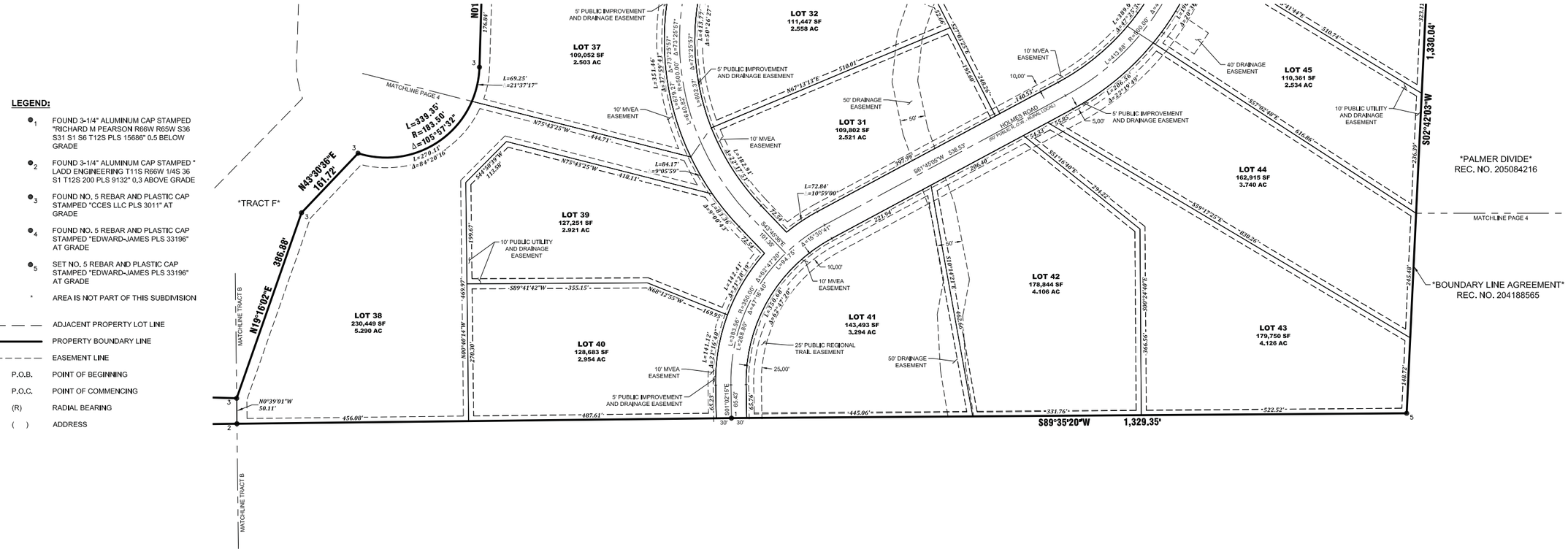
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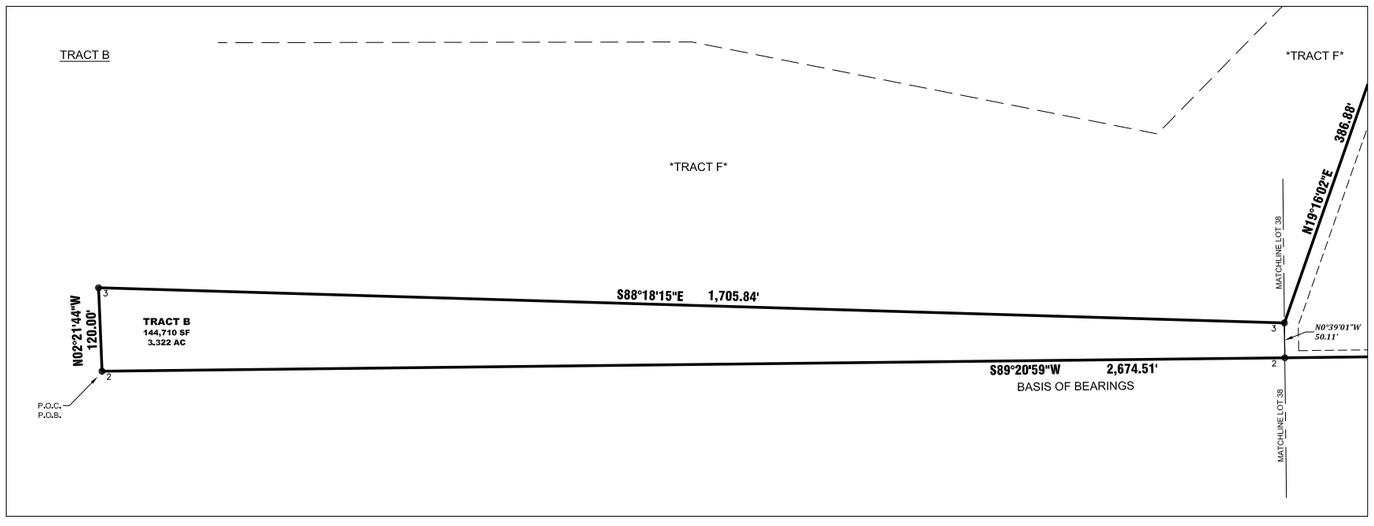
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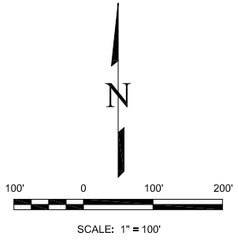
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SHEET NO	4 OF 5

FLYING HORSE NORTH FILING NO. 8

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DATE CREATED	10/10/25
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SHEET NO	5 OF 5

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Windermere Filing No. 2 Final Plat

Agenda Date: November 12, 2025

Agenda Item Number: #6 - D

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Kimley-Horn and Associates, Inc., on behalf of Windsor Ridge Homes, for endorsement of the Windermere Filing No. 2 Final Plat. Zoned RM-30 for multi-family residential uses, this project consists of 104 single-family attached residential units on approximately 9.26 acres. The property is located northwest of the intersection of Marksheffel Road and North Carefree Circle in an unincorporated enclave of El Paso County surrounded by the City of Colorado Springs.

Windermere Filing No. 1 Final Plat was approved by the Board of County Commissioners in April 2022 and consisted of 163 single-family residential lots and associated tracts, including 9.26-acre Tract B, which subsequently became Filing No. 2 and the subject of this Final Plat. Nearby Tract C was developed into a 1-acre centrally located neighborhood park, which was included in an Urban Park Lands Agreement, approved by the Board of County Commissioners in March 2022. This neighborhood park is located nearly adjacent to Filing No. 2 and therefore provides easily accessible recreational opportunities for this filing.

The 2022 El Paso County Parks Master Plan shows no project impacts to existing or proposed parks, trails, or open space. As noted above, Windermere is located in an unincorporated enclave within the City of Colorado Springs. All nearby recreational facilities, including parks, trails, and open spaces, are owned and maintained by the City of Colorado Springs Parks and Recreation. Numerous City parks are located within a one-mile radius of Windermere, and the easternmost terminus of the Rock Island Trail is located approximately 0.75-mile south of the development.

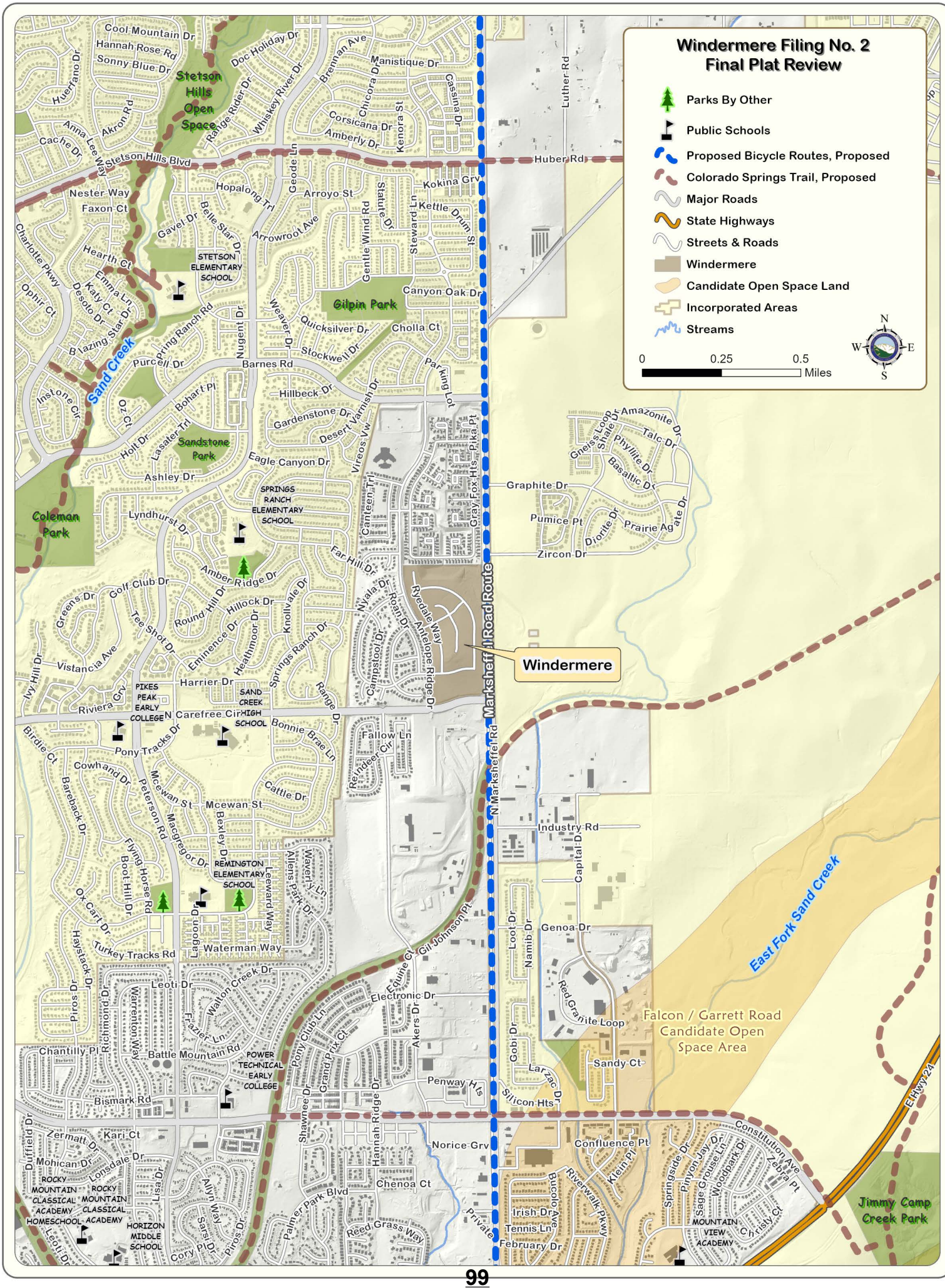
A complete set of Landscape Plans were submitted with this application and show approximately 26 four-plex multi-family townhome residential buildings surrounded by parking areas, extensive landscaping, and stormwater detention facilities. As noted above, a 1-acre neighborhood park is conveniently located immediately north of the townhome community. As this site is zoned RM-30, the El Paso County Land Development Code's 10% open space requirement does not apply.

As there are no required park land or trail easement dedications necessary with this application, regional and urban park fees will be required upon recording of this Final Plat. Because Windemere Filing No. 1 has already been approved and recorded, and all

Filing No. 1 urban park fees waived under the aforementioned Urban Park Lands Agreement, regional and urban park fees will be assessed for Filing No. 2 only for the additional 104 multi-family residential units.

Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Windermere Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of $52,520 and urban park purposes in the amount of $31,512 to be paid at time of the recording of this Final Plat.


Windermere Filing No. 2
Final Plat Review
Parks By Other
Public Schools
Proposed Bicycle Routes, Proposed
Colorado Springs Trail, Proposed
Major Roads
State Highways
Streets & Roads
Windermere
Candidate Open Space Land
Incorporated Areas
Streams
0
0.25
0.5
Miles
N
W
E
S
Windermere
Falcon / Garrett Road
Candidate Open
Space Area
East Fork Sand Creek
Sand Creek
Stetson Hills Open Space
Gilpin Park
Sandstone Park
Coleman Park
Jimmy Camp Creek Park
Marksheffel Road
N Marksheffel Rd
Huber Rd
Stetson Hills Blvd
Barnes Rd
Graphite Dr
Zircon Dr
Industry Rd
Genoa Dr
Sandy Ct
Bismark Rd
Waterman Way
Turkey Tracks Rd
Mcewan St
Cattle Dr
Pony Tracks Dr
Harrier Dr
N Carefree Cir
Ashley Dr
Eagle Canyon Dr
Hillbeck Dr
Canyon Oak Dr
Cholla Ct
Quicksilver Dr
Stockwell Dr
Arrowroot Ave
Hopalong Trl
Nester Way
Faxon Ct
Hearth Ct
Ophir Ct
Charlotte Pkwy
Cool Mountain Dr
Hannah Rose Rd
Sonny Blue Dr
Cache Dr
Anna Lee Way
Akron Rd
Huerfano Dr
Doc Holiday Dr
Range Rider Dr
Whiskey River Dr
Brennan Ave
Manistique Dr
Chicora Dr
Corsicana Dr
Amberly Dr
Kenora St
Cassius Dr
Luther Rd
Geode Ln
Arroyo St
Gentle Wind Rd
Steward Ln
Kettle Drum St
Kokina Grv
Gavel Dr
Belle Star Dr
Blazing Star Dr
Desolo Dr
Katy Ct
Emma Ln
Spring Ranch Rd
Nugent Dr
Weaver Dr
Purcell Dr
Instone Cir
Bohart Pl
Oz Ct
Holt Dr
Lasater Trl
Gardenstone Dr
Desert Varnish Dr
Vireos Vw
Parking Lot
Pika Pt
Gray Fox Hts
Canteen Trl
Amazonite Dr
Talc Dr
Phyllite Dr
Basaltic Dr
Shale Loop
Gneiss Loop
Prairie Agate Dr
Pumice Pt
Diorite Dr
Lyndhurst Dr
Golf Club Dr
Greens Dr
Tee Shot Dr
Round Hill Dr
Amber Ridge Dr
Hillock Dr
Knollvale Dr
Springs Ranch Dr
Eminence Dr
Heathmoor Dr
Vistancia Ave
Ivy Hill Dr
Riviera Grv
Far Hill Dr
Nyala Dr
Roan Dr
Campstool Dr
Ryedale Way
Antelope Ridge Dr
Range Dr
Bonnie Brae Ln
Fallow Ln
Reindeer Cir
Birdie Ct
Cowhand Dr
Bareback Dr
Peterson Rd
Mcewan St
Macgregor Dr
Bexley Dr
Flying Horse Rd
Broot Hill Dr
Ox Cart Dr
Haystack Dr
Piros Dr
Leeward Way
Waverly Ln
Aliens Park Dr
Loop Dr
Leoti Dr
Warrenton Way
Richmond Dr
Walton Creek Dr
Frazier Ln
Chantilly Pl
Battle Mountain Rd
Electronic Dr
Equine Ct
Gil Johnson Pt
Pony Club Ln
Grand Prix Ct
Akers Dr
Penway Hts
Silicon Hts
Larzac Dr
Gobi Dr
Red Granite Loop
Loot Dr
Namib Dr
Capital Dr
Shawnee Dr
Hannah Ridge Dr
Norice Grv
Chenoa Ct
Palmer Park Blvd
Reed Grass Way
Private
Irish Dr
Tennis Ln
February Dr
Riverwalk Pkwy
Bandolero Ave
Confluence Pt
Klein Pt
Springside Dr
Pinyon Jay Dr
Sage Grouse Ln
Woodpark Dr
Constitution Ave
Zebra Pt
Christy Ct
E Hwy 24
Duffield Dr
Zermatt Dr
Kari Ct
Mohican Dr
Lonsdale Dr
Lisa Dr
Alyn Way
Sarsi Dr
Cory Pl
Leoti Dr
STETSON ELEMENTARY SCHOOL
SPRINGS RANCH ELEMENTARY SCHOOL
SAND CREEK HIGH SCHOOL
PIKES PEAK EARLY COLLEGE
REMINGTON ELEMENTARY SCHOOL
POWER TECHNICAL EARLY COLLEGE
ROCKY MOUNTAIN CLASSICAL ACADEMY HOMESCHOOL
ROCKY MOUNTAIN CLASSICAL ACADEMY
HORIZON MIDDLE SCHOOL
MOUNTAIN VIEW ACADEMY

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 12, 2025

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

Name: Windermere Filing No. 2 Final Plat
PCD Reference #: SF-25-030

Application Type: Final Plat
Total Acreage: 9.26
Total # of Dwelling Units: 104
Dwelling Units Per 2.5 Acres: 28.08
Regional Park Area: 2
Urban Park Area: 3
Existing Zoning Code: RM-30
Proposed Zoning Code: RM-30

Applicant / Owner:
Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Parkway, #36
Colorado Springs, CO 80918

Owner's Representative:
Kimley-Horn and Associates, Inc.
Jim Houk
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 104 Dwelling Units = 2.018

Total Regional Park Acres: 2.018

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 104 Dwelling Units = 0.39
Community: 0.00625 Acres x 104 Dwelling Units = 0.65

Total Urban Park Acres: 1.04

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 104 Dwelling Units = $52,520

Total Regional Park Fees: $52,520

Urban Park Area: 3

Neighborhood: $119 / Dwelling Unit x 104 Dwelling Units = $12,376
Community: $184 / Dwelling Unit x 104 Dwelling Units = $19,136

Total Urban Park Fees: $31,512

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 Windermere Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of $52,520 and urban park purposes in the amount of $31,512 to be paid at time of the recording of this Final Plat.

Park Advisory Board Action:

Kimley»Horn

WINDERMERE FILING NO. 2
REPLAT (FINAL)

Letter of Intent
PCD File No. *(EA21172)*
September 22, 2025

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

Windsor Ridge Homes
Attn: Todd Stephens
4164 Austin Bluffs Pkwy Ste. #36
Colorado Springs, CO 80918
719-499-6136

PLANNING

Kimley-Horn & Associates
Attn: Jim Houk, PLA
2. North Nevada Avenue, Ste. #900
Colorado Springs, CO 80903
719-453-0180

ENGINEERING

KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, Ste. #900
COLORADO SPRINGS, CO 80903
Noah.Brehmer@kimley-horn.com
719-352-9154

SURVEYING

DREXEL BARRELL & Company
101 Sahwatch Street, #100
Colorado Springs, CO 80903
Ph: 719.260.0887

Introduction:
This application request and justification statement represents the continuation of an established development process initiated in 2021. Since that time, the property has received approval of a Zone Change and a Preliminary Plan Amendment, and a Site Development Plan is currently under review. The Final Plat has been prepared in conformance with these prior entitlements and reflects a comprehensive evaluation of site constraints, neighborhood compatibility, and development feasibility. The proposed subdivision layout is consistent with the approved planning documents, applicable zoning standards, and current residential market conditions, thereby supporting an orderly and coordinated approach to development within the community.

Meadowbrook Park PUD Site Location, Size, & Zoning:

Parcel ID Nos.: 5329416011
Area/Acreage: ±9.258 AC
Existing Zoning: RM 30
Location: The Replat is associated with 7653 MARDALE LN, located at the southeast corner of Antelope Ridge Dr and Mardale Ln.



Windsor Ridge Homes ("Applicant") Requests approval for a final plat to establish 104 single-family attached dwelling units per the SDP PCD FILE # PPR2442 currently under review and the approved Preliminary Plan (SP223) and approved Zone Change (P229)

Request & Justification
This Windermere Townhome (Final) Replat application includes the following requests:

- Administrative Approval of the associated Final Plat to create 104 single-family attached residential lots and two (2) tracts (Tracts A-B) for public improvements and utilities, private roads, parking and pedestrian facilities (sidewalks), drainage,

landscaping and open space uses. Tract A will be owned and maintained by the Windermere Townhome Homeowners Association (HOA) and Tract B (Storm Pond) will be owned by Windermere Townhome HOA and maintained by the Sands Metropolitan District #4

- Recognition of BOCC findings of sufficient water quality, quantity, and dependability determined with the August 28, 2025 resolution and Windermere Preliminary Plan Minor Amendment Phase 2 approval.

The Final Plat will implement the land uses identified within the approved Windermere Preliminary Plan Minor Amendment Phase 2. and Sited Development Plan.

Replat Review/Approval Criteria and Justification

- **The subdivision is in conformance with the goals, objectives, and policies of the Water Master Plan; the subdivision is in general conformance with the applicable elements of the El Paso County Master Plan.** The plat is consistent with the EPC Master Plan and the EPC Water Master Plan and as captured by the approved Rezone and Preliminary Plan Amendment. See approved plans and documentation.

- **The subdivision is in substantial conformance with the approved preliminary plan;** The Final Plat (subdivision) substantially conforms and is consistent with the Windermere Preliminary Plan Minor Amendment Phase 2.

- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;** The subdivision is consistent with the County planning, engineering, and surveying design criteria, mapping, and reporting requirements. The standards are reflected in the following:

  - Planning
    - Site plan and development standards and criteria
    - Review and application of the EPC Land use and Water Master Plan goals and objectives
  - Engineering Criteria applied and met by the completion of:
    - Drainage Study
    - Grading Plans
    - Utility Plans
    - Traffic Study
    - Plat / Survey Standards

- **Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;** Cherokee Metropolitan District has committed to providing water service to the subdivision for potable and irrigation use. Findings of sufficiency have been confirmed with the State and County for the 104 residential units as part of the Preliminary Plan (Res. 25-237). See Cherokee Metropolitan District water and wastewater commitment letters, and BoCC resolution 08/28/25.

- **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;** Cherokee Metropolitan District has committed to provide wastewater service to the proposed subdivision. A finding was made by the EL Paso County Health Department that the District has sufficient and adequate capabilities and capacities for service as part of the Preliminary and Zone Change applications (Res. 25-237).

- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];** A "Soils and Geology Study for the Windermere Zone Change (and SDP) Windermere Subdivision, Filing No.2, in El Paso County, Colorado", was completed by RMG - Rocky Mountain Group, on October 8, 2024, Job No. 195043. No lots have been identified by the referenced RMG report as being impacted by geologic hazards.

  The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints.

  A subsurface perimeter drain is recommended around portions of the structure which will have habitable, or storage space located below the finished ground surface. This includes crawlspace areas but not the walkout trench, if applicable. Groundwater was encountered during the subsurface investigation and was approximately 20 feet below existing ground surface. Depending on the conditions encountered during the future individual lot specific Subsurface Soils Investigation and conditions observed

at the time of the Open Excavation Observation, additional subsurface drainage systems may be recommended.

Appropriate surface grading and drainage shall be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. See the report for additional information.

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;** On-site drainage and water quality improvements comply with applicable local, state, and federal stormwater management criteria and requirements. Details of improvements are provided in the Final Drainage Report included with this application. The project area has been designed and included in the overall planning and stormwater design of Windermere Filing No. 1

- **Legal and physical access is provided to all parcels by public rights-of-way or recorded tracts and easement, acceptable to the County in compliance with this Code and the ECM;** Access to the subdivision has been provided via two private roads/drive access point from Mardale Ln. Internal lots are accessed via a private road network which has been planned in accordance with applicable criteria in the ECM and secured by a permanent easement. All lots will be addressed in compliance with the ECM and PPRBD.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;** Necessary urban services including, public safety, recreation, utilities, stormwater management, and transportation, have been secured and are available to serve the proposed subdivision. Public and Urban Service providers include:

Public Services and Utilities

Public services and utilities are, or will be, provided by the following:

▪ Water & Wastewater Services	Cherokee Metropolitan District
▪ Natural Gas	Colorado Springs Utilities
▪ Electric Service	Mountain View Electric Utilities
▪ Fire Protection	Falcon Fire Protection District
▪ Library Services	Pikes Peak Library District:
▪ Roads	El Paso County Road and Bridge
▪ Police Protection	El Paso County Sheriff's Department
▪ Special District Services: (Stormwater)	The Sands Metropolitan District #4
▪ Environmental (Protection):	Central Colorado Conservation District

The following letters of **service commitment** have been received and provided in support of this development application:

a. Colorado Springs Utilities
b. Cherokee Metropolitan District
c. Falcon Fire Protection District
d. Mountain View Electric

- Water sufficiency has been secured and documented per Chapter 8 where such findings were previously made by the BoCC at the time of preliminary plan approval.

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;** A fire commitment service letter has been provided by the Cimarron Hills Fire Protection District. The District has reviewed the subdivision plans for conformance with District design and operational guidelines criteria and has approved with respect to conformance with their development criteria.

- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;** Off-site impacts have been evaluated and deemed to be roughly proportional and will mitigate the impacts of the subdivision.

  No site-specific conditions or mitigation has been identified. The project TIS has identified minor intersection improvements at Mardale Ln and Antelope Ridge Drive which have been included with the final design plans. The project has agreed to $100,000 in escrows for future signal upgrades at N Carefree and Antelope Ridge Dr.

- **Adequate public facilities or infrastructure, or cash in lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**
  There are no off-site impact considerations for infrastructure beyond what is listed and noted with the TIA study. The project and infrastructure will be developed under one phase of work. See the utility providers listed above. All Park, school, drainage and road impacts fees will be addressed at time of final plat recording.

  A traffic Impact Study has been included with this application. The minor traffic improvements required are that Antelope Ridge be restriped to provide a southbound left turn lane for each of the two site access points and that a northbound right turn lane be added to the northern access point. The improvement will provide and meet the acceptable traffic engineering parameters. The developer will also provide

escrow of this development's proportional share of the signal improvements identified by the City of Colorado Springs with the subsequent Final Plat application.

- **The subdivision meets other applicable sections of Chapter 6 and 8;** Review criteria of chapter 6 and 8 have been met with the approved Preliminary Plan. This application for a Replat is in compliance with the approved Preliminary Plan.

- **The extraction of any known commercial mining deposit shall not be impeded by this subsection;** There are no known commercial mining deposit extractions that will be impacted by this application. See the Notice and signed Mineral Estate certification.

- **Discussion and identify any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated:** There are no identified natural features of record on the property.

- **A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.):** COUNTY ROAD IMPROVEMENT FEE PROGRAM- This project is subject to participation in the County Roadway Improvement Fee Program. Windermere Filing 2 will join the ten-mil PID. The ten-mil PID building-permit fee portion associated with this option is $559 per multi-family dwelling unit. The total building-permit fee would be $58,136 for the 104 dwelling units.

- **Identify any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with any applicable preliminary plan:** There are no additional waivers requested.

- **Identify any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan:** There are no additional deviations requested.

- **Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request:** The project has received very few comments from the neighborhood and during the Zone Change and Preliminary Plan Amendment. No neighborhood meetings were conducted. During the PC hearing, there was one neighbor that attended, and the project team continued to stay in touch and assists with minor questions. The Preliminary Plan Amendment has moved forward on consent for both the PC and BoCC hearings.

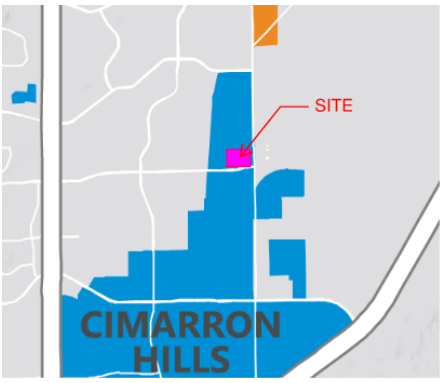
EPC Master Plan (Context from the Zone Change and Preliminary Plan Amendment)

- **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

The site is captured in the Key Areas and Areas of Change within the "Your El Paso County" Master Plan:



Key Areas (The Enclaves)



Areas of Change (Transition)



Housing and Community Framework (Urban Residential/Priority Development)

The project site also falls within the noted "Housing and Community Framework" zone of the Master Plan's Place-Type category. Based on these maps, the proposed zone change and proposed use is supported by the Master Plan. The site is identified as an Urban Residential use, in an area of proposed change and in an area of development.

The project will build on the framework of the existing and currently developing neighborhoods and will provide an appropriate transition in use between the single family residential and the adjacent corridors and light industrial uses.

While the site is within the annexation "Priority Zone", access to the major City utilities is limited in this area. At this time, it is not cost effective to seek the needed extensions for water and wastewater while Cherokee Metro District continues to provide the local services.

Per section 7.2.1.D.2 in the Land Development Code, this project meets the following criteria:

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area. Annexation into the City of Colorado Springs was explored, but found to be cost prohibitive due to offsite utility extensions needed, wastewater in particular.

WINDERMERE FILING NO.2

A RE PLAT OF TRACT B, WINDERMERE FILING NO 1 LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

TRACT B, WINDERMERE FILING NO. 1, LOCATED IN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

OWNERS CERTIFICATE:

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

IN WITNESS THEREOF:

COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____DAY OF _____, 2025.

_____
BY: JAMES TODD STEPHENS, MANAGER

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2025
BY: JAMES TODD STEPHENS, MANAGER, COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____DAY OF _____, 2025.

BY: _____
JEFF MARK, VICE-PRESIDENT

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2025.

BY: JEFF MARK, VICE-PRESIDENT OF EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEY NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF TRACT B, WINDERMERE FILING NO. 1, THE PLAT OF THEREOF IS RECORDED AT RECEPTION NUMBER 22714947 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS N00°00'18"W, 510.52 FEET, SAID WEST LINE MONUMENTED AT THE NORTH END BY A SET #5 REBAR WITH AN 1.5" ALUMINUM CAP, STAMPED, "D.B.& CO. PLS 29413" AND AT THE SOUTH END WITH A FOUND #5 REBAR WITHA 1.5" ORANGE PLASTIC CAP, STAMPED "PLS 38141".
2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/ OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
3. THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. 221075, HAVING AN EFFECTIVE DATE OF [illegible] AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
4. SURVEY FIELD WORK COMMENCED IN 2025, COMPLETED IN 2025.
5. ONLY 15.49' OF THIS 20' EASEMENT IS WITHIN TRACT B. THE REMAINING PORTION IS NOW WITHIN THE MARKSHEFFEL RIGHT-OF-WAY.
6. ONLY 19.1' OF THIS 20' EASEMENT IS WITHIN TRACT B. THE REMAINING PORTION IS NOW WITHIN THE MARKSHEFFEL RIGHT-OF-WAY.
7. UTILITY EASEMENT, RECEPTION NO. 222009250, IS WITHIN AND ALONG THE PUBLIC RIGHT-OF-WAY LINES AND DOESN'T CROSS INTO WINDEMERE FILING NO. 2.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
9. "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".

EASEMENTS:

THE PUBLIC UTILITY AND PRIVATE IMPROVEMENT EASEMENT AS SHOWN HEREON WILL ENCOMPASS THE PRIVATE STREET IMPROVEMENTS. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE STREET IMPROVEMENTS WITHIN THIS EASEMENT IS THE RESPONSIBILITY OF THE WINDERMERE HOA.

TRACT USE, OWNERSHIP AND MAINTENANCE NOTES:

1. TRACT A SHALL BE UTILIZED AS PRIVATE ACCESS, PUBLIC DRAINAGE, OPEN SPACE & PUBLIC UTILITIES, OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE VESTED TO THE WINDERMERE HOA.
2. TRACT B SHALL BE UTILIZED AS PUBLIC DRAINAGE AND IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION No.222064990 OF THE RECORDS OF EL PASO COUNTY. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE VESTED TO THE WINDERMERE HOA. SANDS METROPOLITAN DISTRICT #4 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN THE TRACT USE, OWNERSHIP AND MAINTENANCE NOTES 2, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SANDS METROPOLITAN DISTRICT NO. 4.
EXECUTED THIS _____ DAY OF _____, 2025.
BY: _____
JEFF MARK, PRESIDENT

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____, 2025.
BY: JEFF MARK, PRESIDENT, THE SANDS METROPOLITAN DISTRICT NO. 4
WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT USE AND OWNERSHIP AND MAINTENANCE NOTE 1, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

_____
BY: JAMES TODD STEPHENS, MANAGER

STATE OF _____)
) ss
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____, 2025
BY: JAMES TODD STEPHENS, MANAGER, COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

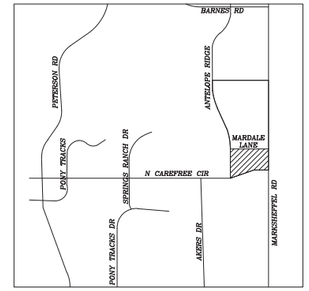
PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
3. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO ANTELOPE RIDGE DRIVE, MARKSHEFFEL ROAD OR NORTH CAREFREE CIRCLE.
4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO ANTELOPE DRIVE.
6. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED IN UNDER RECEPTION No. 22064989 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PCD DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

   THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PCD DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. THE NUMBER OF LOTS HEREBY PLATTED ARE 104 AND THE NUMBER OF TRACTS ARE 2.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION No. 22064988 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
11. UTILITY PROVIDERS ARE:CHEROKEE METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, & MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
12. PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD) HAS APPROVED THE ADDRESSING.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT. THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
15. WATER AND WASTE WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
16. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARKSHEFFEL ROAD.
17. THIS PROPERTY IS WITHIN THE SERVICE AREA OF THE SANDS METROPOLITAN DISTRICT NO. 4, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 222048896 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE.
18. PURSUANT TO RESOLUTION 21-367, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 221182390, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF WINDERMERE FILING NO. 2 ARE INCLUDED WITHIN THE PLATTED BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
19. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
20. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
21. THIS FIFTEEN FOOT (15') RIGHT-OF-WAY PRESERVATION STRIP IS RESERVED FOR FUTURE EXPANSION OF THE MARKSHEFFEL ROAD AND NORTH CAREFREE CIRCLE RIGHT-OF-WAYS.
22. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____,
23. COLO WINDERMERE #2, LLC, A COLORADO LIMITED LIABILITY COMPANY WILL INSTALL, AND THE SANDS METROPOLITAN DISTRICT NO. 4 WILL MAINTAIN, THE LANDSCAPING ALONG THE PUBLIC RIGHT-OF-WAYS AND WITHIN TRACT B.
24. IN ADDITION TO EXISTING EASEMENTS AS SHOWN HEREON, MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. HAS AN ELECTRICAL EASEMENT OVER THE EAST SIDE OF SECTION 29, T13S, R65W AS DESCRIBED IN BOOK 2046, PAGE 703.
25. THERE ARE TEMPORARY CONSTRUCTION EASEMENTS OVER WINDERMERE FILING NO. 2, SAID EASEMENTS ARE DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 220210592.
26. THE OIL, GAS AND OTHER MINERALS IN AND UNDER A PORTION OF WINDERMERE FILING NO. 2 HAVE BEEN QUITCLAIMED TO BRADELY MARKSHEFFEL, LLC PER THAT DOCUMENT RECORDED UNDER RECEPTION NO. 222005052.
27. RESERVATIONS OF OTHER MINERAL RIGHTS AND A RIGHT OF WAY FOR DITCHES AND CANALS ARE CONTAINED IN THAT UNITED STATES PATENT RECORDED IN BOOK 143, PAGE 374.

TRACT AND LOT AREA SUMMARY:

NAME	AREA (SQUARE FEET)	
LOTS (104 TOTAL)	145,372	
TRACT A	187,805	
TRACT B	64,509	



Vicinity Map
N.T.S.

SOIL AND GEOLOGY CONDITIONS:

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72-74, 169-173
EXPANSIVE SOILS: THROUGHOUT SITE
COMPRESSIBLE SOILS: THROUGHOUT SITE
HARD BEDROCK: THROUGHOUT SITE
FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA
CORROSIVE MINERALS: THROUGHOUT SITE
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE
RADON: THROUGHOUT SITE

IN THE ABSENCE OF GROUNDWATER MONITORING PROGRAM AND PRIOR TO THE APPROVAL OF THE PLAT. CGS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:
- RAISING SITE GRADES;
- NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR
- AN UNDERDRAIN SYSTEM

SURVEYOR'S STATEMENT:

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

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

_____ _____
JOHN C. DAY DATE:
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "WINDERMERE FILING NO. 2" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

_____
ASSESSOR

FEES:

SAND CREEK DRAINAGE FEE:
SAND CREEK BRIDGE FEE:
DISTRICT NO. 49 SCHOOL FEE:
REGIONAL PARK FEE:
URBAN PARK FEE:

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____O'CLOCK, ____ M., THIS _____ DAY OF _____, 2025 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER.

FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Currently Existing
Sheet 3 - Plat Graphic, Re-Platted

PCD FILE SF-_____

SEPTEMBER 5, 2025 Sheet 1 of 3

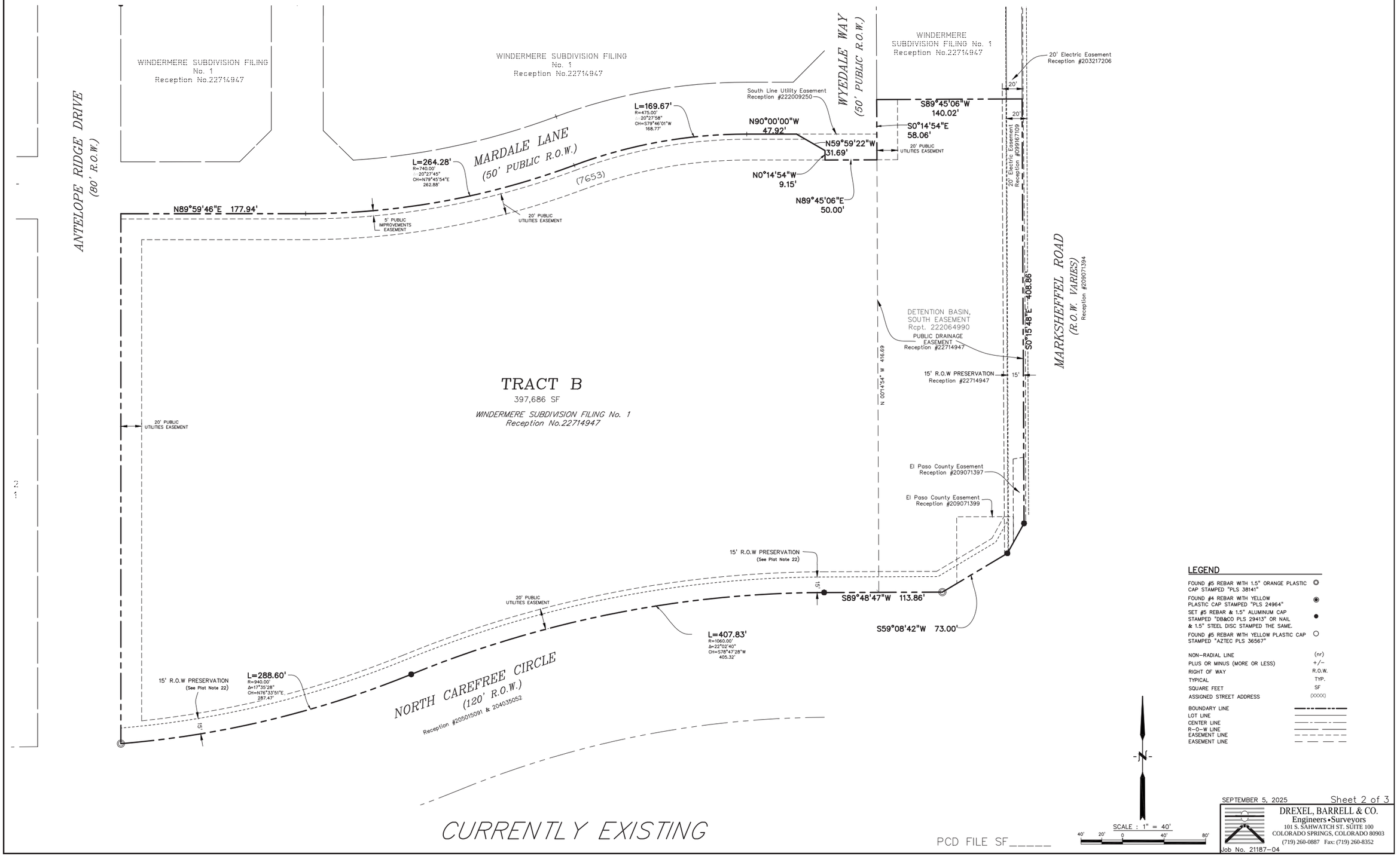
DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH ST. SUITE 100
COLORADO SPRINGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352

Job No. 21187-03 Drawing:21187-03FPLAT F3.dwg

111

WINDERMERE FILING NO.2

A RE PLAT OF TRACT B, WINDERMERE FILING NO 1 LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"	◎
FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 24964"	◉
SET #5 REBAR & 1.5" ALUMINUM CAP STAMPED "DB&CO PLS 29413" OR NAIL & 1.5" STEEL DISC STAMPED THE SAME.	●
FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"	○
NON-RADIAL LINE	(nr)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	R.O.W.
TYPICAL	TYP.
SQUARE FEET	SF
ASSIGNED STREET ADDRESS	(XXXX)
BOUNDARY LINE	
LOT LINE	
CENTER LINE	
R-O-W LINE	
EASEMENT LINE	
EASEMENT LINE	

CURRENTLY EXISTING

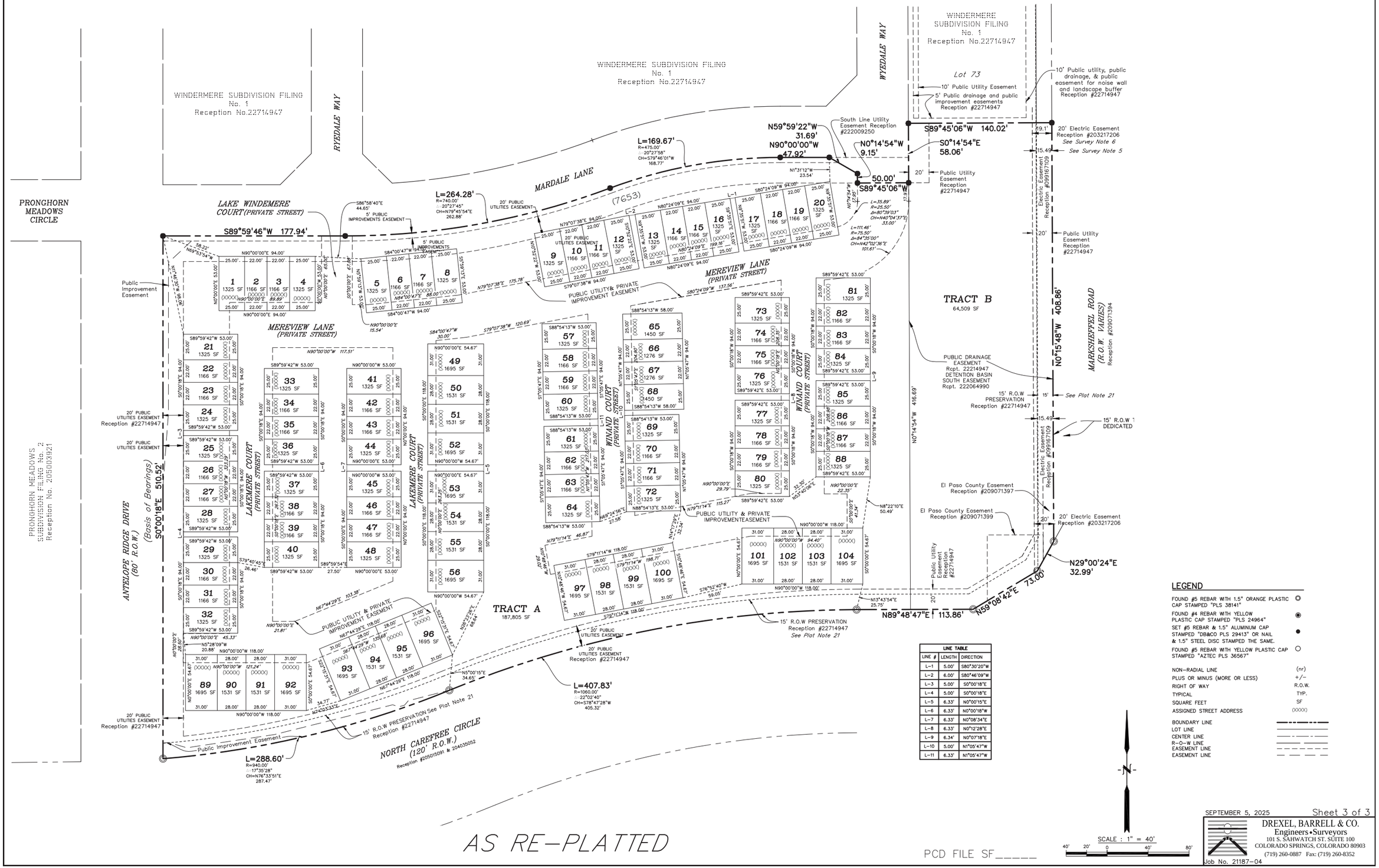
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SEPTEMBER 5, 2025 Sheet 2 of 3

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH ST. SUITE 100
COLORADO SPRINGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352
Job No. 21187-04

WINDERMERE FILING NO.2

A RE PLAT OF TRACT B, WINDERMERE FILING NO 1 LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	5.00'	S80°30'20"W
L-2	6.00'	S80°46'09"W
L-3	5.00'	S0°00'18"E
L-4	5.00'	S0°00'18"E
L-5	6.33'	N0°00'15"E
L-6	6.33'	N0°00'18"W
L-7	6.33'	N0°08'34"E
L-8	6.33'	N0°12'28"E
L-9	6.34'	N0°07'18"E
L-10	5.00'	N1°05'47"W
L-11	6.33'	N1°05'47"W

LEGEND

- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"
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NON-RADIAL LINE	(nr)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	R.O.W.
TYPICAL	TYP.
SQUARE FEET	SF
ASSIGNED STREET ADDRESS	(XXXX)
BOUNDARY LINE	
LOT LINE	
CENTER LINE	
R-O-W LINE	
EASEMENT LINE	
EASEMENT LINE	

SCALE : 1" = 40'

AS RE-PLATTED

PCD FILE SF_____

SEPTEMBER 5, 2025

Sheet 3 of 3

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH ST. SUITE 100
COLORADO SPRINGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352
Job No. 21187-04

VICINITY MAP

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.
DECIDUOUS TREES				
	AG	29	ACER GRANDIDENTATUM MESA GLOW MESA GLOW BIGTOOTH MAPLE	B & B
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	B & B
	QR	3	QUERCUS RUBRA RED OAK	B & B
	SA	22	SORBUS AUCUPARIA MOUNTAIN ASH	B & B
EVERGREEN TREES				
	BP	24	PINUS STROBIFORMIS BORDER PINE	B & B
	PE	22	PINUS EDULIS PINYON PINE	B & B
	PF	21	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	B & B
	PL	55	PINUS CONTORTA LATIFOLIA LODGEPOLE PINE	B & B
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	B & B
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B
	PS	10	PINUS SYLVESTRIS SCOTCH PINE	B & B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE
DECIDUOUS SHRUBS				
	BB	59	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	5 GAL
	CB	83	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	5 GAL
	CM	43	CHAMAEBATARIA MILLEFOLIUM FERNBUSH	5 GAL
	PA	119	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL
	RA	49	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
	SP	82	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL
EVERGREEN SHRUBS				
	JS	43	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL
	PM	79	PINUS MUGO 'SLOWMOUND' MUGO PINE	5 GAL
GRASSES				
	SI	74	SORGHASTRUM NUTANS 'INDIAN STEEL' INDIAN STEEL INDIAN GRASS	5 GAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE
GROUND COVERS				
	FINES	791 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH	ROCK MULCH
	ROCK A	14,217 SF	3/4" BLACK GRANITE ROCK ANGULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH
	ROCK B	31,509 SF	1-1/2" SADDLEBACK SWIRL	ROCK MULCH
	SEED1	30,831 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED
	SEED2	121,160 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED

811 Know what's below. Call before you dig.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 10/21/2024

WINDEMERE FILING 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 196160000

SHEET 16

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VICINITY MAP

PLANT SCHEDULE

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DECIDUOUS TREES			
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	SEED2	121,100 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR

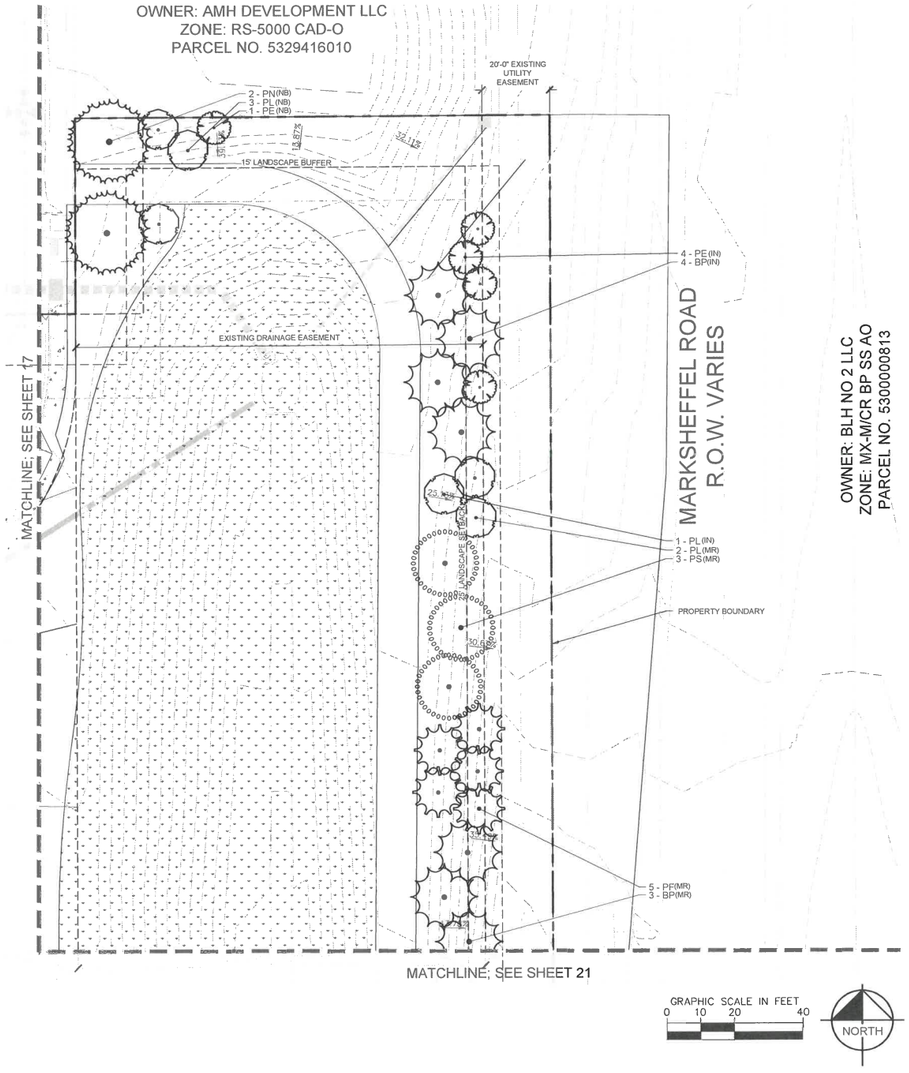
DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 10/21/2024

WINDEMERE FILING 2 MULTI-FAMILY
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PRELIMINARY LANDSCAPE PLAN

PROJECT NO.
196160000

SHEET
17

K:\COS_LA\196160000 – Windemere\CADD\PlanSheets\SDP\SDP_LA.dwg Houk, Jim 9/22/2025 11:15 AM



OWNER: BLH NO 2 LLC
ZONE: MX-M/CR BP SS AO
PARCEL NO. 5300000813

GRAPHIC SCALE IN FEET
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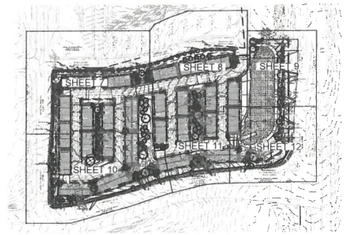
NORTH

PLANT SCHEDULE

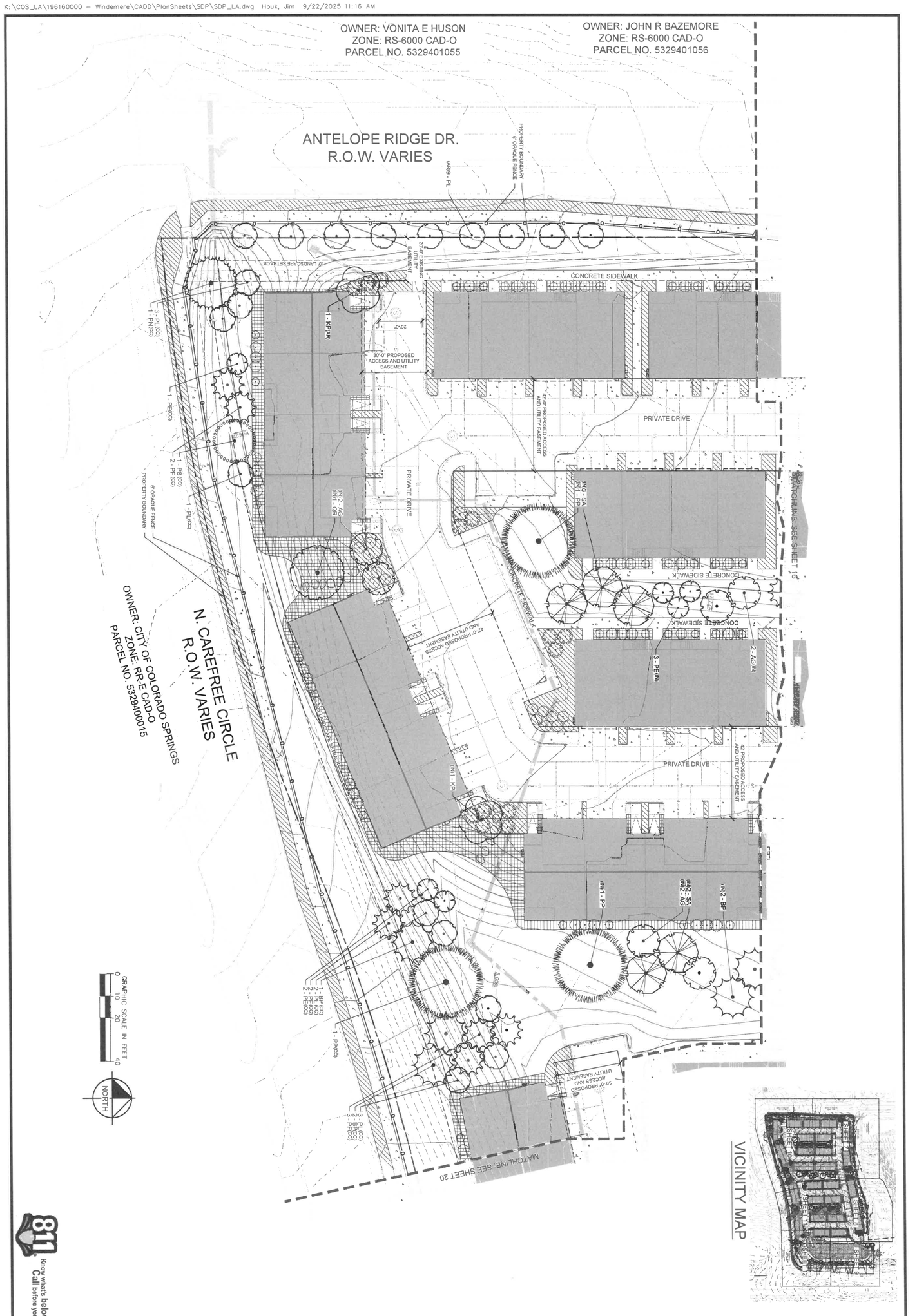
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	BB	59	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH
	CB	83	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	CM	43	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	PA	119	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	RA	40	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	SP	82	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC
EVERGREEN SHRUBS			
	JB	43	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	PM	79	PINUS MUGO 'SLOWMOUND' MUGO PINE
GRASSES			
	SI	74	SORGHASTRUM NUTANS 'INDIAN STEEL' INDIAN STEEL INDIAN GRASS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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	ROCK A	14,217 SF	3/4" BLACK GRANITE ROCK ANGULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
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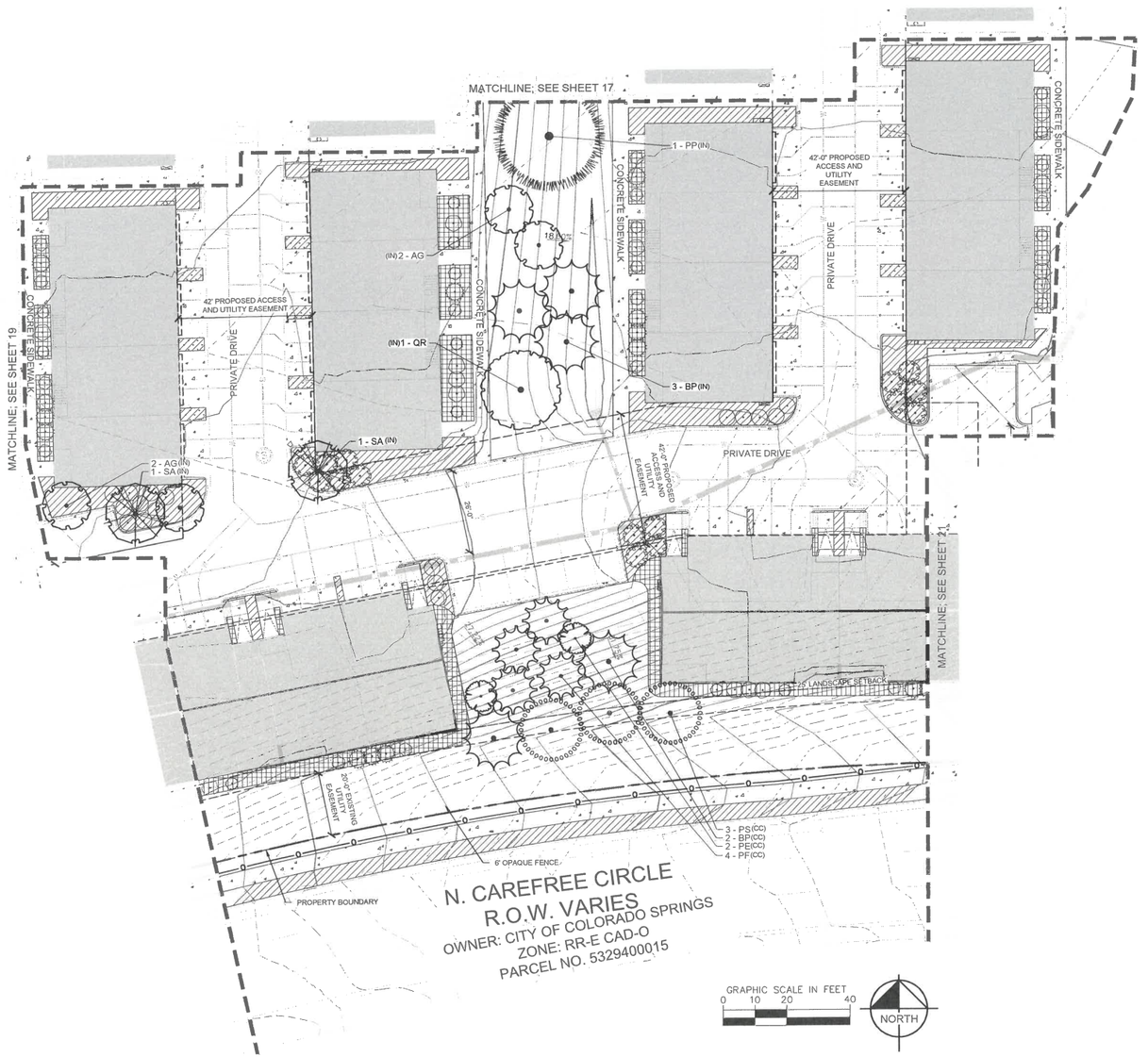


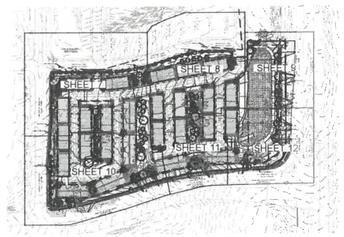
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SHEET 19	PROJECT NO. 196160000		WINDEMERE FILING 2 MULTI-FAMILY SITE DEVELOPMENT PLAN PRELIMINARY LANDSCAPE PLAN	DESIGNED BY: AJV DRAWN BY: AJV CHECKED BY: JCP DATE: 10/21/2024	Kimley»Horn 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	NO. REVISION BY DATE APPR





VICINITY MAP

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AG	29	ACER GRANDIDENTATUM MESA GLOW MESA GLOW BIGTOOTH MAPLE
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	QR	3	QUERCUS RUBRA RED OAK
	SA	22	SORBUS AUCUPARIA MOUNTAIN ASH
EVERGREEN TREES			
	BP	24	PINUS STROBIFORMIS BORDER PINE
	PE	22	PINUS EDULIS PINYON PINE
	PF	21	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE
	PL	55	PINUS CONTORTA LATIFOLIA LODGEPOLE PINE
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE
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2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

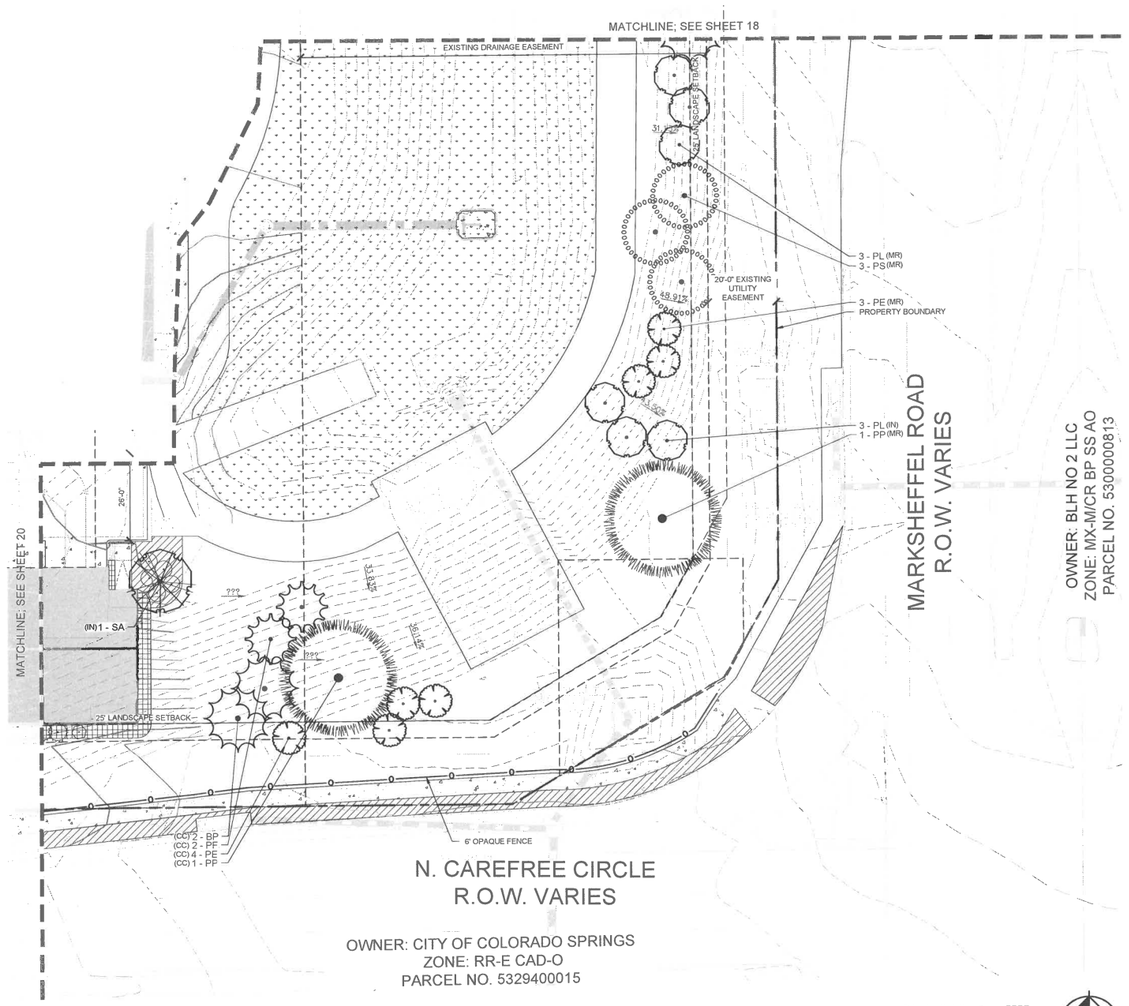
DESIGNED BY: AJV
DRAWN BY: AJV
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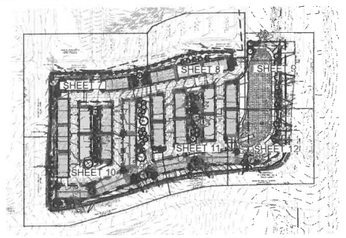
WINDEMERE FILING 2 MULTI-FAMILY
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PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 196160000

SHEET 20

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DESIGNED BY: AJV
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WINDEMERE FILING 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 196160000

SHEET 21

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. . THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. ALL TREES PROPOSED TO BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE FORESTRY DEPARTMENT FOR PERMIT PRIOR TO TREE REMOVAL.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE PLANTS FREE OF DISEASE, WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO 811 TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC. , SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

O. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

P. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

Q. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

R. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

S. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

T. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

NATIVE SEED INSTALLATION AND MAINTENANCE

A. **NATIVE SEED ESTABLISHMENT**

1. **ALL AREAS WITH NATIVE LAWN MIX (SEED)** SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.

2. **ALL NATIVE SEED AREAS** SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.

3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.

4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES. (ESTIMATED MID-JUNE)

5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.

B. **NATIVE LAWN MIX MAINTENANCE**

1. ONCE ESTABLISHED, **ALL AREAS WITH NATIVE LAWN MIX** SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.

2. AFTER ESTABLISHMENT, **ALL AREAS WITH NATIVE LAWN MIX** SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON . PROVIDE APPROXIMATELY ¾" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.

3. APPLY ½ LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

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2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

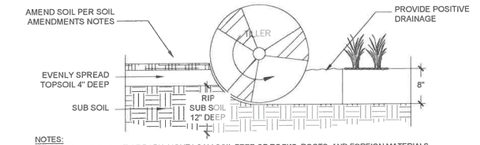
DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 10/21/2024

WINDEMERE FILING 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

PROJECT NO.
196160000

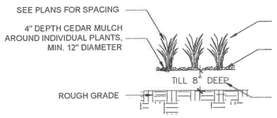
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NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

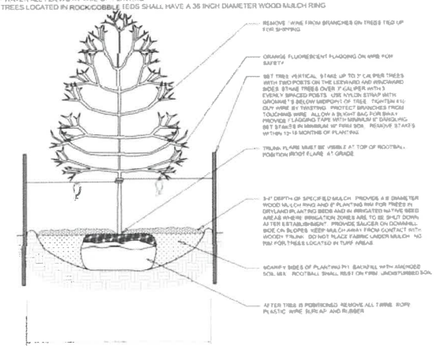
1 SOIL PREP
NTS — 196-160-000-01



NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE 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.

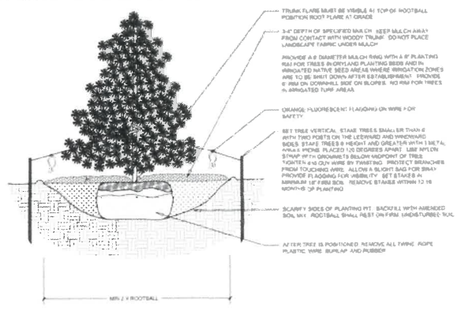
2 GRASS AND PERENNIAL PLANTING
NTS — 196-160-000-06

NOTES
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE. NOT TWINE
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING
10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING



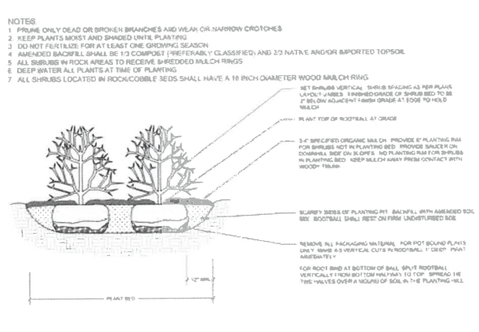
3 DECIDUOUS TREE PLANTING
NTS — 196-160-000-10

NOTES
1. DO NOT REMOVE OR CUT LEADER
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS (ARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING
9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING

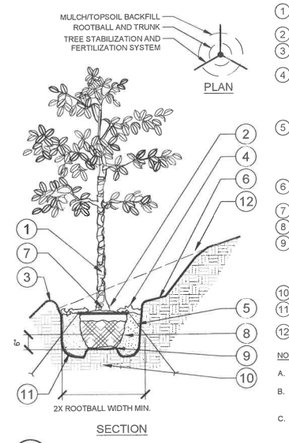


4 EVERGREEN TREE PLANTING
NTS — 196-160-000-12

NOTES
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING
7. ALL SHRUBS LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 18 INCH DIAMETER WOOD MULCH RING



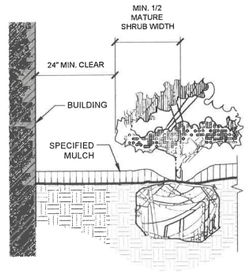
5 SHRUB PLANTING
NTS — 196-160-000-11



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" HIGH BERM, FIRMLY COMPACTED NATIVE SOIL.
4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED NATIVE SOIL.
10. SCARIFY BOTTOM AND SIDES OF PLANT OPENING.
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

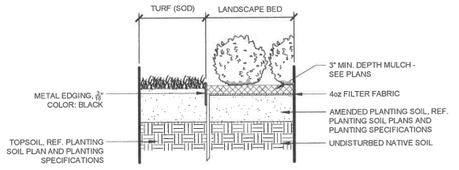
NOTES:
A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

6 TREE PLANTING ON A SLOPE
6 / 14 — SECTION / PLAN — NTS



NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

7 PLANTINGS ADJACENT TO BUILDINGS
NTS — 196-160-000-07



8 METAL EDGER AT PLANTING BED
8 / 14 — 1" = 1" — EC-160-000-21

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 10/21/2024

WINDEMERE FILING 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

PROJECT NO. 196160000

SHEET 23

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	C
DECIDUOUS TREES								
	AG	29	ACER GRANDIDENTATUM MESA GLOW MESA GLOW BIGTOOTH MAPLE	B & B	2" CAL MIN	15'-18'	20'-30'	
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'	
	QR	3	QUERCUS RUBRA RED OAK	B & B	2" CAL MIN	40'-60'	40'-60'	
	SA	22	SORBUS AUCUPARIA MOUNTAIN ASH	B & B	2.5" CAL MIN	15'-20'	30'-40'	F
EVERGREEN TREES								
	BP	24	PINUS STROBIFORMIS BORDER PINE	B & B	6' HGT.	20'-30'	40'-50'	
	PE	22	PINUS EDULIS PINYON PINE	B & B	6' HGT.	10'-20'	20'-30'	
	PF	21	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HGT.	15'-30'	30'-50'	
	PL	55	PINUS CONTORTA LATIFOLIA LODGEPOLE PINE	B & B	6' HGT.	10'-15'	50'-70'	
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	F
	PS	10	PINUS SYLVESTRIS SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE	SPACING	WIDTH	HEIGHT	C
DECIDUOUS SHRUBS								
	BB	59	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	5 GAL	SEE PLAN	4'-8'	6'-12'	
	CB	83	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	5 GAL	SEE PLAN	4'-6'	1'-2'	
	CM	43	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	SEE PLAN	4'-6'	4'-6'	S
	PA	119	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'	
	RA	40	RHUS AROMATICA `GRO-LOW GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8'	2'-3'	
	SP	82	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL	SEE PLAN	4'-8'	6'-10'	
EVERGREEN SHRUBS								
	JB	43	JUNIPERUS HORIZONTALIS `BLUE CHIP' BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6'-8'	8"-12"	
	PM	79	PINUS MUGO `SLOWMOUND' MUGO PINE	5 GAL	SEE PLAN	5'-6'	3'-5'	
GRASSES								
	SI	74	SORGHASTRUM NUTANS 'INDIAN STEEL' INDIAN STEEL INDIAN GRASS	5 GAL	SEE PLAN	2'-3'	5'-7'	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
GROUND COVERS							
	FINES	791 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH	ROCK MULCH			PIONEER SAND
	ROCK A	14,217 SF	3/4" BLACK GRANITE ROCK ANGULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND
	ROCK B	31,509 SF	1-1/2" SADDLEBACK SWIRL	ROCK MULCH	4"	YES	PIONEER SAND
	SEED1	30,831 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	SEED2	121,100 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED

LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	MARKSHEFFEL ROAD	N. CAREFREE CIR.	ANTELOPE RIDGE DR.	MARDALE LANE	NORTH BUFFER
ZONE DISTRICT BOUNDARY:	MAYBE?	NO	NO	NO	NO
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'	10' / 10'	10' / 10'	15' 15'
LINEAR FOOTAGE:	445'	884'	511'	750'	150'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 30 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	23 / 23	45 / 45	17 / 17	25 / 25	6 / 6
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A	2 / 6
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MR	CC	AR	ML	NB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

INTERNAL LANDSCAPING

GROSS SITE AREA:	402,802 SF (9.25 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.	60,421 SF / 197,512 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	120 / 86
SHRUB SUBSTITUTES REQ. / PROV.	340 / 548
ORN. GRASS SUBSTITUTES REQ. / PROV.	0 / 74
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

PARKING LOT LANDSCAPING

NUMBER OF VEHICLE SPACES PROVIDED:	40
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	2 / 2
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded	Pounds PLS • non-irrigated broadcast • non-irrigated/ hydroseeded • irrigated drilled	Pounds PLS •non-irrigated drilled
				80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
Big Bluestem	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Blue Grama	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	*Nassella viridula*	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	*Bouteloua curtipendula*	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	*Panicum virgatum*	Warm, bunch-sod	10	0.8	0.4	0.2
Prairie Sandreed	*Calamovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	*Sorghastrum nutans*	Warm, sod	10	2.0	1.0	0.5
			Seed rate (lbs PLS/acre)	19.3	9.7	4.8

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded	Pounds PLS • non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled	Pounds PLS •non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Blue Grama	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	*Pascopyrum smithii*	Cool, sod	30	12.0	6.0	3.0
Sand Dropseed	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
			Seed rate (lbs PLS/acre)	42.0	21.0	10.3

811 Know what's **below.** **Call** before you dig.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 10/21/2024

WINDEMERE FILING 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

PROJECT NO. 196160000

SHEET 24

K:\COS_LA\196160000 – Windemere\CADD\PlanSheets\SDP\SDP_LA.dwg Houk, Jim 9/22/2025 11:16 AM

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title:	2026 Budget Proposals
Agenda Date:	November 12, 2025
Agenda Item Number:	#7 - A
Presenter:	Todd Marts, Parks Executive Director
Information:	**Endorsement:** **X**

Overview
At the Park Advisory Board meeting each year, staff presents the preliminary proposed operations budgets for the upcoming year for consideration and / or endorsement. The overall County budget is presented to the Board of County Commissioners for consideration and / or approval.

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from budget investments.

Administration
Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

Outcomes
1. Develops and manages the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes approximately 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

Community Outreach
The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

Outcomes

1. Oversees the generation of $200,000 of third-party funding support annually.
2. Coordinates over 20,000 hours of annual volunteer support.
3. Coordinates grant administration for capital projects and operational support.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 123 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

Outcomes

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Coordinates the completion of capital improvement projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
5. Oversee the development of park master plans and supports other County and regional planning efforts.
6. Participate in multi-modal transportation system development via the Regional Trails Team, PPACG transportation planning committees and County planning.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of outdoor recreation programs within the County Parks system.

Outcomes

1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinates over 60,000 visitor contacts at nature centers.
3. Generates approximately $100,000 from programming efforts to support the County's nature centers.
4. Manages a successful County Fair that attracts 25,000 participants and generates approximately $250,000 to meet financial self-sustaining goals.
5. Assists with generating over $25,000 through sponsorships and fundraising to support operational efforts.
6. Recruits volunteers to provide over 12,000 volunteer hours annually.

Significant Budget Modifications

Conservation Trust Fund (CTF)

1. No significant changes proposed

Park Administration Budget

1. Proposed critical needs request for $800,000 for the Bear Creek Regional Park Pickleball/Tennis Courts and Archery Range.

Recommended Action:

Move to endorse the 2026 El Paso County Parks Preliminary Budget.

PARKS DEPARTMENT - ADMINISTRATION BUDGET PROPOSAL

ADMIN	Description	2026 Base Budget	Changes	2026 Proposed
41102	Salaries - Full Time	2,180,916		2,180,916
41109	Vehicle allowance	7,200		7,200
41120	Salaries - Temporary	136,080		136,080
41130	Salaries - Part Time / Hourly	23,685		23,685
41210	Overtime - Full Time	4,000		4,000
41430	FICA Taxes	188,934		188,934
41550	IPR-Public Svcs Dept.	(16,553)		(16,553)
41909	CIPS - CTF	357,592		357,592
41909	CIPS - Parks	31,675		31,675
42131	PC Software/ Licenses	2,000		2,000
42190	Misc Office Supplies	8,000		8,000
42223	Purchased Water	300		300
42224	Misc. Food & Beverages	200		200
43110	Postage	950	76	1,026
43191	Security & Parking Charges	300		300
43240	Duplicating	200		200
43330	Subscriptions	300		300
43359	Other Memberships & Registrati	1,200		1,200
43420	Telephone, Fax and Internet	81,255		81,255
43589	Advisory Board Expenses	500		500
43599	Other Professional Services	196,028		196,028
43668	Facility Repairs	(58,953)		(58,953)
43700	Travel, Meetings & Registratio	2,000		2,000
43810	Professional Dev/Training	100		100
45320	Land Rental	400		400
45331	Rental Office Equipment	6,000		6,000
45551	Bank Svc Chgs-County	10,000		10,000
45913	Refunds	300		300
		3,164,609	**76**	**3,164,685**
				-
PLANNING				-
42131	PC Software/ Licenses	2,000		2,000
42190	Misc Office Supplies	3,000		3,000
42254	Uniforms	500		500
43359	Other Memberships & Registrati	500		500
43700	Travel, Meetings & Registratio	7,000		7,000
43810	Professional Dev/Training	2,000		2,000
		15,000	**-**	**15,000**
				-

NATURE CENTERS				-
42131	PC Software/ Licenses	300		300
42190	Misc Office Supplies	1,500		1,500
42270	Other Operating Supplies	7,500		7,500
43110	Postage	1,100	88	1,188
43599	Other Professional Services	2,000		2,000
45331	Rental Office Equipment	1,755		1,755
		14,155	**88**	**14,243**
				-
OPERATIONS				-
42190	Misc Office Supplies	100		100
42223	Purchased Water	800		800
42254	Uniforms	8,005		8,005
42482	North District Park Maint	15,000		15,000
42482	Central District Park Maint	15,000		15,000
42482	South District Park Maint	15,000		15,000
42482	East District Park Maintenance	15,000		15,000
42482	Support Svcs Park Maintenance	40,000		40,000
42482	Downtown Grounds	26,600		26,600
43359	Other Memberships & Registrati	1,000		1,000
43599	Other Professional Services	149,000		149,000
43599	Other Prof Serv Forestry	275,000		275,000
43661	Trash/Port Restroom Contracts	37,000		37,000
43668	Facility Repairs	20,700		20,700
43668	Park Operations FacilityRepair	255,730		255,730
43700	Travel, Meetings & Registratio	2,200		2,200
43810	Professional Dev/Training	3,000		3,000
45330	Machinery & Equipment Rental	2,000		2,000
47501	IC Reimb-CSC	(49,236)		(49,236)
47550	Reimbursements	(1,183)		(1,183)
47550	Reimbursement - PPRBD	(33,600)		(33,600)
48380	Parks Capital Funding	750,000		750,000
		1,547,116	**-**	**1,547,116**
				-
	Pickleball/Tennis/Archery Complex	-	800,000	800,000
		-	**800,000**	**800,000**

FAIR & EVENT CENTER			
41102 Salaries - Full Time	126,615		126,615
41120 Salaries - Temporary	19,000		19,000
41130 Salaries - Part Time / Hourly	4,000		4,000
41210 Overtime - Full Time	1,500		1,500
41220 Overtime - Temporary	3,750		3,750
41430 FICA Taxes	8,806		8,806
41550 IPR-Parks	(31,675)		(31,675)
42131 PC Software/ Licenses	150		150
42132 Web Site Services	3,000		3,000
42190 Misc Office Supplies	1,500		1,500
42224 Misc. Food & Beverages	400		400
42270 Other Operating Supplies	4,100	3,000	7,100
42299 Discretionary Funds	400		400
42319 Fleet Services Expenses	2,000		2,000
43110 Postage	300	24	324
43210 Printing & Binding	3,500		3,500
43330 Subscriptions	100		100
43359 Other Memberships & Registrati	450		450
43367 Prizes and Disbursements	2,000		2,000
43368 4-H Related Expenses	3,000		3,000
43370 Advertising	25,000		25,000
43371 Horticulture Payouts	1,000		1,000
43371 Creative Arts Payouts	1,500		1,500
43371 Entertainment Tent Payouts	4,500		4,500
43371 Honorariums	11,500		11,500
43577 Fair Entertainment	101,200		101,200
43577 Non-Fair Programming	15,800	(3,000)	12,800
43589 Advisory Board Expenses	200		200
43599 Other Professional Services	13,500		13,500
43668 Facility Repairs	5,900		5,900
43700 Travel, Meetings & Registratio	1,200		1,200
43810 Professional Dev/Training	2,500		2,500
45330 Machinery & Equipment Rental	12,500		12,500
45331 Rental Office Equipment	1,500		1,500
45551 Bank Svc Chgs-County	3,304		3,304
	354,000	**24**	**354,024**

PARKS DEPARTMENT - CONSERVATION TRUST FUND BUDGET PROPOSAL
2026

ACCOUNT	Description	2026 Base Budget	Changes	2026 Proposed
42319	Fleet Services Expenses	57,950		57,950
42482	North District Park Maint	12,500		12,500
42482	Central District Park Maint	12,500		12,500
42482	South District Park Maint	12,500		12,500
42482	East District Park Maintenance	12,500		12,500
42482	Support Svcs Park Maintenance	15,000		15,000
43599	Other Professional Services	20,148		20,148
41102	Salaries - Full Time	1,056,862		1,056,862
41120	Salaries - Temporary	163,662		163,662
41130	Salaries - Part Time / Hourly	51,324		51,324
41210	Overtime - Full Time	7,000		7,000
41410	Unemployment Insurance	1,158		1,158
41420	Health Insurance	196,244		196,244
41430	FICA Taxes	84,829		84,829
41441	Dental Insurance	4,177		4,177
41442	Disability Insurance	2,987		2,987
41443	Life Insurance	716		716
41444	Worker's Compensation	10,463		10,463
41445	Casualty & Liability Insurance	32,200		32,200
41450	Retirement Expense	73,872		73,872
41550	IPR-Parks	-357,592		-357,592
		1,471,000	**-**	**1,471,000**

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title:	2025 Action Plan
Agenda Date:	November 12, 2025
Agenda Item Number:	# 7 - B
Presenter:	Todd Marts, Parks Executive Director
Information:	**Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan.

Please find attached the proposed 2026 Community Services Department Action Plan that includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

Recommended motion:

Move to endorse the 2026 Action Plan.

2026 ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Renovate ponds and gazebo per engineered design	Objective 1 - Infrastructure	
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	
Kyle Melvin	Homestead Ranch Regional Park Trail Improvements	Phase III trail improvements	Objective 1 - Infrastructure	
Kyle Melvin	Fountain Creek Regional Park Restroom Renovation	Interior and exterior restorations	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Restroom Improvements	Clean, seal, epoxy restroom floors	Objective 1 - Infrastructure	
Adam Baker	Falcon Regional Park Dog Park Improvements	Install gravel and picnic tables in existing shade structure	Objective 1 - Infrastructure	
Jamie Haas	Fountian Creek Nature Center Landscape Improvements	Install new irrigation and landscape	Objective 1 - Infrastructure	
Jamie Haas	Fountain Creek Regional Park Improvements	Replace wood fence around Duckwood trailhead parking lot	Objective 1 - Infrastructure	
Scott Myers	Fox Run Regional Park Irrigation Controllers	Relocate irrigation controllers from basements of Pine Meadows and Oak Meadows restrooms	Objective 1 - Infrastructure	
Scott Myers	Playground Rules Signs	Install / Update playground rules signs at all County playgrounds	Objective 4 - Health and Safety	
Adam Robertson	Pikes Peak Center Landscape Bed Renovation	Convert two existing landscape beds from wood mulch to gravel	Objective 1 - Infrastructure	
Adam Robertson	Bear Creek Regional Park Landscape Improvements	Renovate the north landscape bed at the intersection of 21st Street and Argus	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Signage Improvements	Update and consolidate Stella Road entrance signage	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Dog Park Improvements	Install double gates for utility vehicle access	Objective 1 - Infrastructure	

2026 ACTION PLAN

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 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	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

2026 ACTION PLAN

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Leave No Trace	Train 50% of staff and volunteers in LNT and explore steps toward Nature Center certification.	Respond to Growing Community	
Andy Talley	Native Plants Garden at FCNC	Design, purchase, and plant native plants in the ADA re-build area, with the help of volunteers and BGC Grant	Infrastructure	
Jessica Miller	Wayfinding Signs at FCNC	Design and install wayfinding signs on trails surrounding FCNC.	Infrastructure & Health & Safety	
Victoria Dinkel	Tiger Salamander Exhibit	Research, design, and install a permanent public exhibit of the Tiger Salamander.	Respond to Growing Community	
Kylee Taylor	50th Anniversary	Work to plan, coordinate, and execute a year-long celebration of Bear Creek Nature Center's 50th Anniversary.	Respond to Growing Community	
Mary Jo Lewis	Bear Creek Exhibit	Coordinate the design, creation, and installation of A Closer Peek at Bear Creek: new exhibit.	Respond to Growing Community	
Andschana Aljets	Fair Printed Material	Adjust Digital and Print communications timelines to allow for detailed review and editing across all communication channels.	Community Trust (improved communications)	
Skye Bogle	Fair Website Updates	Streamline fair website to create a user-friendly experience and increase accessibility.	Respond to Growing Community	
Ryan Dorough	Recreation Registration Software	Assist with ease of participant registration by rolling out a new registration module, to include staff training and implementation.	Service Quality & Respond to Growing Community	

2026 ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Renovate ponds and gazebo per engineered design	Objective 1 - Infrastructure	
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	
Kyle Melvin	Homestead Ranch Regional Park Trail Improvements	Phase III trail improvements	Objective 1 - Infrastructure	
Kyle Melvin	Fountain Creek Regional Park Restroom Renovation	Interior and exterior restorations	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Restroom Improvements	Clean, seal, epoxy restroom floors	Objective 1 - Infrastructure	
Adam Baker	Falcon Regional Park Dog Park Improvements	Install gravel and picnic tables in existing shade structure	Objective 1 - Infrastructure	
Jamie Haas	Fountian Creek Nature Center Landscape Improvements	Install new irrigation and landscape	Objective 1 - Infrastructure	
Jamie Haas	Fountain Creek Regional Park Improvements	Replace wood fence around Duckwood trailhead parking lot	Objective 1 - Infrastructure	
Scott Myers	Fox Run Regional Park Irrigation Controllers	Relocate irrigation controllers from basements of Pine Meadows and Oak Meadows restrooms	Objective 1 - Infrastructure	
Scott Myers	Playground Rules Signs	Install / Update playground rules signs at all County playgrounds	Objective 4 - Health and Safety	
Adam Robertson	Pikes Peak Center Landscape Bed Renovation	Convert two existing landscape beds from wood mulch to gravel	Objective 1 - Infrastructure	
Adam Robertson	Bear Creek Regional Park Landscape Improvements	Renovate the north landscape bed at the intersection of 21st Street and Argus	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Signage Improvements	Update and consolidate Stella Road entrance signage	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Dog Park Improvements	Install double gates for utility vehicle access	Objective 1 - Infrastructure	

2026 ACTION PLAN

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 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	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

2026 ACTION PLAN

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Leave No Trace	Train 50% of staff and volunteers in LNT and explore steps toward Nature Center certification.	Respond to Growing Community	
Andy Talley	Native Plants Garden at FCNC	Design, purchase, and plant native plants in the ADA re-build area, with the help of volunteers and BGC Grant	Infrastructure	
Jessica Miller	Wayfinding Signs at FCNC	Design and install wayfinding signs on trails surrounding FCNC.	Infrastructure & Health & Safety	
Victoria Dinkel	Tiger Salamander Exhibit	Research, design, and install a permanent public exhibit of the Tiger Salamander.	Respond to Growing Community	
Kylee Taylor	50th Anniversary	Work to plan, coordinate, and execute a year-long celebration of Bear Creek Nature Center's 50th Anniversary.	Respond to Growing Community	
Mary Jo Lewis	Bear Creek Exhibit	Coordinate the design, creation, and installation of A Closer Peek at Bear Creek: new exhibit.	Respond to Growing Community	
Andschana Aljets	Fair Printed Material	Adjust Digital and Print communications timelines to allow for detailed review and editing across all communication channels.	Community Trust (improved communications)	
Skye Bogle	Fair Website Updates	Streamline fair website to create a user-friendly experience and increase accessibility.	Respond to Growing Community	
Ryan Dorough	Recreation Registration Software	Assist with ease of participant registration by rolling out a new registration module, to include staff training and implementation.	Service Quality & Respond to Growing Community	

Community Services Department

Parks / Recreation & Cultural Services Divisions

October 2025 Monthly Report

Facility Revenue Totals To Date		2025				2024	2023	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		$ 180,000	$ 202,699	$ (22,699)		$ 211,845	$ 263,494	
County Fair / Fairgrounds		$ 301,000	$ 441,143	$ (140,143)		$ 462,596	$ 426,726	
Total		**$ 481,000**	**$ 643,842**	**$ (162,842)**		**$ 674,441**	**$ 690,220**	

Fundraising Revenue		2025	2025			2024	2023	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	$ 80,000	$ 112,500	$ (32,500)		$ 112,500	$ 102,500	
Partners in the Park Program	Park Operations	$ 45,000	$ 92,500	$ (47,500)		$ 92,500	$ 77,500	
Trust for County Parks	Park Operations	$ 10,000	$ 62,613	$ (52,613)		$ 56,334	$ 28,242	
Nature Center Fundraising	Nature Center Support	$ 25,000	$ 62,295	$ (37,295)		$ 38,375	$ 20,056	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	$ 40,000	$ 70,000	$ (30,000)		$ 80,000	$ 70,000	
Total		**$ 200,000**	**$ 399,908**	**$ (199,908)**		**$ 379,709**	**$ 298,298**	

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
February	11	893	N/A	15	898	15	778
March	86	2997	N/A	15	292	51	1306
April	325	10789	4.3	278	7613	299	10619
May	482	17943	4.1	491	16030	448	16919
June	614	20929	4.5	635	23181	552	20087
July	579	19616	4.32	579	20387	594	22852
August	442	19278	4.67	502	21409	445	22024
September	363	14455	4.8	431	18958	442	22133
October	188	7804	5	164	7764	222	11174
November							
December							
Total	**3100**	**116330**	**4.5**	**3120**	**117604**	**3079**	**128858**

Parks Facility Reservations		2025	2025	2024	2024	2023	2023	
October		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park								
Archery Lanes		8	16					
Athletic Fields		23	1095	27	1595	6	625	
Pavilions		35	1500	39	1714	67	3042	
Trails		4	790	3	457	2	700	
Vendor		5	16	5	20	3	10	
Tennis Courts				1	2			
Pickleball Courts		5	93	3	21	4	8	
Vita Course								
Meeting Room		1	2	3	30	8	63	
Black Forest Regional Park								
Athletic Fields		5	125			4	120	
Pavilions		7	270	8	308	9	214	
Vendor								
Tennis Courts / Pickleball Courts		1	4	11	42	1	4	
Falcon Regional Park								
Baseball Fields				1	30			
Athletic Field								
Vendor								
Fountain Creek Regional Park								
Athletic Fields		8	305	2	150	1	75	
Pavilions		12	378	12	693	12	551	
Trails								
Disc Golf Course								
Vendor		2	8			1	4	
Fox Run Regional Park								
Athletic Fields		29	815	15	480	42	1405	
Gazebo						13	590	
Warming Hut						5	45	
Pavilions		27	1052	16	516	18	930	
Vendor								
Trails		1	80	1	30	1	30	
Homestead Ranch Regional Park								
Pavilions		2	95	2	70	8	345	
Athletic Fields		1	50			2	110	
Trails								
Palmer Lake Recreational Area								
Palmer Lake Santa Fe Trail		1	333	1	1000	2	1300	
New Santa Fe Trail								
Monument Trail Head New Santa Fe Trail		1	333	1	500	1	800	
Baptist Road Santa Fe Trail		1	333					
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
Paint Mines Trail		7	81	12	76	12	203	
Rock Island Trail								
Black Forest Section 16				1	30			
Rainbow Falls Historic Site		2	30					
Pineries Open Space								
Total Park Facility Reservations		**188**	**7804**	**164**	**7764**	**222**	**11174**	

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		40	2527	N/A	62	1095	79	2042
November								
December								
Total		**268**	**13,232**	**N/A**	**302**	**23,465**	**236**	**28,292**
Fairgrounds Facility Reservations		2025	2025	2024	2024			
October		**Rentals**	**Attendance**	**Rentals**	**Attendance**			
Swink Hall - Fairgrounds								
Lion's Club Meeting		1	50	1	30			
Jr. Livestock Committee Meeting		1	20	2	140			
Fair Advisory Board Meeting		1	30	1	30			
4-H Hitch'N'Post Meeting		1	20	1	20			
FFA District Leadership Conference		1	100	1	20			
FAB Volunteer Appreciation Event		1	30	1	2			
Tallgrass Community Meeting		1	100					
Grand Stands Building								
North Kitchen - Paradise Café		6	48	30	180			
South Kitchen - Cluckin Chicken		4	16	15	90			
South Kitchen - Fire Prairie Salsa		2	6					
Track								
Grounds & Stable								
Silken Windhound - Dog Scent Event		3	375					
Mountain Nose Work - Dog Scent Event		3	225					
ADA Lot - Construction		2	4					
Livestock Arena								
Calhan High School - Homecoming Float Building		5	150	2	200			
Open Ride		3	3	4	28			
Whittemore - Fairgrounds								
UM Rummage Sale		2	600					
Calhan School Volleyball & Football Fundraiser		1	200	3	350			
Day of the Dog Event		2	550	1	5			
FSB Pavilion								
Arena								
Month Total Fair Facility Reservations		**40**	**2,527**	**62**	**1,095**			

Vandalism Report								
Incident	**Date**	**Location**	**Area**	**Cost**				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	$600				
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		2025		2024		2023		
Total for Year	**Goal**	**Volunteers**	**Total Hours**	**Volunteers**	**Total Hours**	**Volunteers**	**Total Hours**	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April		187	1,123	421	1,724	413	1,701	
May		288	1,852	607	2,617	501	2,225	
June		525	4,490	669	2,831	658	2,263	
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		523	2787	569	2,815	574	2,339	
November								
December								
Totals		**3068**	**19,085**	**4318**	**21,685**	**4,195**	**20,626**	

		2025	
October		**Volunteers**	**Total Hours**
Park Advisory Board		N/A	N/A
Fair Advisory Board		13	71
Fairgrounds Corporation		5	10
Fair and Events Center		13	54
Friends of the Nature Centers		70	451.5
Adopt-A-Park / Trail / Volunteer Projects		422	2,200
Total		**523**	**2,787**

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		151	3631	4.99	141	5799	156	4656
November								
December								
Totals	**800 / 21,000**	**1,123**	**85285**	**4.97**	**1,028**	**81340**	**1020**	**69236**

		2025	2025	2025				
October	**Facility**	**Programs**	**Attendance**	**Evaluation**				
Discover Bear Creek	BCNC	10	145	5.00				
Habitat	BCNC	11	166	5.00				
Incredible Insects	BCNC	11	175	5.00				
Colorado Wildlife Detectives	BCNC	23	366	5.00				
Trailability Program	BCNC + FCNC	14	29					
Our House	BCNC	2	40					
Restoration Crew	BCNC	1	13					
Rocky Mountain Women's Film Festival Screening	BCNC	1	75					
Nature Explorers: Migratory Story	BCNC	2	50	5.00				
Group Visit: Joy Senior Center	BCNC	1	21					
Boo at Bear Creek	BCNC	12	183	4.85				
Little Wonders: Amazing Acorns	BCNC	2	50	5.00				
Bird Banding	BCNC	3	35					
Awesome Arthropods	FCNC	9	151	5.00				
Walk the Wetlands	FCNC	6	90	5.00				
Discover the Wetlands	FCNC	16	261	5.00				
Nature Adventures: Predators in the Park	FCNC	2	48	4.95				
2s & 3s Outdoors: Busy Bugs	FCNC	2	51	5.00				
Program Room Rental: City/County Joint PAB Lunch	FCNC	1	35					
Program Room Rental: EPC Citizen's College	FCNC	1	40					
Program Room Rental	FCNC	2	80	5.00				
Program Room Rental - EPC DHS	FCNC	2	35					
Birthday Party: Rad Reptiles	FCNC	1	30	5.00				
Birthday Party: Happy Bird-day!	FCNC	1	25	5.00				
Adult Birding Club: Class	FCNC	1	14	5.00				
Adult Birding Club: Field Trip	FCNC	1	14	5.00				
Homeschool Fridays: Discover Wetlands	FCNC	1	28					
Outreach: CTM Journalism Fair	FCNC	1	80					
Accessibility: Youth Mental Health First Aid & Birdability Big Sit	FCNC	2	10					
Pumpkin Carving Party	FCNC	1	300					
Jack-o-LanternTrail	FCNC	1	854	4.94				
Restoration Crew	FCNC	1	25					
Group Visit: Adult Care Group	FCNC	1	19					
Field Trip-Springs Adventures Home School	PMIP	1	20	5.00				
Take a Kid Mountain Biking Day	BCRP & FRRP	2	34	5.00				
Paint Mines Guided Hike	PMIP	2	39					
TOTALS		**151**	**3631**	**4.99**				

Visitor Contacts *(does not include programs)*	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	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	1584	1538	2220	0				
November								
December								
Totals	**15926**	**12720**	**18046**	**10743**				

ADMINISTRATIVE SERVICES
MONTHLY REPORT

OCTOBER 2025

General Updates:

- Facility rentals have generated $202,699, which exceeded our annual $180,000 goal by 12%.

Special Events:

1. We are honored to host the 2025 Legacy Race 5K on the east trails of Bear Creek Regional Park again. The event attracts several hundred runners and spectators each year. The Legacy Race 5K is a community celebration dedicated to fighting breast cancer close to home with 100% of all proceeds staying local. All festivities are being held at the Penrose Event Center and included a bier garden, event expos, food trucks and a kids zone.

2. The annual "Creepy Crawl 5K" which also includes a Kids Monster Dash Fun Run was held at the Palmer Lake and the New Santa Fe Regional Trail. Over 1,000 runners registered to this fun event where costumes for adults, kids and pets were encouraged.



"Creepy Crawl 5K"

3. The Landsharks Running Club and the Pikes Peak Road Runners held large youth running events at Bear Creek Terrace. Several hundred kids ran the outlines of the multi-use fields learning and discovering the sport of running.

4. The “King of the Springs” disc golf tournament was held at the Widefield Community Park. This two-day event is comprised of 4 tournaments being held at 4 different parks to include the popular Widefield Community Park.

5. 7 commercial photograph permits for commercial/engagement photography were issued for the Paint Mines Interpretive Park. A film permit for the Black Forest Regional Park was also issued for a documentary filming the health journal of a local couple for the Lifetime TV channel.

6. Several permits were issued to local businesses and organizations to include bounce houses and other inflatables at their events.

COMMUNITY OUTREACH

Monthly Report – October 2025

1. **Creek Week:**
   This year's Creek Week marks the 12th consecutive year that communities across the region have come together to protect, restore, and maintain our invaluable watershed right here in El Paso County's backyard. Since 2014, over 24,000 volunteers have joined forces to remove more than 175 tons of trash & debris from our natural spaces. With upwards of 75 cleanup sites this year, these numbers are sure to climb even higher in 2026! By clearing pollution, Creek Week reduces flooding and wildfire risks, supports agriculture, and enhances wildlife habitats.

2. **Friends Groups:**
   Staff coordinated with the Friends of Bear Creek Dog Park, Heuberger Subaru, and the Fountain Creek Watershed District for our annual Ghouls and Stools clean-up event, which drew over 40 volunteers.

3. **El Paso County Fair**:
   We have contacted all core sponsors. We are happy to announce that *Ed Green Construction* will be our 2026 Presenting Sponsor!



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

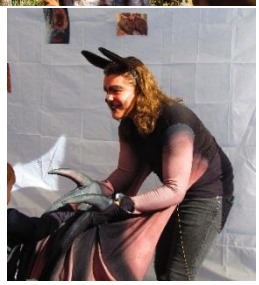
MONTHLY REPORT: OCTOBER 2025

Programs & Special Events:

- Bear Creek Nature Center benefits from many meaningful community partnerships, one of which is with the **Rocky Mountain Women's Film Festival.** On October 4th, Bear Creek Nature Center hosted a pre-festival community screening of 'Snow Leopard Sisters' in partnership with RMWFF. This film explores conservation of snow leopards in Nepal and raises funds for these conservation efforts. Bear Creek's Bear Den program room was filled to capacity with 75 attendees, many of whom were newcomers to the nature center. This is a wonderful opportunity to familiarize a new audience with El Paso County Nature Centers and the ways we serve the community!



- What's spooky and educational? Why, **Boo at Bear Creek**, of course! Over 180 people enjoyed learning about the "creepy" animals of the Foothills Habitats from our actors. An earlier session from 3-5pm catered to younger children and an evening session from 6-8pm upped the "spook factor" as participants traveled the trails in the dark to visit the educational stations and were serenaded by werewolf characters along the way. Pikes Peak State College Zoology Department enhanced the experience with live animals indoors including an Argentinian Tegu lizard and a python that participants could meet and touch.



- They say the early bird gets the worm but on October 25th, the early participants found the birds! Bear Creek Nature Center hosted Dr. Claire Ramos of CSU-Pueblo for a **bird banding station** that community members were invited to attend. Dr. Ramos and her students shared their knowledge of birds through mist netting, analysis of their body conditions, and fitted with a band to track their future migration patterns. Birds of note included the migrating grey catbird, a stunning scrub jay, and a hermit thrush- one of the species Dr. Ramos specifically studies. In addition to these great finds, participants were able to see science in action and learn more about the birds of Bear Creek.



- Fountain Creek Nature Center hosted twenty students from **Fountain-Fort Carson High School** to aid in the removal of **invasive teasel**. The students split into teams with roles of cutting off the flower heads, collecting the flower heads to prevent seed dispersal, and the pulling up of the plant itself. The team was able to get a lot done in our limited time, creating space for native plant species to populate along the side of our trail.





- Fountain Creek Nature Center hosted a fabulous **Pumpkin Carving Party and Jack-o-Lantern Trail**, our biggest fundraiser event of the year! Twenty-four volunteers from both the Friends of El Paso County Nature Centers and Colorado Springs Utilities plus twelve nature center staff and interns worked hard to host one of our most fun and smoothest running event days yet. Milberger Farms in Pueblo donated over 200 pumpkins that for the first time ever SOLD OUT before the Pumpkin Carving Party! Sunbelt Rentals

donated two light towers that lit up the parking area, Pikes Peak State College Wild Things showed off creepy creatures and skulls, and Aiken Audubon Society taught about spooky birds. Volunteers hosted crafts, marshmallow roasting, pelts and skulls tables, and story time. Mountain View Electric and Toyota were fabulous sponsors! And of course, the highlight was seeing 200+ lit jack-o-lanterns along the Nature Trail. Altogether, the two events hosted over 1,200 people on a perfect fall day and night.







Outreach Events and Other Items:

- Fountain Creek Nature Center participated in an unusual outreach event – a **Journalism Community Fair at Chinook Trail Middle School**! Eighth Grade students practiced their interview and journalism skills by researching both the visiting organizations as well as related subjects like physical and mental health, education, sustainability, and wildlife and water. By interviewing an interpretive staff and intern, the students learned how the nature centers help both people and our environment in many ways. Our booth was certainly one of the more popular ones with very little breaks between interviews!



- October was a full and festive month at the **El Paso County Fair & Events Center**! We wrapped up the racing season with the final Auto Race, closing out another exciting year on the track. The Fair and 4-H partnered to host our annual Fall Fest, offering the community Halloween fun with games, hayrides, a Haunted Barn, and family activities for all ages. The Fair Advisory Board held its Volunteer Appreciation Dinner & Bingo Night to celebrate the incredible dedication and hard work of our volunteers. We also welcomed the FFA District Leadership Conference, the Tallgrass Energy Community Meeting, and Calhan High School's homecoming float-building activities. The month included several special events, including a Dog Show, Dog Scent work Training, and private rentals that brought even more variety to the fairgrounds. Regular activities continued as well, with our monthly Homesteading Group, weekly cornhole, community meetings, and open riding hours keeping the grounds active and welcoming. October was a vibrant month filled with celebration, learning, and community connection!







- On October 6, fourteen eager Nature Center **Volunteers converged on the Air Force Academy Planetarium**. We were treated to a private night sky viewing by the planetarium administrator followed by a screening of the beautiful documentary, The Great Bear Rainforest, on the huge planetarium screen. Of all the wonderful feedback I received from participants, this review reflected the tone of the entire volunteer field trip: "I enjoyed the whole experience especially seeing kids enjoying their learning experience (like the children at our nature centers); it's always uplifting and inspiring. Glad to get to know fellow volunteers a bit more."



Special Events and Program Calendar

November 12 - December 10, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
November 10	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
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
November 13	Thursday	2s & 3s Outdoors: Wonderful Weasels	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, $3/person
November 14	Friday	2s & 3s Outdoors: Wonderful Weasels	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, $3/person
November 14	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Children grades Pre-k - 2nd with an adult	$4 per person, 2-4pm
November 17	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free
November 17	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
November 19	Wednesday	Nature Explorers - Bedding & Building	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, $3/person
November 22	Saturday	Holiday Craft & Artisan Fair	Fountain Creek Nature Center	All Ages; best for adults	10am-3pm, FREE to attend and shop!
November 24	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
December 1	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
December 5	Friday	Bear Creek by Candlelight	Bear Creek Nature Center	All Ages	5-8pm, $10/person
December 10	Wednesday	Nature Explorers - Cozy Winter Campfire	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:30am or 1-2:30 pm, $3/person

* Nature Center Members may receive an additional discount

MONTHLY REPORT: OCTOBER 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 with grant close-out completed in late October 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. This project is complete.

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 was awarded to Timberline Building Systems on October 7, 2025. Pre-construction meeting was held October 15, 2025, with anticipated completion June 2026.

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. Concept plans were delivered and are currently being reviewed by the project team.

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. An additional trail maintenance project is being completed by RMFI in late October 2025.

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. An additional trail maintenance project is being completed by RMFI in early November 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. An IFB was issued in October with bids due in November. Work must be completed by Winter 2026.

Development Application Reviews – Staff reviewed four development applications for endorsement at the November 2025 meeting and provided 10+ internal administrative comments for applications reviewed during October 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 was issued in September, and proposals are currently being reviewed. This project will start in 2026 with the goal of being completed in mid-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, Vollmer and Shoup Road Roundabout Design, North Calhan Highway Expansion Design, 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 October. Native and irrigated turf mowing operations, fall fertilization of irrigated turf, herbicide applications, tree pruning, landscape bed maintenance, playground inspections, box blading trails and parking lots, asphalt repairs, silt fence replacement, daily illegal camping checks, and leaf and debris removal were priorities during the reporting period.

Bear Creek Dog Park hosted their annual Ghouls and Stools cleanup event on October 25th. Attending Park patrons dress up their dogs in hopes of winning “best costume” and scour the park collecting dog waste while searching for the “golden stool” prize.

Park Operations staff held interviews for two Park Maintenance Technician – Part Time weekend positions. The South District was unable to find the right candidate during this interview session, however the Central District selected seasonal employee, John Orth, to fill the important role.

Park staff continued their weekly monitoring visits to Rainbow Fall Historic Site to check for trash and graffiti. Master Blaster was on site during the reporting period to remove multiple areas of graffiti on the surrounding rock wall.

The Downtown team’s priorities during the reporting period included irrigated and native turf mowing operations, fall fertilization of irrigated turf, landscape bed maintenance, tree pruning, non-selective herbicide applications, and winterization of irrigation systems at all properties.

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 assisted with setup and staffing for two major events this month. The first was the Fall Brawl exhibition auto race that was put on by BST Promotions. The second event was the Fall Fest celebration that was coordinated with assistance from CSU Extension / 4H and Fairgrounds staff. Now that these events are finished the team shifted their focus to deep cleaning the areas of the grounds that are non-heat protected, so we can winterize them as soon as possible.

The Fairgrounds hosted several rentals this month that the team had to prep and clean for as well. We hosted two separate dog scent work trials events, a rummage sale and homecoming float construction for Calhan School.

The east team has been working on repairing 4 water leaks this month. Three of which were frost-free hydrants and the last is the wash rack supply valve adjacent to the Beef Pavilion. Two of the leaks have been repaired and the last two are in process with hopes of having them completed before the end of the reporting period.

With the warmer fall we experienced, the Parks team carried on with mowing operations later into the season than usual. The team has been working on mowing trail aprons in the areas where native grasses are beginning to encroach on the trail. The team also focused on winterization efforts of our irrigation systems at each of the parks. All thin ice signage has been installed in areas with bodies of water.

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 winterization of the domestic water systems at Palmer Lake Recreation Area, Baptist Road Trailhead and Fox Run Regional Park. The irrigation system has also been winterized at Black Forest Regional Park. All properties have received the final mowing for the season including active use areas, native areas, and trail corridors.

The fence replacement project at the Ice Lake parking lot on USAFA property has been awarded this reporting period. The existing split rail fence will be removed and replaced with a post and cable style fence. The replacement will improve aesthetics and safety at this property.

North district staff assisted the Colorado State Forest Service with installing new signage within the Black Forest Section 16 property. Our team also installed new hammock posts at Black Forest Regional Park. The posts should reduce tree damage and provide a safe place to use hammocks within the park. An additional pet memorial tree was purchased and planted at Fox Run Regional Park. The pet memorial tree has been a popular annual location where park users can hang ornaments to remember their pets that frequented the park. The program attracts enough attention to justify an additional tree.

The lakes at Fox Run Regional Park have been drained in preparation of the renovation projects scheduled to begin soon. Upgrading the lakes, trails, irrigation, and gazebo will be an exciting addition to the property providing a fresh look to a key focal point.

Staff are transitioning into winter by transporting all mowing equipment to fleet for annual services and preparing all the snow removal equipment.

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 completing year-end turf maintenance, 5S cleaning practices, general parks cleaning, irrigation repairs, and landscape maintenance. Native mowing & irrigated turf mowing operations are coming to an end.

Staff spent a significant amount of time working on irrigation repairs in Widefield Park. There were several irrigation heads that were not working correctly, as well as valve issues throughout the park. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. There was also a significant amount of valve boxes that were taken out and reinstalled at the correct level.

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 had a productive month at Fountain Creek Nature Center this last month. The team installed new drain piping along a section of trail, installed water bars, and reinforced several sections of trail. We also completed a significant amount of work on the entrance road leading to the Nature Center. The road was graded, a road crown was established for better drainage, and improved ditching was implemented to remove water from the road. The gardens around the Nature Center received some much-needed attention as staff augmented landscape mulch, pulled weeds, and reinstalled timber retaining structures.

Staff also took part in a volunteer day at the United Memorial in Widefield Park. The team completed repairs to memorial handrails, prepped for paint, gathered supplies for the day, and assisted during the event. During the event, staff helped volunteers to install new mulch in the landscape beds, paint railings and poles, pull weeds from rock areas, tree trimming, and clean up leaves and debris around the memorial itself.