

PARK ADVISORY BOARD

Meeting Agenda

**Wednesday, August 12, 2026, at 1:30 p.m.
Fountain Creek Nature Center
320 Pepper Grass Lane
Fountain, CO 80817**

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Board Member Discussion	Chair	Information
B. Bear Creek Nature Center's 50 th Bear-thday Celebration	Theresa Odello/ Kylee Taylor	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Ben Lomand Mountain Village Preliminary Plan	Ross Williams	Endorsement
B. Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Amendment	Ross Williams	Endorsement
C. Sterling Ranch East Filing No. 4 Final Plat	Ross Williams	Endorsement
D. Iron Ridge Final Plat Filing No.1	Ashlyn Mathy	Endorsement

E.	Iron Ridge Final Plat Filing No.2	Ashlyn Mathy	Endorsement
F.	Marksheffel Crossing Sketch Plan	Ashlyn Mathy	Endorsement

7. Information / Action Items

N/A

8. Monthly Reports	Staff	Information
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9. Board / Staff Comments

10. Adjournment

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905
www.elpasocountyparks.com | parks@elpasoco.com

*Minutes of the June 10, 2026
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Vincent Prins, Vice Chair
Janna Blanter, 3rd Vice Chair
Jane Newman, Secretary
Bryan Williams
Jill Sevits

Staff Present:

Jason Meyer, Interim Executive Director
Sabine Carter, Administrative Coordinator
Ashlyn Mathy, Park Planner
Theresa Odello, Division Manager – Rec. & Cultural Services
Skye Bogle, Interim Special Event Supervisor
Jessica Miller, Fountain Creek Nature Center Supervisor

Absent: Andrew Dwyer, John Wallace, Abriana Cuvelier

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve the meeting minutes of May 13, 2026. Bryan Williams seconded the motion. The motion carried. 6 - 0.**
4. Introductions and Presentations:
 - A. **2026 El Paso County Fair Update**

Skye Bogle presented an overview of the upcoming 2026 El Paso County Fair. This year's theme will be: "United We Celebrate" in recognition of the 250th anniversary of the United States and the 150th anniversary of Colorado. The Fair will highlight meaningful moments from national, state and local history as well as agricultural history. Ms. Bogle presented the board with a detailed slide presentation highlighting sponsorships, revenue and attendance statistics, Fair promotions and programming information to include community engagement, youth development and agriculture. Ms. Bogle introduced Kate Johnson, the Fair Queen coordinator who introduced this year's Fair Queen Caylee Andrew. Ms. Johnson highlighted Caylee's many youth accomplishments. Caylee delighted the board with her Fair Queen speech.

- B. **Pikes Peak Birding and Nature Festival Update**

RECORD OF PROCEEDINGS

Jessica Miller, Fountain Creek Nature Center supervisor presented the board with the Pikes Peak Birding and Nature Festival Update

Ms. Miller pointed out that the focus of the festival's committee is to finding new ways to absorb costs to keep the festival financial accessibility for as many citizens as possible to attend the numerous field trips and to attract newbie birders. This year's 4-day festival included 339 participants who took part in 93 sessions including 73 field trips, 11 seminars, 5 workshops etc. Most participants were from Colorado but also included visitors from ten different states. Ms. Miller also highlighted the many sponsors that make the festival possible through their financial contributions. Ms. Miller addressed questions from board members. Chair Lachocki underlined the positive impact this event has on the community and encouraged the board members to get involved in the many programs that are offered by the nature centers.

5. Citizen Comments:

Commissioner Wysong announced that the Greater Pikes Peak area was awarded with the Sentinel Landscape Partnership. The Sentinel Landscape Partnership is a coalition of federal agencies, state and local governments and private organizations that work with willing landowners and land managers to advocate sustainable land use practices around military installations and ranges. The idea is to protect military bases. Chair Lachocki stated the importance of land purchases around military bases to make them less vulnerable. The Sentinel Landscape Partnership opens the door for a lot more funds coming into the area from the Department of War, the Department of Agriculture and the Department of the Interior to preserve land through land purchases which in the long run can be one of the biggest impactful developments happening to our region.

6. Development Applications:

A. **Hillpointe Apartments Site Development Plan**

Ashlyn Mathy provided an overview of the Hillpointe Apartments Site Development Plan. This is a Site Development Plan application that consists of three parcels that will be platted into one lot consisting of 360 apartment units. Ms. Mathy addressed questions from board members. Board member Vincent Prins noted that per the presented plan, there are 300 units vs. 360. Jason Meyer suggested tabling the recommended motion, revising it and bringing it back to the board during staff comments.

7. Information / Action Items:

N/A

8. Monthly Reports:

Chair Thomas Lachocki noted an increase in facility rentals at the Fairgrounds. Theresa Odello and Skye Bogle stated that the Fairgrounds are starting to become a community hub with increased building rentals for family and community events like birthday parties, quinceañeras etc. The daily rental fees are reasonable vs renting a facility in Colorado

Springs. City renters increasingly choose the Fairgrounds for events, freeing up budget to spend on food and decorations.

9. Board/Staff Comments:

Jason Meyer updated the board regarding the new Executive Director Janna Tidwell whose start date will be June 15th. He stated that it has been a pleasure serving as the Interim Director. Chair Thomas Lachocki thanked Jason Meyer for his great service in keeping the team together and moving the department forward.

Mr. Meyer stated that the last few months have been light on the Development application presentations. The planning department receives applications on almost a daily basis, but not all make it to the level of seeking board consideration since they are reviewed administratively. Chair Lachocki asked if there has been an increase or decrease in development applications to gauge how the local economy is doing. Mr. Meyer stated that currently planning sees a lot of smaller applications coming through along with adjustments and revisions. Mr. Meyer stated that we experience these natural cycles from time to time.

Theresa Odello informed the board that the Paint Mines staff is now fully staffed and is offering guided hikes at the Paint Mines Interpretive Park twice a month. She updated the board on upcoming fun events like the Kite Festival, the annual Firefly Celebration and Night Hike as well as the VIP reception at the County Fairgrounds.

Jason Meyer informed the board that the next two Park Advisory Board meetings will be held off-site at the CSU Extension office and the Fountain Creek Nature Center due to A/V upgrades in Centennial Hall.

Development Applications:

A. **Hillpointe Apartments Site Development Plan - continued**

Ashlyn Mathy read the updated recommended motion for the Hillpointe Apartments Site Development Plan after recalculating fees based on 300 units. The board recommended the following motion:

Janna Blanter recommended to the Planning Commission and the Board of County Commissioners that approval of Hillpointe Apartments SDP include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$151,500 and urban park fees in the amount of \$90,900. Bryan Williams seconded the motion. The motion passed 6 – 0.

10. Adjournment:

Vincent Prins made a motion to adjourn. The meeting was adjourned at 2:46 p.m.

Jane Newman, Secretary

**El Paso County Park Advisory Board
Agenda Item Summary Form**

Agenda Item Title: Board Member Discussion

Agenda Date: August 12, 2026

Agenda Item Number: #4 - A

Presenter: Vincent Prins, Vice Chair

Information: **Endorsement:** X

Background Information:

Chair Thomas Lachocki announced his resignation from the Park Advisory Board effective July 22, 2026.

Recommended Motion:

Move to endorse the resignation of Chair Thomas Lachocki as a member of the Park Advisory Board.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Bear Creek Nature Center's 50th Bear-thday Celebration

Agenda Date: August 12, 2026

Agenda Item Number: #4 - B

Presenter: Theresa Odello, Recreation & Cultural Services Division Manager
Kylee Taylor, Interpretive Program Specialist, Bear Creek Nature Center

Information: X **Endorsement:**

Background Information:

Staff will provide the Park Advisory Board with an overview of the planned 50th Anniversary "Bear-thday" Celebration for Bear Creek Nature Center, commemorating 50 years of environmental education, conservation, and community engagement. Established in 1976 as the Solar Trails Center, Bear Creek Nature Center was Colorado's first nature center and has served generations of residents by connecting people to the natural world and inspiring stewardship of El Paso County's parks and open spaces.

The presentation will highlight the year-long anniversary campaign, marketing efforts, historical storytelling, and details of the community celebration scheduled for Saturday, August 22, 2026. The free public event will feature living-history hikes, nature-based activities, educational exhibits, community partners, art, food, children's activities, and a ribbon cutting for the new "Life in the Shadows" exhibit, celebrating both the Nature Center's rich history and its continued commitment to serving the community.

The attached presentation provides additional information on the history of Bear Creek Nature Center, anniversary initiatives, event programming, and community partnerships that have helped shape this milestone celebration. The presentation is provided for the Park Advisory Board's information and awareness as the County recognizes one of its most significant environmental education and stewardship achievements.

Attachment:

50th Anniversary Bear-thday Celebration



Bear Creek Nature Center
50th Anniversary Bear-thday Celebration



Bear Creek Nature Center History



The Solar Trails Center was built in 1976 and became the first nature center in the state of Colorado.



The Friends of El Paso County Nature Centers volunteer organization is founded in 1977- starting as a native seeds fundraiser.



In 1980, The Solar Trails Center was renamed Bear Creek Nature Center.



Bear Creek Nature Center, May 1984: Renovation provided for the increasing number of visitors who continued to learn about the natural and cultural heritage of Bear Creek Park and the surrounding area.



In the summer of 1985, a wooden boardwalk and plaza were constructed.



Bear Creek Nature Center, September 1985



The Friends of El Paso County Nature Centers becomes an official 501(c)(3) nonprofit organization in 1993 to support both El Paso County Nature Centers with volunteers to support fundraising, lead field trips, and assist with special events.



A new design and look for Bear Creek Nature Center.



Winter 1994, the nature center was enlarged for a second time and new educational exhibits were installed.



In preparation for the annual Spring Hike, banners were hung above the entrance to Bear Creek Nature Center. This photo was taken on May 19, 2000, just one day before a fire destroyed the original nature center.

1976

1985

1993

1994

2000



Bear Creek Nature Center History



Firefighters worked hard to put out the blaze, however staff offices, educational exhibits, the library, and files and records were all destroyed.



May 1, 2001- In preparation for a new building, the charred remains of Bear Creek Nature Center were demolished.



September 8, 2001- During the beginning stages of construction, framing is nearly completed.



January 5, 2002- Construction continued and the new nature center began to take shape.



On May 20, 2000, Spring Hike Day, an early-morning arson fire destroyed Bear Creek Nature Center. Firefighters investigate the remains just after the fire.



On July 11, 2000, staff moved into a modular building at the nature center site where interpretive services for the public continued. This modular building became the temporary home for Bear Creek Nature Center for almost two years while the new building was under construction.



On June 20, 2001, construction began with the use of the original building's foundation footprint. In addition, 4000 square feet of new floor space were added.



Bear Creek Nature Center opened on May 14, 2002, and it was officially dedicated to the citizens of El Paso County in a grand opening celebration on June 8, 2002.

2001

2002



Bear Creek Nature Center History



The 2008 economic recession led the El Paso County Nature Centers to lose all but one full time staff member per Nature Center. With the support of the volunteer, nonprofit organization, Friends of El Paso County Nature Centers, the Nature Centers remained open to serve the community in a limited capacity.

2008



The Bear Creek Bear Fun Run begins in 2015. This fundraiser is one of the most successful fundraising events for Bear Creek Nature Center and continues today.



2015



Bear Creek Nature Center completed an exhibit room revamp. This 2018 project included the addition of the Greenback Cutthroat Trout exhibit highlighting Colorado's state fish and federally threatened species found again in Bear Creek.



2018



The El Paso County Nature Centers become the first in the Pikes Peak Region to offer hikes for people with disabilities through the Trailability Program so all may connect with their natural and cultural resources.

2022



The Restoration Crew began at Bear Creek Nature Center in 2023 to advance stewardship of the park through habitat restoration, trail maintenance, invasive species removal, and fire mitigation.



In partnership with the Colorado School for the Deaf and Blind, the Visually Impaired Persons (VIP) Trail is opened to the public in 2023.

2023



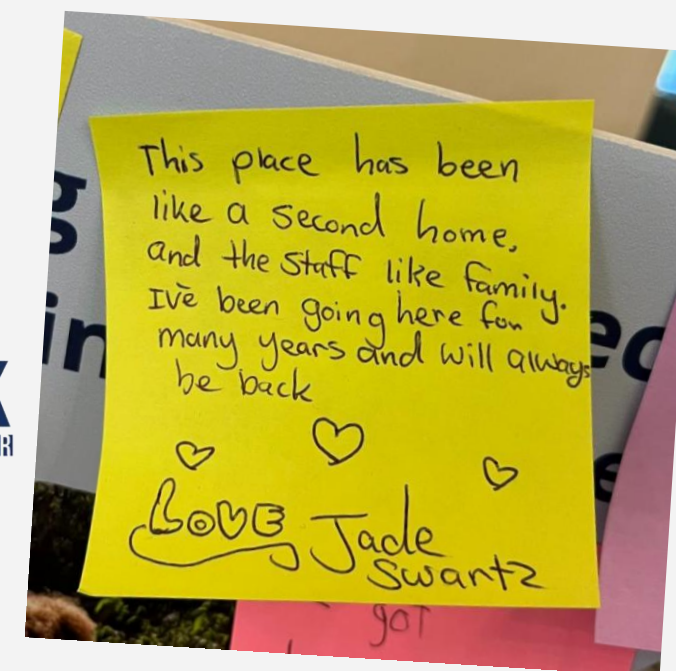
The 50th anniversary of Bear Creek Nature Center is celebrated throughout the year and culminates in the "50th Bear-thday Party- Over the Foothills."

2026



Throughout The Year

- Updated Timeline
- What Does Bear Creek Nature Center Mean to You?
- Marketing
- Anniversary Logo
- Web Page
- 50th Anniversary Video





Invitation to our Bear-thday Party

JOIN US FOR A

Bear-thday PARTY

SATURDAY, AUGUST 22 | 10 AM - 2 PM

BEAR CREEK NATURE CENTER | 245 BEAR CREEK ROAD | 80906

SCAN ME



**FREE
EVENT**

ELPASOCO.COM/BCNC50

HELP US CELEBRATE 50 YEARS OF
BEAR CREEK NATURE CENTER





50th Anniversary Bear-thday Party



50th Bear-thday Party

Event Schedule

Timed Events

- Living History Hike* 10:30 ~ 10:45 ~ 11:00 ~ 11:15
- Book Readings by Nancy Bentley 11:00 ~ 11:30 ~ 1:15
- Insect sweeps 1:00 ~ 1:15 ~ 1:30
- Remarks & *Life in the Shadows* Ribbon Cutting 12:30
- Silent Auction Custom Artwork Winner 1:45

*Pre-registration required

All-Day Events - 10 AM - 2 PM

- BC Garden Association Patio
- El Paso County 4-H Rabbit Project Patio
- COS Astronomical Society Courtyard
- Spring Hike Branding Station Courtyard
- 50th Anniversary Video Bear Den
- Plein Air Art Sale / Silent Auction Bear Den
- Mark Cooney Poetry Bear Den
- Pikes Peak Beekeepers Association Exhibit Room
- Craft Exhibit Room
- PPSC Wild Things Exhibit Room
- Buffalo Gals Food Truck Courtyard





Kylee Taylor

Bear Creek Nature Center Interpretive Program

Specialist- Parks Department

KyleeTaylor2@ElPasoCo.com | 719.520.691=71



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Ben Lomand Mountain Village Preliminary Plan

Agenda Date: August 12, 2026

Agenda Item Number: #6 - A

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by Fairfield and Woods, P.C, on behalf of the United Congregational Church for consideration and endorsement of the Ben Lomand Mountain Village Preliminary Plan, which consists of 72 single-family rural residential lots on approximately 341.1 acres. The Ben Lomand Mountain Village subdivision is located east of the Town of Palmer Lake on County Line Road, situated primarily on the northern flanks of Ben Lomand Mountain with open space tracts that extend to the southern slopes north of the mountain itself. Zoned RR-2.5 for rural residential uses, the project site was successfully deannexed from the Town of Palmer Lake in 2025.

The 2022 El Paso County Parks Master Plan shows this project directly impacting the proposed Ben Lomand Mountain Secondary Regional Trail (see attached map), which winds its way around Ben Lomand Mountain from El Paso County Parks' Santa Fe Open Space in the south to the northernmost extension of the New Santa Fe Regional Trail near the Douglas County / El Paso County line. Within the project bounds, the proposed Ben Lomand Regional Trail traverses around and over the western flanks of Ben Lomand Mountain before exiting at the site's northwest corner. Santa Fe Open Space, which is protected under a Conservation Easement through Palmer Land Conservancy, is located approximately 480 feet south of the proposed development, with the New Santa Fe Regional Trail located to the south of Santa Fe Open Space.

The 2022 El Paso County Parks Master Plan identifies several Candidate Open Space Areas, formulated from utilizing a weighted overlay of numerous natural and man-made attributes (see attached maps). Ben Lomand Mountain Village falls completely within the bounds of the Ben Lomand Mountain Candidate Open Space Area. The Ben Lomand Mountain Candidate Open Space area is characterized as:

- *“These regionally significant landmarks are located near Palmer Lake along State Highway 105. Elephant Rock is an isolated cluster of cap rock that extends off Ben Lomond Mountain, standing above the surrounding pines like a castle ruin. The overall landscape is very scenic. The higher portions of Ben Lomond Mountain are a series of cliff faces that have shed huge blocks of rock lying along the lower slopes. Ponderosa pine and scrub oak blend into an extensive and gently sloping meadow that meets the base of the mountain and emphasizes its abrupt rise. Protection of this area would preserve two notable landmarks and a critical backdrop to the popular Palmer Lake Recreation Area. The area is also traversed by the New Santa Fe Trail and it represents one of the more scenic settings along the trail. However, the meadows and flanks of the mountain face imminent development that may preclude the exploration of protection options unless discussions begin immediately. As a natural area, development of facilities would be minimal and access controlled to protect sensitive areas and steep slopes. Future trail connections could also be made that would link the area to existing Forest Service trails up nearby canyons to the west. The result could be a trail through land managed by the Forest Service, El Paso County and other jurisdictions.”*

Although not held to the open space requirements of the El Paso County Land Development Code for Planned Unit Developments (PUD), the RR-2.5 zoned Ben Lomond Mountain Village Preliminary Plan contains approximately 100 acres of open space, or 29.6% of the total project Area. Tract A, which contains all 100 acres of open space, envelops the summit, northwestern, and southwestern slopes of Ben Lomond Mountain, which with slopes exceeding 30 percent grade, are not suitable for construction. The applicant's Letter of Intent states the following in regard to this open space area:

- *“The anticipated wildlife sanctuary implements Master Plan Goal 7.3, which calls for the provision of a variety of open spaces within the region, Objective E1-1, which calls for the establishment of “wildlife sanctuaries,” and Master Plan Objective HC2-7, which calls for a “conservation design” approach to new development.”*
- *“The proposed subdivision sets aside approximately 100 acres that will serve as an open space sanctuary for wildlife. This area roughly corresponds with the area that the County has designated for “protection” or “conservation” in the Master Plan. The area set aside for wildlife sanctuary represents a substantial portion of total Church Property and comprises the most striking and sensitive natural environment of the site. The wildlife sanctuary represents an expansive open space visual and buffering amenity for the anticipated large-lot residential subdivision.”*

- *“The approximately 100-acre preserved wildlife sanctuary will serve as an open space amenity, and an appropriate level of recreation is readily available, both on-site (on large lots) and nearby for the anticipated intensity of use. Regional recreation areas located in Palmer Lake, Monument, El Paso County, and Douglas County are also available to serve the proposed subdivision.”*
- *“The proposed subdivision is consistent with the goals and policies set forth in El Paso County Community Services Department Parks Master Plan Update (2022) (“PARKS MASTER PLAN”). The conservation of approximately 100 acres of wildlife sanctuary open space is not a public park but is nonetheless a benefit for the residents of the proposed subdivision and El Paso County in terms of scenic value, habitat preservation, and natural resource stewardship. Because the proposal adds no new public parks to the County’s park assets, no new expenses are placed on County budgets. That aligns with Goal 5, to prioritize taking care of and maximizing current assets over acquiring new assets to better serve El Paso County Residents.”*
- *“At the same time, the approximately 100-acre wildlife sanctuary aligns with Goal 2, to “balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.” With regard to the natural features and geography conserved by the proposed wildlife sanctuary, its conservation aligns with Goal 10, to “protect and enhance El Paso County’s legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.” Approval of this subdivision would align broadly with the goals that are set out in the Parks Master Plan, which encourage collaboration with private partners to enhance open space, provide high-quality outdoor amenities, and maintain the county’s legacy of conservation.”*

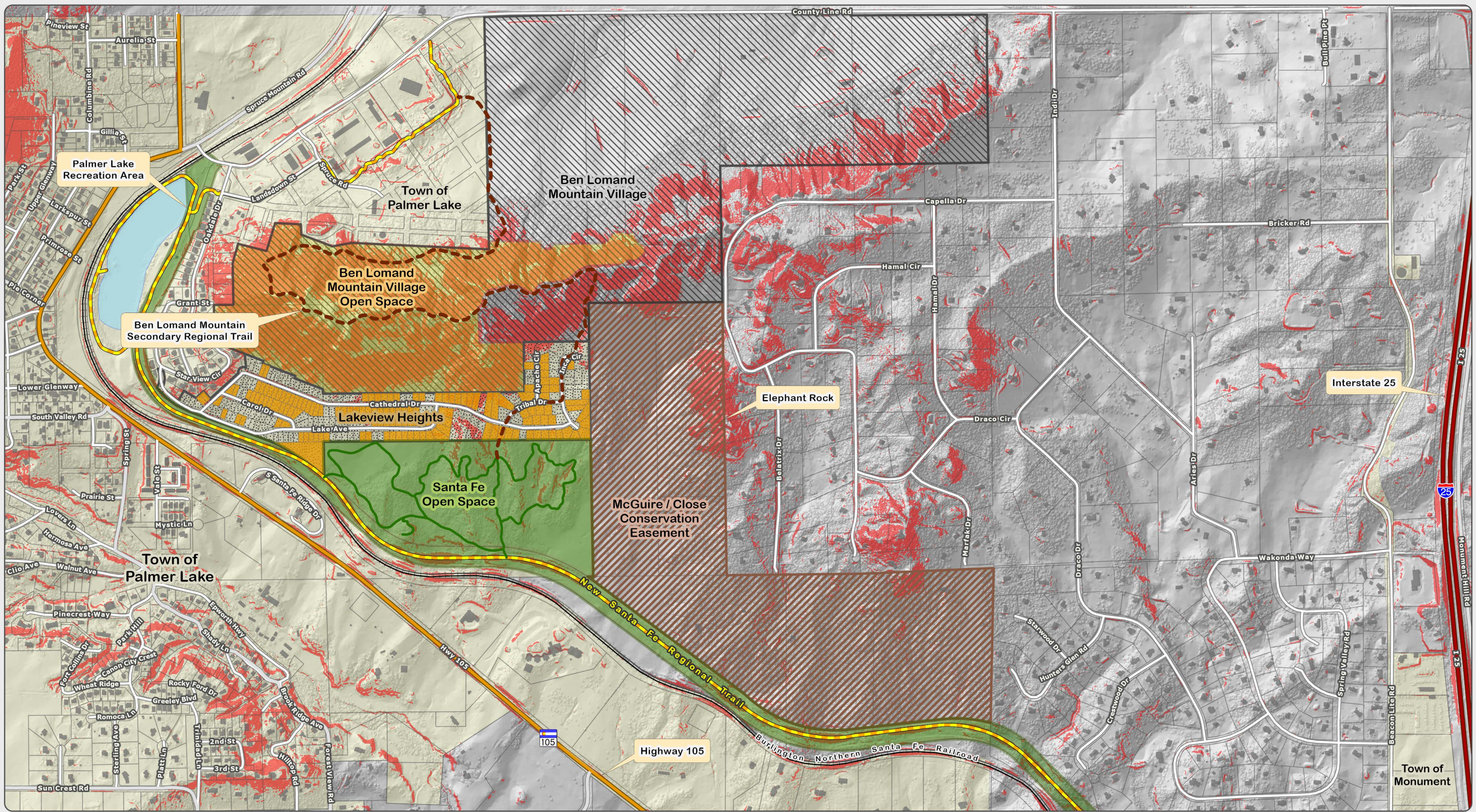
County Parks genuinely appreciates the applicant’s thorough attention to the conservation and preservation of Ben Lomand Mountain and its high open space values, through their proposed utilization of 100-acre Tract A as a wildlife sanctuary and open space amenity. Due to the proximity of the open space tract to Santa Fe Open Space, the New Santa Fe Regional Trail, and the Palmer Lake Recreation Area, as well as existing conservation easement properties to the south and southeast of Ben Lomand Mountain, El Paso County Parks has reached out to the applicant’s representative, Fairfield & Woods, to begin a conversation about the potential acquisition of the open space tract by the County, either through the land development process, conservation easement, outright purchase, or a combination of the three processes. At this time, Fairfield & Woods has not responded to EPC Park’s request for an introductory meeting.

The submitted Preliminary Plan shows Lots 1-7 located on the southern edge of Ben Lomand Mountain, situated above Santa Fe Open Space, Lakeview Heights, and privately-held conserved lands. Topographically speaking, these lots are generally steep in nature, with slopes measuring greater than 30 percent grade that offer few viable locations for the construction of residential units. Furthermore, these lots fall within the viewshed of Ben Lomand Mountain, and therefore, homes constructed here will be visible from points to the south. Although not a requirement of the endorsement of this Preliminary Plan by the El Paso County Park Advisory Board, El Paso County Parks suggests that the applicant reconsider the placement of these lots in the Preliminary Plan in order to preserve the high open space values – particularly viewshed and wildlife habitat – of the southern slopes of Ben Lomand Mountain.

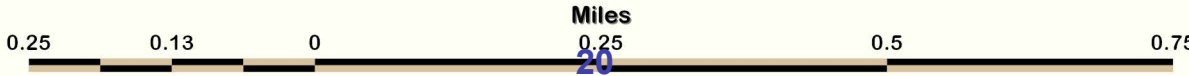
Due to the impacts on the Ben Lomand Mountain Secondary Regional Trail, El Paso County Parks is recommending a 25-foot public trail easement for the construction, maintenance, and public access of the Regional Trail. Staff recommends that the applicant work closely with El Paso County Parks to establish the final location of the easement and dedicate the easement on the forthcoming Final Plat(s). Furthermore, staff recommends regional park fees in lieu of land dedication for regional park or open space purposes to be due at the recording of the forthcoming Final Plat(s). A Regional Park Lands Agreement may be an acceptable alternative to Regional Park Fees, provided the Agreement is reviewed and approved by the El Paso County and executed by the El Paso County Board of County Commissioners prior to the recording of the Final Plat(s).

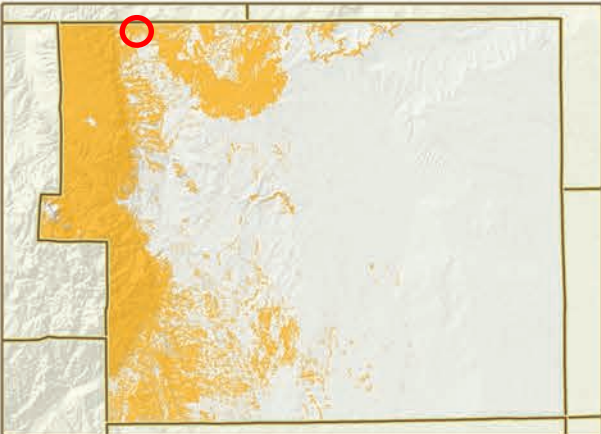
Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ben Lomand Mountain Village Preliminary Plan: (1) reconsider the placement of Lots 1-7 along the southern slopes of Ben Lomand Mountain; (2) recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the subject property at a location to be determined by the applicant and El Paso County Parks that allows for public access, as well as construction and maintenance by El Paso County for the Ben Lomand Mountain Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) fees in lieu of land dedication for regional park purposes in the amount of \$36,360 shall be due at time of the recording of the forthcoming Final Plat(s). A Regional Park Lands Agreement may be an acceptable alternative to Regional Park Fees, provided the Agreement is reviewed and approved by the El Paso County and executed by the El Paso County Board of County Commissioners prior to the recording of the Final Plat(s).

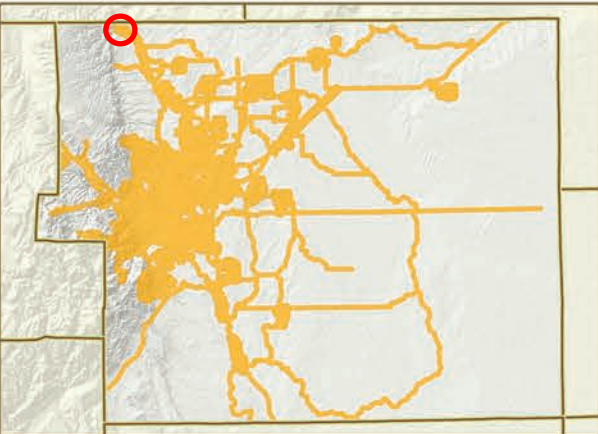


~ Santa Fe Open Space / Ben Lomand Mountain ~
And Surrounding Properties

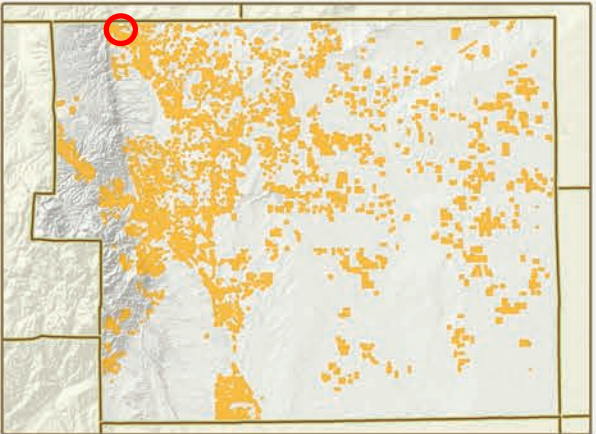




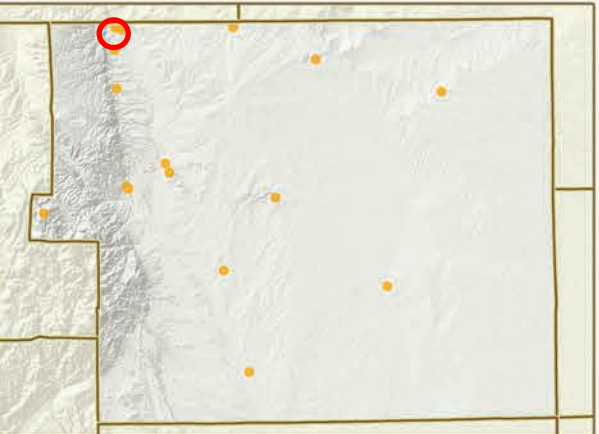
A. Wildfire Hazard Areas



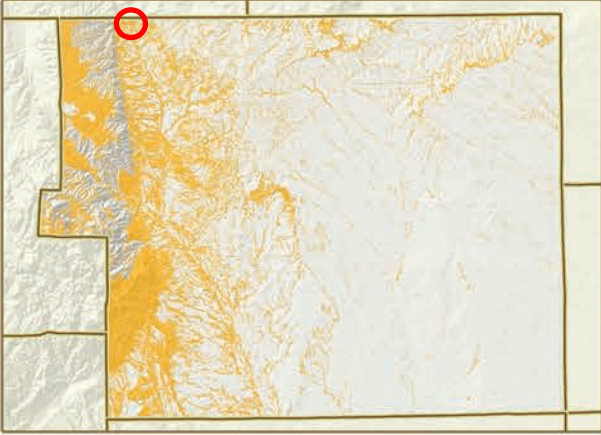
B. Existing/Proposed Parks/Trails - Varying Buffers



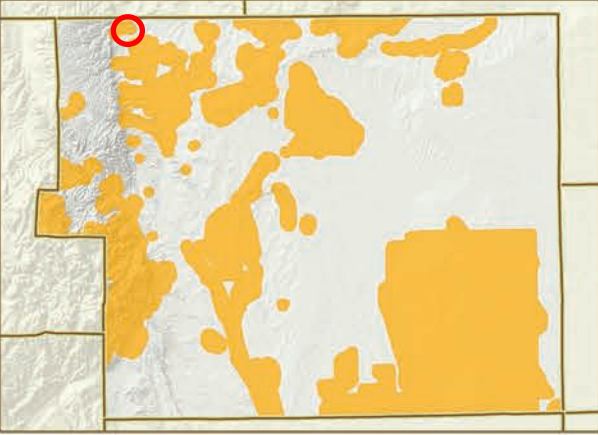
C. Vacant Lands - 1/8 Mile Buffer



D. Landmarks & Landforms - 1/2 Mile Buffer



E. Slope > 30%



F. Colorado Natural Heritage Program



G. Federally Protected Wildlife - Prebles



H. Wildlife Impact - High & Very High



I. Upper Black Squirrel Creek Alluvial Aquifer



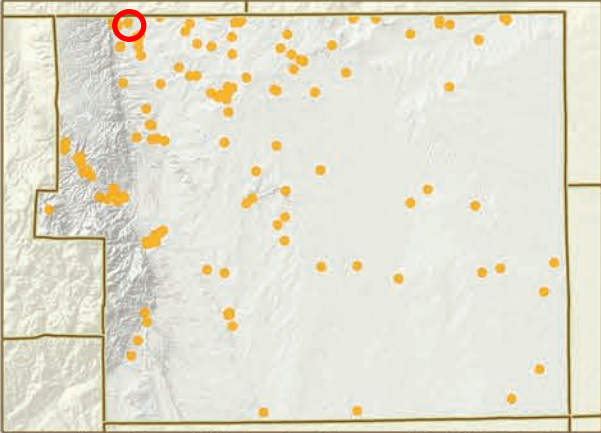
J. 100-Year Floodplain



K. Surface Water - 1/4 Mile Buffer



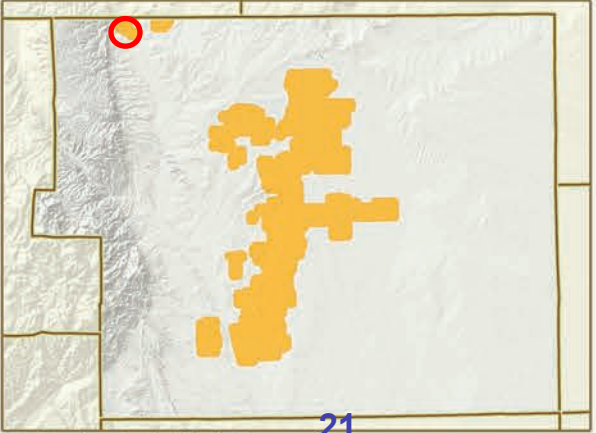
L. Wetlands - 1/4 Mile Buffer



M. Cultural and Historic Sites - 1/2 Mile Buffer



N. Existing Agricultural Lands



O. Projected High Growth Areas



P. Administrative Areas - Varying Buffers

Open Space Values Attributes

GIS Data Layers

- A. Forested and High Wildfire Hazard Areas
 - a. National Land Cover Dataset (NLCD)
- B. Existing Parks and Trails (1/4 & 1/2 Mile Buffer)
 - a. El Paso County Park Areas
 - b. El Paso County Trails
 - c. Colorado Springs Park Areas
 - d. Colorado Springs Trails
 - e. Colorado State Parks
- C. Vacant Lands (1/8 Mile Buffer)
 - a. Current Land Use Data
 - b. El Paso County Assessor Parcels
- D. Significant Landmarks & Landforms (1/2-Mile Buffer)
 - a. 2013 EPC Parks Master Plan
- E. Slope -> 30%
 - a. 30% Slope Raster Dataset (2011 LiDAR Data)
- F. Colorado Natural Heritage Program (CNHP)
 - a. CNHP Network Conservation Areas
 - b. CNHP Potential Conservation Areas
 - c. Conservation Easements
 - d. Nature Conservancy Lands
- G. Federally Protected Wildlife (200' Buffer)
 - a. Prebles Meadow Jumping Mouse Creek Buffer
 - b. Prebles Meadow Jumping Mouse Floodplain Buffer
- H. Wildlife Impact Areas (High & Very High)
 - a. Colorado Parks and Wildlife Impact Data
- I. Upper Black Squirrel Creek Alluvial Aquifer
- J. 100-Year Floodplain
 - a. FEMA FIRM Floodplain Data
- K. Surface Water (1/4 Mile Buffer)
 - a. Creeks and Streams
 - b. Lakes and Reservoirs
- L. Wetlands (1/4 Mile Buffer)
 - a. National Wetlands Inventory (NWI) Data
- M. Cultural & Historic Sites (1/2 Mile Buffer)
 - a. Elaine Freed: Historic Sites & Structures
- N. Existing Agricultural Lands
 - a. Current Land Use Data
 - b. NLCD 1992 Land Cover Dataset
- O. Projected High Growth Areas (1/2 Mile Buffer)
 - a. 2021 El Paso County Master Plan
- P. Administrative Areas
 - a. Military Installations
 - b. Federal, State, and County Lands
 - c. Political Subdivisions
 - d. Public School Property (1/2 Mile Buffer)

El Paso County wishes to acknowledge the assistance of Greenplay with the initial analysis that led to the development of this map.



June 2022
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Legend

Lower Attribute Value



Higher Attribute Value

EPC Parks

 EPC Regional Trails

 US Interstate Highways

Major Highways

Major Roadways

✓ Railroads

Lakes & Reservoirs

Creeks - Perennial

Creeks - Intermittent

Unincorporated Towns

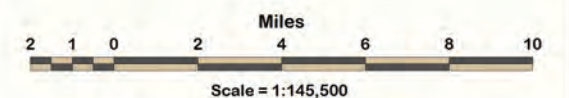
Incorporated Cities

Military Areas

Pike National Forest

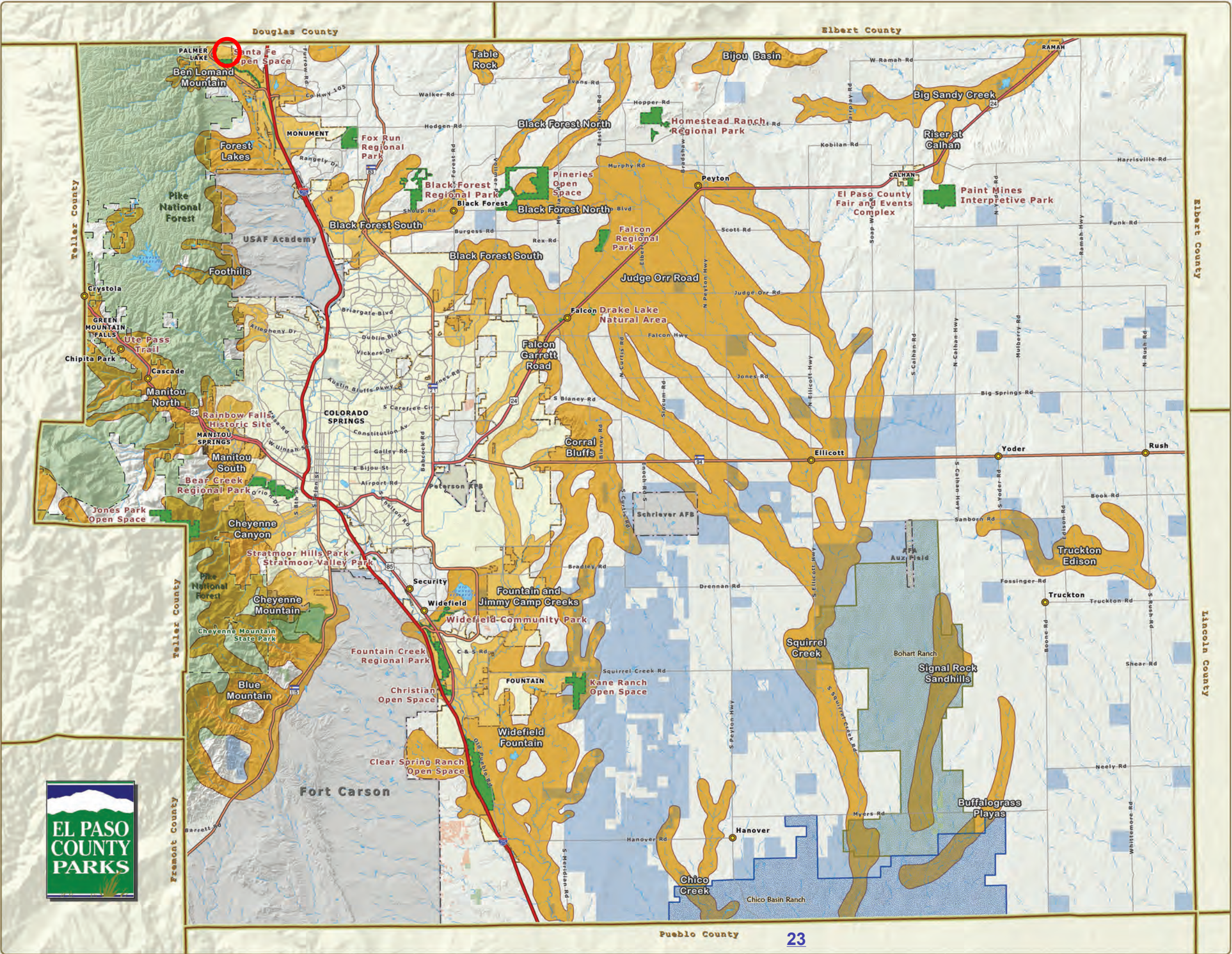
County Boundary

El Paso County wishes to acknowledge the assistance of Greenplay with the initial analysis that led to the development of this map.



June 2022

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Candidate Open Space Areas

Legend

- Candidate Open Space Areas
- El Paso County Parks
- Military Areas
- County Lands
- Federal Lands
- State Lands
- Pike National Forest
- Incorporated Cities
- Nature Conservancy Lands:
 - Bohart Ranch
 - Chico Basin Ranch
- Unincorporated Towns
- US Interstate Highways
- US Highways
- State Highways
- Major Roadways
- Railroads
- Lakes & Reservoirs
- Creeks - Perennial
- Creeks - Intermittent
- County Boundary

* Candidate Open Space Areas represent areas of medium to high open space values as calculated in the Open Space Composite Analysis.

210

2468

Miles

Scale = 1:145,500

N

W

E

S

June 2022

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Map 10

Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 12, 2026

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:	Ben Lomand Mountain Village Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-26-005	Total Acreage:	341.10
		Total # of Dwelling Units:	72
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.53
United Congregational Church	Fairfield & Woods, P.C.	Regional Park Area:	1
Roger Sung, Pastor	Todd Messenger, Esq.	Urban Park Area:	1
3195 County Line Road	1801 California Street, Suite 2600	Existing Zoning Code:	RR-2.5
Monument, CO 80132	Denver, CO 80202	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: 1	Urban Park Area: 1	
0.0194 Acres x 72 Dwelling Units = 1.397	Neighborhood: 0.00375 Acres x 72 Dwelling Units =	0.00
Total Regional Park Acres: 1.397	Community: 0.00625 Acres x 72 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS	Urban Park Area: 1
Regional Park Area: 1	
\$505 / Dwelling Unit x 72 Dwelling Units = \$36,360	Neighborhood: \$119 / Dwelling Unit x 72 Dwelling Units = \$0
Total Regional Park Fees: \$36,360	Community: \$184 / Dwelling Unit x 72 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ben Lomand Mountain Village Preliminary Plan: (1) reconsider the placement of Lots 1-7 along the southern slopes of Ben Lomand Mountain; (2) recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the subject property at a location to be determined by the applicant and El Paso County Parks that allows for public access, as well as construction and maintenance by El Paso County for the Ben Lomand Mountain Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) fees in lieu of land dedication for regional park purposes in the amount of \$36,360 shall be due at time of the recording of the forthcoming Final Plat(s). A Regional Park Lands Agreement may be an acceptable alternative to Regional Park Fees, provided the Agreement is reviewed and approved by the El Paso County and executed by the El Paso County Board of County Commissioners prior to the recording of the Final Plat(s).

Park Advisory Board Action:

Todd G. Messenger
(303) 894-4469
tmessenger@fwlaw.com

May 27, 2026

VIA electronic submittal

El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Letter of Intent for Preliminary Plan application for Ben Lomand Mountain Village Subdivision, Northwest El Paso County (along County Line Road).

To whom it may concern:

Our firm represents the United Congregational Church (“CHURCH”), the owner of approximately ±341.1 acres of land (“CHURCH PROPERTY”) located within northwest El Paso County, Colorado. The Church Property is located in portions of Sections 3, 4 & 5, Township 11 South, Range 67 West of the 6th P.M., immediately East of the Town of Palmer Lake and South of County Line Road (PINs 7103000028, 7104000001, 7104000002, 7104001010, 7104200012, 7104237002, and 7105424044). The Church Property is commonly known as 3195 County Line Road, Monument, Colorado 80132.

On behalf of the Church, we respectfully submit this letter of intent for a preliminary plan for a major subdivision on the Church Property, in anticipation of developing the Ben Lomand Mountain Village Subdivision.

A. Contact Information

Contact information for the owner, applicant, and project team is as follows. The applicant requests that all members of the project team be copied on all correspondence related to this project.

Owner / Applicant	Engineer	Attorney
United Congregational Church Pastor Roger Sung and Mary Sung 3195 County Line Rd. Monument, CO 80132 ptggmountain@gmail.com (719) 332-2607	Atwell Daniel J. Madison, PE, 7600 E. Orchard Rd., Ste. 150 N Greenwood Village, CO 80111 dmadison@atwell.com (303) 531-3217	Fairfield and Woods, P.C. Todd G. Messenger, Esq., 1801 California St., Ste. 2600 Denver, CO 80202 tmessenger@fwlaw.com (303) 894-4469

Planning and Community Development Department

County of El Paso

May 27, 2026

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B. Current Zoning of the Property

The Church Property consists of seven parcels, all of which are zoned RR-2.5.

Parcel ID	Area (acres)	Jurisdiction	Existing Zoning
7105424044	14.3	Unincorporated El Paso County	RR-2.5
7104200012	147.1	Unincorporated El Paso County	RR-2.5
7104237002	0.9	Unincorporated El Paso County	RR-2.5
7104000002	38.2	Unincorporated El Paso County	RR-2.5
7104000001	49.2	Unincorporated El Paso County	RR-2.5
7104001010	45.7	Unincorporated El Paso County	RR-2.5
7103000028	45.7	Unincorporated El Paso County	RR-2.5

C. Details of the Specific Request

The Church Property comprises approximately ± 341.1 acres of land. The proposed subdivision will result in: (1) 72 single-family residential lots ranging from 2.05 acres to more than 2.5 acres (two of which will be set aside for United Congregational Church facilities during development of the subdivision); (2) two lots (Lots 1 and 1A) for a new Religious Institution or potentially Community Building (as those terms are defined in the El Paso Land Development Code (“LDC”) at Section 1.15); (3) tracts for private roads, stormwater retention, and drainage, and (4) approximately 100 acres of conservation area that will serve as a sanctuary for wildlife (Tract A).¹ Individual lots will be served by individual wells and on-site wastewater treatment systems (“OWTS”). The anticipated subdivision will be accessed from multiple intersections on County Line Road on the north side of the Church Property. The existing fire road access locations will remain in place. The proposed Lots 34 and 36 are currently developed with a church building and related youth center, respectively. However, the preliminary plan contemplates that they will ultimately be redeveloped with single-family detached dwellings.

Several deviations from County engineering standards are necessary to accomplish the conservation design of the proposed subdivision, provide access for fire suppression and fuels management, and minimize cuts and fills in a way that respects the existing topography and blends in with surrounding residential development on steep lots on the South side of the ridge. Justifications for those deviations are provided in this letter as well.

¹ See Preliminary Plan Set, Ben Lomand Mountain Village.

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D. Overlay Zoning

The Church Property is not located within any of El Paso County's overlay zones.

E. Chapter 7 Approval Criteria

El Paso County Land Development Code (“LDC”) § 7.2.1. addresses the review process for subdivisions of land. Preliminary plan criteria are set forth in LDC § 7.2.1.(D)(2)(e). The proposed subdivision is in conformance with these criteria as follows:

1. The Proposed Subdivision Is in General Conformance With the Goals, Objectives, and Policies of the El Paso County Master Plan.

The proposed subdivision creates 72 lots for single-family detached dwellings, ranging from 2.05 acres to more than 2.5 acres (two of which will be set aside for United Congregational Church facilities during development of the subdivision), two lots (Lots 1 and 1A) for a new Religious Institution or (potentially) Community Building, and a tract of approximately 100 acres in area for a wildlife sanctuary. The design intent of the subdivision is low-density, rural, single-family detached residential development designed with conservation in mind.

According to the El Paso County Master Plan (“MASTER PLAN”), the “County will need to accommodate growth in specific areas of the County while maintaining the special character, unique places, and environmental and natural amenities that have helped define the region.”² The proposed subdivision will accommodate relatively low density residential development in a suburban context adjacent to a rural landscape (it is across from vast open space in Douglas County) and the development is anticipated to include a wildlife sanctuary of approximately 100 acres. The anticipated development in the subdivision will add to the County's housing stock³ and “preserve the character of rural and environmentally sensitive areas,” advancing Goals 2.1 and 2.2 of the Master Plan.⁴

The proposed development is also compatible with the established character of its surroundings (which include large areas of RR-2.5 zoning and low density single-family detached dwellings), will rely on individual wells and OWTS, and will connect to the state highway system at County

² Master Plan, Vision, at 13.

³ The Master Plan provides that “the County should focus detached housing development in Large-Lot Residential and Suburban Residential areas,” which include the Church Property. Master Plan at 57.

⁴ Master Plan at 14.

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Line Road (which is designated as a collector roadway at this location). As such, the proposed subdivision also advances Master Plan Goals 1.1 and 1.4.

The anticipated wildlife sanctuary implements Master Plan Goal 7.3, which calls for the provision of a variety of open spaces within the region, Objective E1-1, which calls for the establishment of “wildlife sanctuaries,” and Master Plan Objective HC2-7, which calls for a “conservation design” approach to new development.⁵ Finally, the proposed subdivision will allow for development of the Church Property with a responsible natural resource stewardship approach that implements Master Plan Goals 9.1, 9.2, and 10.1.⁶

As to future land use, the Church Property is located in the Tri-Lakes Area, which is the “the northern gateway into the County along Interstate 25 and Highway 83.”⁷ According to the Master Plan, “Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.”⁸

Additionally, most of the Church Property is also located in an “area of change” in which “new development” is anticipated.⁹ This particular “area of change” is surrounded by developed areas with similar land use and the Town of Palmer Lake (with more intensive zoning). While a portion of Church Property (“Disconnected Property”) does not have a designation in the Master Plan (due to its recent disconnection from Palmer Lake it was not subject to County planning jurisdiction at the time the Master Plan was adopted), its former incorporation into Palmer Lake suggests that further residential development of the Disconnected Property is appropriate. Part of the Church

⁵ It will also directly advance the Master Plan’s objectives regarding wildlife protection and management, including, “Establish or expand public or private neighborhood parks, reserves, and other protected (e.g., wildlife sanctuaries and private reserves)” and “Manage protected areas and other resource lands for conservation.” See Master Plan at 130.

⁶ Master Plan Goal 9.1 states, “Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.” Master Plan Goal 9.2 states, “Promote sustainable best practices with regard to development and infrastructure.” Master Plan Goal 10.1 states, “Prioritize hazard mitigation as growth and development occurs.” See also Master Plan at 65, regarding conservation design in suburban residential placetypes; and Master Plan at 131 regarding conservation design generally.

⁷ Master Plan at 17, 19.

⁸ Master Plan at 19, 149.

⁹ Master Plan at 20. The “new development” designation refers to “[u]ndeveloped portions of the County,” which, where “adjacent to a built out area will be developed to match the character of that adjacent development . . .” Master Plan at 21.

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Property is also designated for “protection” or “conservation” by the Master Plan.¹⁰ This area roughly corresponds with the area that the Church intends to protect as a wildlife sanctuary.

The Church Property is located within the “Suburban Residential” placetype, in which single-unit detached residential, institutional uses (*e.g.*, places of worship), and open spaces are appropriate. Residential density in this placetype is expected to be within the range of five units per acre to 2.5 acres per unit. The Church Property is a “priority development area” among the suburban placetypes.¹¹ According to the Master Plan, this area has largely developed with a suburban residential pattern, “and should continue to do so without impediment.”¹²

The Church Property is located within 2018 Water Study Planning Area 2, which is the only water study planning area in the County that has an average year surplus of water (estimated at 353 acre-feet). Municipal water and sewer services are not available at this location, and the proposed rezoning will facilitate development according to the trend in similar locations: “to develop 2.5- to 5-acre lots with individual onsite wells and septic systems.”¹³

2. The Proposed Subdivision Is Consistent with the Purposes of the LDC.

LDC § 1.4 addresses the purposes of the LDC. As applicable to the proposed subdivision, the purposes of the LDC are to: (1) “implement the Master Plan” with regard to future growth and development in the County; (2) guide private action to provide “adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities”; (3) “further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land”; (4) “ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services”; and (5) “prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County.”

The proposed subdivision is consistent with these purposes. The proposed subdivision implements the Master Plan with regard to future growth and development, as discussed in Part E.1., *supra*. The proposed subdivision provides for efficient transportation and public improvements through

¹⁰ Master Plan at 20.

¹¹ Master Plan at 49.

¹² Master Plan at 52.

¹³ Master Plan at 101.

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dedication and improvement of right-of-way, dedication of easements for improvements, improvement of highway connections along County Line Road, and improvement of stormwater conveyances.

The application for the preliminary plan is being undertaken pursuant to applicable procedures in the LDC, thereby ensuring that the proposed subdivision furthers the orderly layout of subdivided land and is adequately and duly recorded with proper legal descriptions and monumentation. The public facilities and services are planned to be available concurrently with development of the individual lots and construction of single-family homes, ensuring that the development will pay its own way. Finally, drainage easements and detention ponds are designed for proper function and maintenance, and located to ensure that the proposed subdivision continues to provide appropriate stewardship of natural and biological resources.

3. The Subdivision Is in Conformance with the Subdivision Design Standards and Any Approved Sketch Plan.

There is no sketch plan associated with this proposed subdivision.

Part F, *infra*, provides narrative regarding conformance with LDC Chapter 8 subdivision design standards.

4. A Sufficient Water Supply Has Been Acquired in Terms of Quantity, Quality, and Dependability for the Type of Subdivision Proposed, As Determined in Accordance with the Standards Set Forth in the Water Supply Standards and the Requirements of Chapter 8 of the LDC.

Water supply is sufficient in terms of quantity, quality, and dependability. Part F.6., *infra*, and the Water Resources Report that is included with the application materials provide narrative regarding compliance with the requirements of LDC Chapter 8 with respect to water supply, and Part H, *infra*, provides narrative about quantity, quality, and dependability in the context of water utilities.

5. All Areas of the Proposed Subdivision, which May Involve Soil or Topographical Conditions Presenting Hazards or Requiring Special

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Precautions, Have Been Identified and the Proposed Subdivision Is Compatible with Such Conditions.

No soil or topographical conditions present hazards within the proposed subdivision.¹⁴ As appropriate from an engineering standpoint, significant areas that are graded, filled, or cut will be stabilized by retaining walls.¹⁵ Hybrid local roadway sections are proposed in areas with steeper slopes to reduce grading impacts.¹⁶

6. Adequate Drainage Improvements Complying with State Law and the Requirements of the El Paso County Code and the El Paso County Engineering Criteria Manual Are Provided by the Design.

State law requires subdividers to provide “[m]aps and plans for facilities to prevent storm waters in excess of historic runoff, caused by the proposed subdivision, from entering, damaging, or being carried by conduits, water supply ditches and appurtenant structures, and other storm drainage facilities.”¹⁷ Preliminary maps and plans describing the subdivision drainage concept are included with this letter of intent.¹⁸

Detention ponds and their appurtenant stormwater infrastructure within the proposed subdivision are designed in accordance with the requirements of the El Paso County Engineering Criteria Manual (“ECM”). The stormwater infrastructure includes full-spectrum detention facilities that maintain or improve pre-development hydrologic conditions.¹⁹ The drainage system is designed to allow stormwater to be safely conveyed through and away from the proposed subdivision without negatively impacting downstream properties.²⁰

¹⁴ See generally Ben Lomand Conceptual Grading Plan.

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ C.R.S. § 30-28-133(3)(c)(VIII).

¹⁸ See Ben Lomand Conceptual Grading Plan; and Ben Lomand Preliminary Drainage Report

¹⁹ See Ben Lomand Preliminary Drainage Report, at 6-9.

²⁰ *Id.* at 17.

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7. 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 public improvements proposed in connection with the proposed subdivision are as follows: (1) improvements to fire access and forest maintenance roads, for which an easement will be granted to the County; (2) dry utility and proposed improvement easements along all internal roads, dedicated to the County; (3) a 35-foot drainage easement along County Line Road, dedicated to the County; (4) a 30-foot landscaping easement, dedicated to the County; and (5) detention ponds within two tracts set aside for drainage and detention (which connect to permanent engineered channels, outlet control structures, and spillways, that collectively maintain or improve pre-development hydrologic conditions).²¹

The proposed transportation facilities and associated easements are private roads that will provide circulation throughout the proposed subdivision, vehicular access to every parcel created in the subdivision, and service of necessary utilities to those parcels. The proposed roads improve connectivity to the subdivision by removing and replacing the two existing private access points along County Line Road with three appropriately spaced new roadway connections. This improved connectivity meets the needs of the subdivision and aligns with County planning principles.²² A traffic impact study is included with the application materials. *See also* Part J, *infra*.

The stormwater and drainage improvements meet the needs of the subdivision and mitigate the effects of the development, as discussed in Parts E.6 and F.4., *supra*.

8. Legal and Physical Access Is or Will Be Provided to All Parcels by Public Rights-Of-Way or Recorded Easement, Acceptable to the County in Compliance with the LDC and the ECM.

The proposed subdivision ensures that all parcels are served by private roads connected to County Line Road (a public right-of-way).²³ Physical access to the individual parcels will be provided concurrently with development of the individual parcels.

A waiver request to authorize the proposed private roads is presented in **Appendix F**.

²¹ See Preliminary Plan Set, Ben Lomand Mountain Village at 18-23; *see also* Preliminary Drainage Report at 6-8.

²² Master Plan at 82 (county planning policy is to encourage subdivision to have multiple access points for purposes of reducing traffic congestion and promoting connectivity).

²³ See *generally* Preliminary Plan Set, Ben Lomand Mountain Village.

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9. The Proposed Subdivision Has Established an Adequate Level of Compatibility.

- i. *The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision.*

The proposed subdivision sets aside approximately 100 acres that will serve as an open space sanctuary for wildlife. This area roughly corresponds with the area that the County has designated for “protection” or “conservation” in the Master Plan.²⁴ The area set aside for wildlife sanctuary represents a substantial portion of total Church Property and comprises the most striking and sensitive natural environment of the site. The wildlife sanctuary represents an expansive open space visual and buffering amenity for the anticipated large-lot residential subdivision.

The site layout, lots, and roads conform to the natural topography, and anticipated retaining walls are proposed only where necessary along the anticipated private rural local roadway sections.

- ii. *The proposed subdivision has established an adequate level of compatibility by 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.*

The proposed subdivision provides for vehicular circulation to all individual lots.²⁵ Fire access and forest maintenance roads provide access to the wildlife sanctuary for management and emergency services.

²⁴ Master Plan at 20.

²⁵ In accordance with County plans, sidewalks are not provided for this non-clustered development subdivision, Master Plan at 86 (“Large-lot Residential placetypes only feature sidewalks in clustered development. . .”).

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- iii. *The proposed subdivision has established an adequate level of compatibility by incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses.*

The proposed subdivision incorporates landscape buffering, including planting and a decorative wall, along its northern and western borders.²⁶ This buffering creates an appropriate transition and barrier between the development anticipated within the subdivision and the Douglas County open space to the north, and the more intensive land uses within the boundaries of Palmer Lake to the West. The roughly 100 acres of preserved open space also acts as a buffer and transition to the denser and more intensely zoned subdivisions of Palmer Lake to the South and West.

Steep grades between the proposed subdivision and the existing large lot residential subdivision to the East preclude the establishment of similar landscape buffering. However, the steep grades provide a natural transition between the two subdivisions. Additionally, due to comparable lot sizes and land uses, there is little need for buffering to the East.

- iv. *The proposed subdivision has established an adequate level of compatibility by incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design.*

The proposed subdivision sets aside two tracts for detention ponds.²⁷ The proposed detention ponds will have a minor impact on existing wetlands on the Church Property. The existing wetlands on Church property are generally located along County Line Road and are the likely result of the drainage interventions made along County Line Road.²⁸ The Church will address wetland dredge-and-fill impacts as may be required by the recently promulgated Regulation 87 (the State of Colorado dredge-and-fill permitting system), and there is a material probability that some or all of the identified wetlands are exempt from state permitting under 5 CCR § 1002-87:87.3(6)(d), (e), and / or (i).²⁹ Although wildlife are known to inhabit the surrounding area, no mapped wildlife corridors or Colorado Parks and Wildlife-identified high-priority habitats are

²⁶ See generally Ben Lomand Mountain Village Landscape Plans

²⁷ Ben Lomand Conceptual Grading Plan at 1.

²⁸ See Ben Lomand Preliminary Drainage Report, Map 1.

²⁹ The current version of Regulation 87 is quite new, and the Church is considering seeking a voluntary determination on these issues from the Colorado Water Quality Control Commission pursuant to 5 CCR § 1002-87:87.3(7)(b) in due course.

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coextensive with Church Property. Nonetheless, the proposed subdivision incorporates the conservation of wildlife through the preservation of approximately 100 acres of wildlife sanctuary.

- v. *The proposed subdivision has established an adequate level of compatibility by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.*

The provision of public facilities and infrastructure is discussed in Part E.7., *supra*.

10. Necessary Services, Including Police and Fire Protection, Recreation, Utilities, Open Space and Transportation System, Are or Will Be Available to Serve the Proposed Subdivision.

Fire protection and utilities are discussed in Part H, *infra*. Police protection is anticipated to be provided by the County Sheriff's department. The subdivision is proposed to be served by an internal private road network. *See* Parts E.7. and E.9.ii, *supra*; Appendix F.

The approximately 100-acre preserved wildlife sanctuary will serve as an open space amenity, and an appropriate level of recreation is readily available, both on-site (on large lots) and nearby for the anticipated intensity of use. Regional recreation areas located in Palmer Lake, Monument, El Paso County, and Douglas County are also available to serve the proposed subdivision.³⁰

11. The Subdivision Provides Evidence to Show That the Proposed Methods for Fire Protection Comply with Chapter 6 of the LDC.

LDC § 6.3.3. sets forth general environmental standards for fire protection and wildfire mitigation. Fire risk mitigation at the Church Property has historically been coordinated with the Colorado State Forest Service.³¹ Fire access and forest maintenance roads are already in place, and the proposed subdivision improves the connection between County Line Road and the ridgeline of Ben Lomand Mountain. The Church engages in fuels mitigation on the Church Property on a regular basis. Not only will development of the Church Property as proposed upgrade a key existing fire access route, it will also provide additional infrastructure for fire suppression, and

³⁰ Including but not limited to the Palmer Lake Regional Recreation Area, Santa Fe Open Space, the Palmer Lake Reservoir, Fox Run Regional Park, and the Santa Fe Regional Trail.

³¹ *See* Forestry Management Plan, at 5, 32-36, 50-52.

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long-term funding for continuation of fire risk mitigation activities, both on subdivision lots and within the approximately 100-acre forested wildlife preserve.

LDC § 6.3.3.(B)(2) requires a fire commitment letter. A fire commitment letter is provided as part of this application.

LDC § 6.3.3.(B)(1) and (D)(2) require a Fire Protection Report and a Wildland Fire and Hazard Mitigation Plan. A Wildfire Hazard and Mitigation Report that provides all of the information required by the referenced subsections is provided as part of this application.

12. The Proposed Subdivision Meets Other Applicable Standards of Chapters 6 and 8 of the LDC.

This Part E.12. discusses compliance with applicable sections of Chapter 6 of the LDC that are not discussed in Part E.11., *supra*. Compliance with Chapter 8 requirements is discussed in Part F, *infra*.

LDC § 6.3.1. sets forth air quality management standards for construction and requires an air quality management plan for sketch plans. Since this application does not involve a sketch plan, LDC § 6.3.1. is not applicable.

LDC § 6.3.2. sets forth standards for drainage and floodplain impact management and report requirements. A preliminary drainage report is included with this application. Drainage is discussed in part E.6, *supra*. The Church Property does not include any regulatory floodplains.

LDC § 6.3.4. sets forth standards for forestry management and requires a Forestry Management Plan. A Forestry Management Plan as required in LDC § 6.3.4.(B)(4), which complies with the above-referenced standards, considerations, and requirements for homeowner, builder, and developer responsibilities (which are set forth in LDC § 6.3.4.(B)(3)) is provided with this application. LDC § 6.3.4.(B)(2) requires the Forestry Management Plan to follow Colorado State University guidelines, which state that forestry plans should discuss inventory of forest resources, convey landowner objectives, proposed methods of management, and a 10-year plan for implementation of the management plan.³² LDC § 6.3.4.(B)(1) requires El Paso County Environmental Services Department (“EPCESD”) input to be reflected in the plan. However, it appears that EPCESD no longer exists. Consequently, its input was not obtained.

The Forestry Management Plan demonstrates that the proposed preliminary plan meets State requirements as set forth in C.R.S. § 39-1-12, and the goals of the plan align broadly with County

³² Management Plan Guidelines and Checklist, Colorado Forest Agriculture Program at 2 (revised 2018).

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objectives for improving health of forest stands, decreasing the effects of insect and disease outbreaks, improving and maintaining habitat and wildlife diversity, minimizing wildfire threat, maintaining aesthetic forest conditions, and practicing sustainable natural resource management.

LDC § 6.3.5. and the ECM set forth standards for grading and erosion control. A waiver from LDC standards is requested with regard to lot slopes.³³ A deviation from ECM standards is requested with regard to road slopes.³⁴ A conceptual grading plan demonstrating compliance with all other standards is provided with this application.

LDC § 6.3.7. sets forth standards for noxious weed management. The standards require that noxious weeds as described in C.R.S. § 33-5.5-101, *et seq.*, as amended, be identified on the subject property. No noxious weeds from Colorado Noxious Weed List A are present on Church Property. Noxious weeds on Colorado Noxious Weed List B have been observed on Church Property. A Noxious Weed Management Plan is provided with this application. The Noxious Weed Management Plan describes the extent of infestation and methods of management, including biological, mechanical, and chemical management techniques.

LDC § 6.3.8. sets forth standards for wetland identification and impact mitigation. A Wetland Report is provided with this application. Impact mitigation of wetlands is discussed in Part E.9.iv., *supra*. It is not clear whether the wetlands are continuously connected to waters of the United States, and therefore they may be outside of the jurisdiction of the U.S. Army Corps of Engineers.³⁵ As discussed more fully in Part E.9.iv., *supra* the wetlands may be subject to the recently promulgated Regulation 87, administered by the Colorado Water Quality Control Division, and the Church will evaluate the need for an official determination in due course.

LDC § 6.3.9. sets forth standards for wildlife and wildlife habitat conservation. It applies to land “identified on the Wildlife Habitat Map as significant wildlife habitat.” The Wildlife Habitat Map does not identify “significant wildlife habitat” on the Church Property. Accordingly, LDC § 6.3.9. is not applicable.

³³ See Appendix A: Request for Waiver Regarding Building Lot Slope.

³⁴ See Appendix B: Request for Deviation from Maximum Road Slope.

³⁵ See generally, *Sackett v. Environmental Protection Agency*, 598 U.S. 651 (2023).

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F. Chapter 8 Approval Criteria

LDC Chapter 8 applies to all divisions of land resulting in the creation of new lots.³⁶ LDC § 8.5 sets forth standards for dedication and fee requirements, which apply to final plat approval and recordation and are therefore not germane to this application for preliminary plan approval. LDC §§ 8.4.1. through 8.4.9. set forth the general design considerations and standards applicable to subdivision. This Part F discusses how the proposed subdivision complies with those standards.

1. LDC § 8.4.1. Planning Considerations

i. Land Found Unsuitable for Development.

LDC § 8.4.1.(A) prohibits divisions of land where land is unsuitable for development unless mitigating measures are taken to make the land suitable. LDC § 8.4.2.(B)(3) sets forth characteristics that render a building site unsuitable:

- Areas not suitable for location of water or sewage disposal systems as determined by State and County health regulations.
- Areas where slopes are greater than 30 percent.
- Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.
- Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.
- Areas within easements, without the permission or release from the beneficiary of the easement holder.

The Church Property is suitable for development and safe for its anticipated and intended purpose of large-lot residential development, religious institutional use, and wildlife preserve (open space). The Church Property is primarily meadow lowland with grades ranging between five to 15 percent on the Northern portion of the property and slopes ranging from 15 to 50 percent on the Southern portion of the property.³⁷

³⁶ LDC § 8.1.2.

³⁷ See Ben Lomand Preliminary Drainage Report at 1.

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Development of the Church Property will be generally allocated along its flatter Northern portion. The steepest areas of the Church Property are not designated for development. Instead, they are preserved as part of the wildlife sanctuary. As evidenced by the built context along the ridgeline, the relatively few building sites that include grades over 30 percent (located in the Southerly portion of the Church Property) are suitable for development of large-lot residences utilizing best engineering practices and grading methods.³⁸ No portion of Church Property falls within a geologic hazard area, a regulatory floodplain, or easements that are not subject to release.

ii. Safe for the Intended Purpose.

LDC § 8.4.1.(B) requires that land be divided in a manner allowing it to be used safely for its intended purpose, without posing a danger to public health and safety from hazards. The Church Property land is suitable for development and safe for its anticipated and intended purpose of large lot residential development, religious institutional, and open space. There are no geologic hazards on the Church Property. A Wildfire Hazard and Mitigation Report is included in this application. It shows wildfire risk is present but can be mitigated using best management practices. No portion of the Church Property is within a regulatory floodplain.

iii. Topography to be Considered.

LDC § 8.4.1.(C) requires consideration of topography and in general, disallows building sites on slopes of 30 percent or more. The proposed subdivision grading concept has minimized cut and fill to the extent possible and anticipates the need for retaining walls only where necessary. Waiver of the prohibition on building sites on steep slopes is requested in Appendix A. The proposed building sites that are the subject of the requested waiver conform to the historic pattern of development along the ridgeline and nearby ridgelines (particularly along Capella Drive, Cathedral Drive, Hamal Drive, and Hamal Circle), which includes a number of examples of safely developed slopes that are steeper than those proposed on the preliminary plan.

iv. Planning Required for Remainder Parcels.

LDC § 8.4.1.(D) subjects any remainder parcels to certain limitations. Remainder parcels are defined in LDC § 1.15 as “[a] part of a larger parcel that is not platted during the subdivision of that larger parcel and which is described by metes and bounds.” The preliminary plan encompasses the entire Church Property. No remainder parcels are proposed. Consequently, LDC § 8.4.1.(D) is not applicable.

³⁸ See Appendix A for request for waiver regarding building sites on steep slopes.

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v. *Continuation of Roads and Other Linear Facilities.*

LDC § 8.4.1.(E) requires divisions of land to be designed to consider opportunities to connect roads, trails, access, and utilities with adjacent property. The proposed subdivision provides for new connections to County Line Road. Continuation of the North-South road alignments across County Line Road to the North is unlikely due to the conservation easement on that property. With the exception of fire access roads (which will be maintained as such), other connections are foreclosed by topographic constraints and the potential for physical and functional incompatibility with neighboring undeveloped municipal land to the west, which is currently zoned industrial (M1), and for which no current development plans are available to the Church.

vi. *Lot Layout, Design and Configuration.*

LDC § 8.4.1.(F) requires divisions of land to provide for lots that are of an appropriate size and configuration for the site characteristics and intended uses; adequate buffering from the adverse impacts of adjoining uses through lot orientation, setbacks, landscaping or other appropriate methods; conservation of water, land and energy resources; conveniently located recreation facilities within the development; minimal grading, road cuts and fills; and a road system designed to preserve the integrity and function of the arterial and local roadway network.

The size and configuration of the lots are appropriate for the Church Property inasmuch as similar development on land with similar characteristics along its Southern and Eastern boundary has already occurred, and those lots are also within the County's RR-2.5 zoning district. The anticipated large-lot residential, religious institutional, and wildlife preserve (open space) development will have appropriately low impact on the Church Property. The configuration of lots within the proposed subdivision is designed to concentrate development on the Northern portion of the Church Property.

Lots are oriented away from County Line Road. Landscape buffering will be provided along the North and West boundaries of the Church Property, thereby separating the large-lot residential development within the proposed subdivision from more intensive land uses (and more intensive zoning where land is currently vacant) in Palmer Lake. Water-wise landscaping and water conservation principles have been considered in designing the landscape buffering.

The preserved wildlife sanctuary is an open space amenity for the subdivision, and there is ready access to trails and open space adjacent to and in close proximity to the proposed subdivision. The design of the proposed subdivision minimizes grading, and cut and fill impacts are mitigated throughout the subdivision. The roadway network in the proposed subdivision is appropriately

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connected to the adjacent collector roadway (County Lind Road) with adequate spacing of intersections located to maximize visibility and minimize congestion.

vii. Preservation of Natural Landscape.

LDC § 8.4.1.(G) requires divisions of land to consider the preservation and enhancement of the natural landscape and vegetation. The layout of the proposed subdivision minimizes impact on natural wetlands and forested areas. Approximately 100 acres of forested area along the southern ridge of the proposed subdivision is set aside as the wildlife sanctuary tract, which preserves the most sensitive and distinctive topographical features of the Church Property. Additionally, most of the land area that is within identified wetlands is located within drainage tracts, and to the extent required by state law, impacts to wetlands will conform to Regulation 87.

viii. Preservation of Historical and Archaeological Sites.

There are no historical or archaeological sites on the Church Property.

2. Environmental Considerations

i. Miscellaneous Environmental Requirements

LDC § 8.4.2.(A)(1) encourages planting or screening buffers along abutting collectors, arterials, and expressways and between different types of uses. Landscape buffering will be provided along the North and West boundaries of the Church Property, thereby separating the large-lot residential development within the proposed subdivision from County Line Road and the more intensive land uses in Palmer Lake.³⁹

LDC § 8.4.2.(A)(2) requires central sewage collection systems for multifamily residential lots. No multifamily residential lots are proposed on the Church Property. Consequently, LDC § 8.4.2.(A)(2) is not applicable.

LDC § 8.4.2.(A)(3) encourages locating residential lots in such a way to minimize adverse influence from airports and airport operations. The Church Property falls outside the impact areas of all regional airport noise contour maps and master plans.⁴⁰ Consequently, LDC § 8.4.2.(A)(3) is not applicable.

³⁹ See Ben Lomand Mountain Village Landscape Plans.

⁴⁰ See Colorado Springs Airport and Peterson Space Force Base Noise Contours, Meadow Lake Airport Master Plan, and El Paso County Master Plan at 88.

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LDC § 8.4.2.(A)(4) requires consideration of threatened and endangered species. No specific impact on threatened and endangered species is anticipated as a result of future development on the Church Property. Additionally, the proposed subdivision promotes wildlife stewardship values by way of the preservation of approximately 100 acres of wildlife sanctuary.

ii. Hazards

LDC § 8.4.2.(B) prohibits divisions of land unless hazards on those lands have been removed or mitigated. No hazards related to geological conditions, soils, floods, high water table, polluted waters, airports, major utility facilities, or landfill contamination exist on the Church Property. The wildfire hazard and mitigation report shows wildfire risk is present but can be mitigated through the application of best management practices.

LDC § 8.4.2.(B)(2) requires subdivisions to be designed to minimize the impact of noise pollution on residents. The proposed subdivision incorporates landscape buffering along its Northern and Western borders.⁴¹ This buffering establishes appropriate transitions between the development anticipated within the subdivision and the Douglas County open space to the north, and the more intensive land uses within (and that could occur within) the boundaries of Palmer Lake. A noise study is not required by LDC § 8.4.2.(B)(2)(b)(iii) because the proposal does not adjoin an arterial roadway.

LDC § 8.4.2.(B)(3) requires identification of no-build areas on the plat.⁴² The preliminary plan provided in this application meets this requirement.

iii. Snow Drift Areas

LDC § 8.4.2.(B)(4) requires additional design features where the subdivision is adjacent to arterial roads subject to snow drifting problems as identified in the ECM. While a portion of County Line Road adjacent to Church Property is identified in the ECM as a “Road with Snow Drifting Problems,” the road is already equipped with snow fencing.⁴³ Moreover, County Line Road is classified as a collector along this segment. Accordingly, snow drift requirements set out in the ECM do not apply to the development of the Church Property.

⁴¹ See generally Ben Lomand Mountain Village Landscape Plans.

⁴² See Part F.1.i., *supra*, for discussion regarding areas deemed unsuitable for development.

⁴³ ECM at 2-91, Figure 2-42.

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3. Division of Land, Block, Lot, and Tract Layout Standards

i. Minimum Frontage

LDC § 8.4.3.(A)(1) requires divisions of land have a minimum of 60 feet of public road frontage. All individual lots within the proposed subdivision have a minimum of 60 feet of frontage on a improved private road right-of-way.

ii. Lot Design

LDC § 8.4.3.(B)(1) requires all lots to be buildable lots unless approved and restricted by a plat note. All individual lots are proposed as buildable lots.⁴⁴

LDC § 8.4.3.(B)(2) sets forth lot area and dimensional standards. The Church Property is within the El Paso County RR-2.5 zoning district, which requires a minimum lot size of 2.5 acres and a minimum width of 200 feet at the front setback line. The RR-2.5 zone district requires 25-foot front and rear setbacks and 15-foot side setbacks.⁴⁵ All individual and corner lots accommodate rear and side setback dimensional standards. All individual lots conform to the dimensional standards for lots using OWTS, which requires such lots to be minimum 2.5 acres with a minimum of 1 acre of buildable area. Individual lots have adequate area to allow for both a single-family home and residential parking facilities. Side lots lines are designed to be substantially at right angles or radial to road right-of-way. Irregular and wedge-sharped lots are used sparingly (generally to accommodate existing fire access roads or natural topography) and designed to have sufficient width at the front setback line to accommodate construction of a home that also meets side setback requirements.

LDC § 8.4.3.(B)(3) discourages double frontage and reverse frontage lots. The proposed subdivision does not make use of double frontage and reverse frontage lots. LDC § 8.4.3.(B)(4) discourages flag lots. The proposed subdivision does not make use of flag lots.

LDC § 8.4.3.(B)(5) prohibits lots from being divided by a road, alley, other lot, political boundaries (municipal, county, zoning, districts), drainage and irrigation ditches, and easements. No lots on the Church Property are divided by such natural or man-made features.⁴⁶

⁴⁴ See Preliminary Plan Set, Ben Lomand Mountain Village, which depicts front, rear, and side setback lines on each individual lot, thereby creating sufficient building envelope for residential development on each building site.

⁴⁵ See LDC Chapter 5, Table 5-4 for RR-2.5 zoning district dimensional standards.

⁴⁶ Lots 1 and 1A are anticipated to be functionally related, but they are separate lots.

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iii. Tracts

LDC § 8.4.3.(C) sets forth requirements for non-buildable tracts. Three tracts (Tract A, Tract B, and Tract C; ± 100.8 acres, ± 1.6 acres, and ± 4.5 acres, respectively, as shown on the proposed preliminary plan) are proposed. Tract A is designated as a wildlife sanctuary with improvements limited to fire access and forest maintenance. Tracts B and C are tracts designed for stormwater detention and drainage as discussed in Part. F.5, *infra*. All tracts have the minimum required 30-foot frontage along private roads. Tracts A and B are accessed from improved roads within the proposed subdivision. Tract C is accessible from the public road (County Line Road) along the north boundary of the Church Property. No tracts are divided by County boundaries or zoning district boundaries.

4. Transportation System Design Standards

LDC § 8.4.4.(A) requires transportation systems to be designed in accordance with the ECM, the Major Transportation Corridors Plan (“MTCP”), and accompanied by a Traffic Impact Study prepared in accordance with the ECM.

LDC § 8.4.4.(B) requires location of roads within dedicated right-of-way. All proposed roads are located in rights-of-way. LDC § 8.4.5.(C) requires divisions of land to be served by public roads. All lots and tracts are served by new private roadways constructed as part of the proposed development, which connect to the collector along the northern boundary of the Church Property (County Line Road). A waiver for the use of private roads in lieu of public roads is presented in Appendix F.

LDC § 8.4.4.(D) prohibits more than 25 lots from being located on dead-end roads. There are five dead-end roads within the proposed subdivision. The greatest number of lots served by any proposed dead-end road is eight.⁴⁷ The maximum allowed length of a dead-end road is 1,600 feet in rural conditions.⁴⁸ Four out of the five cul-de-sacs are less than 1,600 feet in length. One proposed cul-de-sac, which also serves as the connection point to the proposed fire access and forest maintenance road, is 1,725 feet in length. A waiver is requested with respect to this road in Appendix D.

LDC § 8.4.4.(E) allows private roads only by waiver. As more fully set out in Appendix D, the proposed roads are private, as they are not likely to be needed for the convenience or safety of the

⁴⁷ The easternmost road on the proposed subdivision is a dead-end road serving lots 37 through 44. *See* Preliminary Plan Set, Ben Lomand Mountain Village.

⁴⁸ ECM 2.3.8(A) at 2-61.

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general public. The subdivision is rural in nature and generally disconnected from other areas of the County due to topographic constraints. Given the connectivity constraints, the general public will not use the subdivision roads for local circulation or regional access. The private roads will be identified on the plat, constructed in accordance with appropriate County engineering standards,⁴⁹ and a private road maintenance agreement or covenants may be created to ensure that the private roads are adequately maintained after construction. The private nature of the subdivision roads will not impede emergency access.

5. Drainage Considerations and Standards

LDC § 8.4.5.(A) requires the design and operation of drainage facilities to ensure historic flow patterns are maintained to preserve natural character of the site; that peak runoff conforms to the ECM; that low points are ensured adequate drainage; and that the drainage system accommodates the drainage basin as a whole, including upstream areas outside the subdivision. The proposed subdivision maintains the planned off-site flow through the site and attenuates runoff in proposed detention ponds, thereby releasing “at or below historic rates” through two existing corrugated metal pipe culverts located at the low points of the Church Property.⁵⁰ Thus, the historic flows of the site will be unimpeded, the natural character of the site will be preserved, and the low points of the site are adequately drained. The proposed drainage concept improves downstream water quality.⁵¹ Due to the topography of the Church Property, upstream drainage into the subdivision is not anticipated.

LDC § 8.4.5.(B) requires lots and tracts to be laid out to provide positive drainage away from building sites. Building site drainage will be coordinated with overall site drainage and flood control systems.

LDC § 8.4.5.(C) requires drainage facilities to comply with the Code and the ECM. The drainage system has been designed in accordance with applicable standards.⁵²

LDC § 8.4.5.(D) requires that provision for the maintenance of drainages areas be provided as part of the subdivision and easement documents. These documents will be developed concurrently with the final plat.

⁴⁹ Including standards pertaining to the approval of deviations from the engineering standards, which are addressed in Appendices B, C, and D, *infra*.

⁵⁰ See Ben Lomand Preliminary Drainage Report, at 1-2

⁵¹ *Id.* at 16.

⁵² *Id.*.

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LDC § 8.4.5.(E) contains requirements for lands along watercourses subject to flooding and lands downstream of a jurisdictional dam. The proposed subdivision does not contain land subject to these requirements.

LDC § 8.4.5.(F) requires detention ponds to be located in separate tracts or permanent easements. The detention ponds proposed in the subdivision are located in tracts that are separate from individual lots.⁵³

LDC § 8.4.5.(G) contains requirements for drainage easements where the site is traversed by a watercourse. The proposed subdivision does not contain land subject to these requirements.

6. Utilities Considerations and Standards

LDC § 8.4.6.(B) requires utilities to be located underground wherever possible, extended to each lot, placed within rights-of-way, and identified on the plat. The proposed subdivision anticipates that water will be provided by individual wells. Wastewater will be treated using below-grade OWTS. Therefore, water and wastewater utilities will not be located in rights-of-way.

Electric service will be provided by Core Electric Cooperative via its existing facilities along County Line Road. Natural gas service will be provided by Black Hills Energy via its existing infrastructure along County Line Road. Telecommunication services will be provided as contracted between the owner and the selected communications service provider. A 10-foot dry utility easement on either side of the improved right-of-way is identified on the plat. The 10-foot dry utility easement is anticipated to be utilized for underground electric, telecommunications, and natural gas utilities.

7. Water Supply Standards

LDC § 8.4.7 requires a Water Resource Report that demonstrates that the water supply for the subdivision is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The required technical documentation demonstrates compliance with these requirements. The required report is provided with this application. It concludes that “The decreed water rights and augmentation plan pending approval for the subject parcels are adequate to meet the needs of the proposed development on a 300-year basis. Sufficient water quantity, quality, and dependability have been documented.” In an abundance of caution, the Water Resource Report contemplated up to 77 single-family detached residential lots, and the proposed preliminary plan includes only 72.

⁵³ See Preliminary Plan Set, Ben Lomand Mountain Village at 12.

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8. Wastewater Disposal Standards

LDC § 8.4.8.(B)(1)(a) requires central wastewater collection and treatment in new subdivision with a density greater than one dwelling per 2.5 acres. The anticipated density of the proposed subdivision is one dwelling per 4.8 acres (based upon 72 dwelling units on the roughly 341-acre Church Property). Accordingly, central wastewater collection and treatment is not required.

LDC § 8.4.8.(C) requires the applicant to show that an OWTS meets the spirit and intent of the Code with reports, data, and other evidence, and LDC § 8.4.8.(E)(2)(d) requires a OWTS report to accompany a preliminary plan. An OWTS report prepared by RMG Engineers is provided as part of the application materials. RMG Engineers determined that the Church Property has suitable soils for the use of OWTS.

9. Geology and Soils Standards and Reports

LDC § 8.4.9. requires a geology and soils report. A geology and soils report is provided as part of the application materials.

G. Consistency with County Plans

Part E.1, *supra*, provides an analysis of consistency with the El Paso County Master Plan.

The proposed subdivision is consistent with the goals and policies set forth in the El Paso County Water Master Plan (2019) (“WATER MASTER PLAN”). The proposed subdivision plan, through the submission of applicable water supply studies, data, and information ensures that each new residence will have an adequate water supply in terms of quantity, dependability, and quality for the anticipated development prior to the development of such residences. This aligns with Goal 1.1, to “[e]nsure an adequate water supply in terms of quantity, dependability and quality for existing and future development,” Goal 1.2, to “[i]ntegrate water and land use planning,” Goal 5.5, to “[i]dentify any water supply issues early on in the land development process,” and Goal 6.0 “[r]equire adequate water availability for proposed development.”⁵⁴ The proposed landscape buffering and planting plans further the policies of the Water Master Plan through the inclusion plantings with only low to moderate irrigation needs. This furthers Goal 6.1.2, “promote water conservation,” and Policy 6.0.2, “[e]ncourage developments to incorporate water efficiency principles.”⁵⁵

⁵⁴ Water Master Plan (2019) at 122, 126

⁵⁵ *Id.* at 126-27.

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The proposed subdivision is consistent with the goals and policies set forth in El Paso County Community Services Department Parks Master Plan Update (2022) (“PARKS MASTER PLAN”). The conservation of approximately 100 acres of wildlife sanctuary open space is not a public park, but is nonetheless a benefit for the residents of the proposed subdivision and El Paso County in terms of scenic value, habitat preservation, and natural resource stewardship. Because the proposal adds no new public parks to the County’s park assets, no new expenses are placed on County budgets. That aligns with Goal 5, to “[p]rioritize taking care of and maximizing current assets over acquiring new assets to better serve El Paso County Residents.”⁵⁶

At the same time, the approximately 100-acre wildlife sanctuary aligns with Goal 2, to “[b]alance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.”⁵⁷ With regard to the natural features and geography conserved by the proposed wildlife sanctuary, its conservation aligns with Goal 10, to “[p]rotect and enhance El Paso County’s legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.”⁵⁸ Approval of this subdivision would align broadly with the goals that are set out in the Parks Master Plan, which encourage collaboration with private partners to enhance open space, provide high quality outdoor amenities, and maintain the county’s legacy of conservation.

H. Utilities

Water will be provided by individual wells. Wastewater will be treated using OWTS. Additional details are provided in Section F.7. and F.8., *supra*, and the Water Resources Report and Onsite Wastewater Treatment System Report that are provided with the application materials.

Fire protection services will be provided by Tri-Lakes Monument Fire Protection District. Electric service will be provided by Core Electric Cooperative via connections to its existing facilities along County Line Road. Natural gas service will be provided by Black Hills Energy via its existing infrastructure along County Line Road. Telecommunication services will be provided as contracted between the individual property owners and their selected communications service providers.

⁵⁶ Parks Master Plan (2022) at 7.

⁵⁷ *Id.*

⁵⁸ *Id.*

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I. Hazards and Potentially Sensitive Natural Features

Potential hazards on Church Property are discussed in Part F.2, *supra*. Potentially sensitive areas on Church Property are discussed in Parts E.6 (drainage), E.9.iv (wetlands), and F.1.vii (natural landscape), *supra*.

J. Traffic Impact Study

A Traffic Impact Study and supporting information is provided with the application materials.

K. County Road Impact Fee

The El Paso County Road Impact Fee Schedule for dwelling units not within a Public Improvement District is \$4,101.⁵⁹ The Applicant anticipates 72 single-family detached dwellings within the proposed subdivision. Accordingly, the County Road Impact Fee totals \$295,272, which will be paid at the appropriate time as provided in the County's adopted impact fee schedule.

L. Public and Private Improvements

Public improvements and their maintenance are discussed in Parts E.7 and F.5, *supra*. Anticipated privately maintained private improvements include OWTS and wells.

M. Waivers

Three waivers are requested:

- A request for waiver of the maximum building lot slope;⁶⁰
- A request for relief from dimensional standards (minimum lot width and minimum lot area);⁶¹ and
- A waiver to allow for private internal subdivision roads (as discussed in Part F.4, *supra*).⁶²

⁵⁹ Road Impact Fee Study Update, Aug. 2024, at 3.

⁶⁰ See Appendix A: Request for Waiver Regarding Building Lot Slope.

⁶¹ See Appendix E: Request for Relief from Density and Dimensional Standards with Regard to Minimum Lot Area and Minimum Lot Width

⁶² See Appendix F: Request for Waiver to Authorize Private Roads.

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The criteria for approval of waivers are set forth in LDC § 7.3.3. The criteria for approval of relief from density and dimensional standards are set forth in LDC § 5.5.1. A discussion that applies the approval criteria to each requested waiver is included in Appendices A, E, and F.

N. Deviations From County Engineering Design Standards

The Applicant requests three deviations from the ECM: road grades,⁶³ cul-de-sac length,⁶⁴ and road centerline radius.⁶⁵ ECM § 1.9 sets forth criteria for approval of requested deviations. The requests are discussed in detail in Appendices B, C, and D.

O. Community Outreach

An Early Assistance meeting, lasting approximately one hour, was held on Tuesday, January 7, 2025. This meeting was recorded and virtually attended by El Paso County planning and engineering staff, as well as representatives of United Congregational Church. Topics discussed during this comprehensive meeting included conceptual development planning, zoning, site characteristics, districts, water and wastewater, parks and trails, the El Paso County Master Plan, drainage, traffic, and County codes and criteria.

The United Congregational Church has not formally engaged in community outreach with regard to this subdivision application. That said, the Church is a public-facing community institution that has positive relationships with its neighbors, and a number of the neighbors are aware of this request. Additionally, the Church has been planning for residential development of the Church Property for several years, including a petition for annexation of its unincorporated properties into the Town of Palmer Lake—an application that was publicly vetted. Ultimately, the Church and the Town of Palmer Lake did not reach acceptable terms in an annexation agreement, and the Town consented to judicial disconnection of the portion of the Church Property that was formerly within its jurisdiction. After the disconnection was finalized, on April 10, 2025, the Board of County Commissioners of El Paso County approved an initial zoning of RR-2.5 for the formerly incorporated Church Property.

⁶³ ECM § 2.3.2, Table 2-5.

⁶⁴ ECM § 2.3.8(A).

⁶⁵ ECM § 2.3.2, Table 2-5.

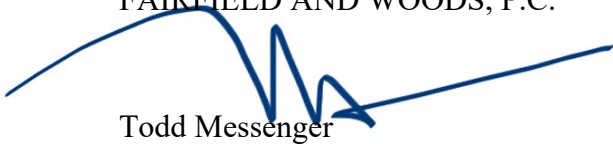
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We look forward to working with you to process this application. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,
FAIRFIELD AND WOODS, P.C.



Todd Messenger

TGM:ds

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APPENDICES

Appendix	Topic
A	Request for Waiver Regarding Building Lot Slope
B	Request for Deviation from Maximum Road Slope ⁶⁶
C	Request for Deviation from Minimum Road Centerline Radius ⁶⁶
D	Request for Deviation from Maximum Cul-de-sac Length ⁶⁶
E	Request for Relief from Density and Dimensional Standards with Regard to Minimum Lot Area and Minimum Lot Width
F	Request for Waiver to Authorize Private Roads

REFERENCES

Application Documents Referenced in this Letter of Intent
Preliminary Plan Set, Ben Lomand Mountain Village
Ben Lomand Conceptual Grading Plan
Ben Lomand Preliminary Drainage Report
Ben Lomand Mountain Village Landscape Plans
Fire Commitment Letter
Forestry Management Plan
Noxious Weed Management Plan
Wetlands Report
Wildfire Hazard and Mitigation Report
Water Resources Report
Onsite Wastewater Treatment System Report
Geology and Soils Report
Ben Lomand Mountain Village Traffic Impact Study

⁶⁶ These appendices are identical to the separate request for ECM deviations. They are provided in this Letter of Intent for the reader's convenience.

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Appendix A - Request for Waiver Regarding Building Lot Slope

A waiver of LDC standards is requested pursuant to the standards set forth in LDC § 7.3. The property's topography creates a limited need for targeted relief from the slope-related standard that building sites not be located on land with a slope of 30 percent or greater.⁶⁷

1. The Waiver Does Not Have the Effect of Nullifying the Intent and Purpose of the LDC.

The overall purpose and intent of the LDC is to implement the Master Plan, promote predictability consistency and efficiency for the development process, ensure involvement in the development process by all affected parties, ensure due consideration of private property rights and rights of the community as a whole, guide future growth in accordance with the Master Plan, guide public and private policy and action to provide adequate public facilities and amenities, establish reasonable standards for design and subdivision for orderly layout and use of land, ensure adequate services and developed concurrently with new construction, and encourage wise use and stewardship of natural resources.⁶⁸ The purpose of the LDC's rules governing divisions of land is to provide efficient review, determination and compliance procedures, ensure proper legal description, identification, monumentation, and recording of property boundaries, ensure adequate access, prevent haphazard division of land and inadequate provision of physical improvements, ensure that land divisions comply with pertinent regulations, ensure safe and convenient traffic control, prevent flooding, provide adequate drainage, ensure installation of adequate facilities, and ensure compliance with state and county subdivision and master planning policies.⁶⁹

The waiver of the requirement to prohibit development on slopes greater than 30 percent grade does not nullify these purposes. Waiver of this requirement allows for the development of Church Property, and such development furthers the Master Plan, as discussed in Part E.1, *supra*. The development of Church Property would be similar in scale and impact as surrounding properties to the South and East along the ridgelines. Homes on these lots were constructed on slopes exceeding 30 percent grade, sometimes quite significantly, and they have stood safely in place for many years.⁷⁰ As such, the strict application of code requirements to Church Property and the

⁶⁷ See LDC § 8.4.1(C).

⁶⁸ See LDC § 1.4.

⁶⁹ See LDC § 7.1.

⁷⁰ See Conceptual Site Layout With Steep Slopes.

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proposed preliminary plan would lead to inconsistent application of LDC requirements in this area of the County.

2. The Waiver Will Not Result in the Need for Additional Subsequent Waivers.

The requested waiver is narrowly tailored to address the site's topographic constraints. While other waivers are requested, they are independent of this request. That is, they do not stem from or necessitate the waiver from the lot slope limitation. Approval of the requested waiver will not create the need for additional waivers, variances, or modifications.

3. The Granting of the Waiver Will Not Be Detrimental to the Public Safety, Health, or Welfare or Injurious to Other Property.

The granting of this waiver is not detrimental to public safety, health, or welfare because the use of best available engineering practices will ensure safe construction, access, and drainage on all proposed lots. Moreover, the granting of the waiver furthers public health and safety by allowing for passive and informal surveillance of an area of the Church Property that is presently (and has historically been) susceptible to trespass and mischief.

The applicant has found evidence that people have trespassed into the forested and hilltop portion of Church Property to use illicit drugs use and intentionally or unintentionally set fires. Moreover, trespassers who attempt to climb certain steep slopes on the South side of the ridge (particularly along Tract A) may be injured or killed. The applicant's purpose in developing a small number of steep lots on the South side of the ridge is to provide a permanent residential presence on the South side of the ridge that will discourage trespassers. It is expected that this passive strategy will substantially promote County interests in fire safety, law enforcement, and wildlife stewardship.

4. The Conditions upon Which the Request for a Waiver Is Based Are Unique to the Property for Which the Waiver Is Sought and Are Not Applicable to Other Property.

The request is site-specific and based on unique topographic conditions and security concerns not generally applicable to other properties in the RR-2.5 zoning district. The unique topography and forestry situated on steep slopes is physically attractive to trespassers who tend to misuse the natural area. Although the building sites to the South and East of the Church Property are on similarly steep (and in some cases, steeper) slopes, the request for waiver of the slope requirement on Church Property is further supported by the property's current vulnerability to trespass and mischief. These security concerns are unique to Church Property and not self-created. Development of a small number of lots on the South side of the ridge would be compatible with

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adjacent development and allow for mitigation of the issues that are particular to Ben Lomand Mountain.

5. A Particular Non-Economical Hardship to the Owner Would Result from a Strict Application of the LDC.

Strict application of the LDC effectively prevents reasonable use of a key portion of the Church Property and creates extraordinary practical burdens because of unique physical conditions of the site. The proposed subdivision responds to the topography and resources on the Church Property by clustering the majority of building sites along the moderately sloped terrain on the Northern side of Ben Lomand Mountain. Only 13 of the 72 residential lots (roughly 18 percent) would contain a building site affected by slopes in excess of 30 percent.⁷¹

Creation of lots on the steeper areas of the Church Property is necessary to provide presence on the portion of the property most susceptible to trespassing and mischief. The Church has had significant issues with undetected trespassing, facilitated by the natural screening that is provided by both topography and forest cover. The Church requests relief from the strict application of the LDC to develop a lots on the southern portion of Church Property in order to create a security perimeter of informal and passive surveillance by residents, thereby conserving county-provided law enforcement resources, as well as fire district resources.⁷²

6. The Waiver Will Not in Any Manner Vary the Zoning Provisions of the LDC.

The zoning provisions of the LDC remain unchanged if the requested waiver is granted.

7. The Proposed Waiver Is Not Contrary to Any Provision of the Master Plan.

Approval of the proposed waiver is not contrary to any provision of the Master Plan. Indeed, approval of the proposed waiver furthers the Master Plan by allowing development of appropriately scaled residential and institutional use in an area of the County contemplated for future growth and development, as discussed in Part E.1, *supra*.

⁷¹ See Preliminary Plan Set, Ben Lomand Mountain Village (Lots 1 through 10, and lots 38, 39, and 42).

⁷² See Jane Jacobs, *The Death and Life of Great American Cities* (safety is maintained by people who live and spend time in a neighborhood, acting as the “eyes and ears” of the street).

Appendix B - Request for Deviation from Maximum Road Slope

A deviation from ECM standards is requested pursuant to the standards set forth in ECM § 1.9. The maximum allowable road slope is eight percent, and 10 percent is permitted at the County's discretion.⁷³ The proposal includes slopes up to 12 percent without accounting for intersection tabling and vertical curves.⁷⁴ The inclusion of intersection tabling and vertical curves may require slopes up to 16 percent in certain areas, which is consistent with certain segments of nearby Capella Drive (LIDAR flown to evaluate the Church Property showed a slope of 16.4% on a segment of Capella Drive). The proposal meets the requirements for a deviation from the ECM, as follows.

1. The Deviation Will Achieve the Intended Result with a Comparable or Superior Design and Quality of Improvement.

The proposed roadway alignments have been specifically designed to respond to the Church Property's natural terrain while minimizing excessive grading, slope disturbance, and retaining wall impacts. The requested deviation allows the roadway to follow existing contours—and existing fire access and forest maintenance routes—in a manner that reduces cut-and-fill activity and preserves natural landforms. The proposed roadway will have site-appropriate pavement design, drainage infrastructure, and roadway safety measures that collectively achieve a comparable or superior design outcome relative to strict compliance. The roadway configuration represents an integrated engineering solution tailored to the site's unique physical conditions while maintaining high-quality infrastructure improvements and improving fire access.

2. The Deviation Will Not Adversely Affect Safety or Operations.

The proposed road grades will not adversely affect public safety or roadway operations. The roadways have been designed to maintain adequate sight distance, emergency vehicle access, and safe vehicular circulation. Road sections are designed to reduce icing and runoff impacts. The roadways that are the subject of the request align with or improve existing emergency access / forestry management roads, and requirements and turning movements have been evaluated and can be accommodated without additional deviations. The deviations will allow for improvements to existing fire access roads, which will improve public safety.

⁷³ ECM § 2.3.2, Table 2-5.

⁷⁴ See Preliminary Plan Set, Ben Lomand Mountain Village, at 14-17.

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3. The Deviation Will Not Adversely Affect Maintenance and Its Associated Cost.

The proposed deviation will not adversely affect roadway maintenance or increase long-term maintenance costs beyond those typically associated with hillside roadway infrastructure. The roadway design incorporates standard construction materials and accepted engineering practices suitable for steep terrain applications. Drainage improvements, pavement specifications, and slope stabilization measures are designed to support long-term durability and maintenance efficiency. The proposed roadway can be maintained using conventional maintenance practices and equipment.

4. The Deviation Will Not Adversely Affect Aesthetic Appearance.

The proposed deviation results in a roadway alignment that better preserves the site's natural topography and visual character than a strictly compliant alternative. By reducing the need for extensive grading and large retaining structures, the proposed design minimizes visual scarring and disturbance of existing landforms. The roadway design is sensitive to the surrounding hillside environment and reduces the visual impacts typically associated with excessive earthwork. This is because an alternative design that complied with the ECM would require switchbacks that would create a significant amount of scarring and deforestation on the North side of Ben Lomand Mountain. In sum, the proposed deviation is necessary to protect and preserve the visually striking features of the Ben Lomand Mountain area.

5. The Deviation Meets the Design Intent and Purpose of the ECM.

The proposed deviation satisfies the underlying intent and purpose of the ECM by providing safe, functional, and durable roadway infrastructure appropriate for the site conditions. Although the roadway exceeds the standard maximum grade in limited areas, the design continues to support safe access, enhance emergency response capability, support and enhance forestry management, and provide for orderly development. Strict application of the standard would require disproportionate grading and site disturbance inconsistent with the broader objectives of sound hillside design and environmental stewardship. Moreover, the proposed road grade is consistent with the grade of nearby Capella Drive, a road that carries higher volumes of traffic.

6. The Deviation Meets the Control Measure Requirements of Part I.E.3 and Part I.E.4 of the County's MS4 Permit, As Applicable.

The proposed roadway design complies with all applicable stormwater permit control measure requirements associated with both construction activities and long-term roadway operation and

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maintenance. The deviation will not impair the Church's ability to implement or maintain required erosion control, sediment control, drainage, or water quality measures required under the applicable stormwater permit.

Construction-phase best management practices ("BMPs"), including stabilized construction entrances, inlet protection, sediment basins, perimeter controls, temporary stabilization, and phased grading measures, will be implemented to minimize erosion and sediment transport associated with hillside construction activities. The proposed roadway alignment reduces excessive grading and disturbed land area, thereby limiting erosion potential and improving the effectiveness of stormwater control measures during construction.

Post-construction stormwater facilities have been designed to safely convey runoff from the roadway improvements while maintaining long-term water quality treatment and drainage performance. Permanent stabilization measures, drainage infrastructure, and maintenance access have been incorporated into the design to support ongoing compliance with stormwater permit obligations and roadway maintenance requirements.

Appendix C – Request for Deviation from Minimum Road Centerline Radius

A deviation from ECM standards is requested pursuant to the standards set forth in ECM § 1.9. The applicant requests approval of a deviation from the minimum road centerline radius requirement to allow reduced horizontal curvature in limited roadway segments due to the site's constrained hillside topography. The minimum centerline radius is 300 feet.⁷⁵ The proposal includes an 80-foot radius road leading to southern portions of Church Property, which connects to roads having 150-foot and 175-foot radii.⁷⁶ The proposal meets the requirements for a deviation from the ECM, as follows.

1. The Deviation Will Achieve the Intended Result With a Comparable or Superior Design and Quality of Improvement.

The proposed roadway curvature has been carefully designed to follow the site's natural contours and minimize environmental disturbance. The deviation reduces the need for excessive grading, retaining walls, and vegetation removal that would otherwise result from strict compliance with the prescribed centerline radius standard. The proposed road layout on the hillside and hilltop follows the existing fire access and forest maintenance roads. By utilizing the existing road alignments, the design reduces the impact to the existing natural features of the land and reduces the number of trees impacted. In sum, the proposed roadway design achieves a high-quality improvement responsive to the site's physical characteristics while maintaining functional and safe roadway infrastructure.

2. The Deviation Will Not Adversely Affect Safety or Operations.

The reduced centerline radius will not adversely affect roadway safety or operations. The proposed private roadway has been designed for low-speed residential traffic conditions consistent with the character and expected traffic volumes of the development. Appropriate sight distance, roadway width, signage, pavement markings, and emergency vehicle maneuverability have been incorporated into the design. The proposed curvature encourages reduced vehicle speeds and supports safe roadway operations within the hillside setting.

⁷⁵ ECM § 2.3.2, Table 2-5.

⁷⁶ See Preliminary Plan at 7-9 (streets B, E, and F having centerline radii less than 300').

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3. The Deviation Will Not Adversely Affect Maintenance and Its Associated Cost.

The proposed roadway alignment will not create unusual maintenance demands or additional long-term maintenance costs. The roadway can be maintained using conventional methods and equipment consistent with standard private roadway maintenance practices. The deviation reduces excessive grading and slope stabilization requirements that could otherwise increase long-term maintenance obligations associated with hillside disturbance.

4. The Deviation Will Not Adversely Affect Aesthetic Appearance.

The proposed roadway alignment better preserves the natural terrain, visual character, and natural resource values of the site by reducing unnecessary earthwork and disturbance. A strictly compliant roadway radius would require broader cuts into existing slopes and increased alteration of natural landforms. The proposed design provides a more context-sensitive roadway layout that integrates with the surrounding topography. Moreover, the proposed deviation is necessary to protect and preserve the visually striking features of the Ben Lomand Mountain area.

5. The Deviation Meets the Design Intent and Purpose of the ECM.

The proposed deviation continues to satisfy the fundamental intent of the ECM by providing safe and functional vehicular access appropriate for the anticipated traffic conditions and terrain constraints. The roadway design reflects accepted engineering principles for low-speed hillside roadway systems. The deviation represents the minimum necessary relief to accommodate the property's unique physical conditions while preserving the overall objectives of the standards.

6. The Deviation Meets the Control Measure Requirements of Part I.E.3 and Part I.E.4 of the County's MS4 Permit, As Applicable.

The proposed deviation satisfies all applicable Stormwater Permit control measure requirements for both construction-phase and post-construction stormwater management activities. The reduced centerline radius will not adversely affect implementation, operation, or long-term maintenance of required stormwater BMPs or drainage infrastructure.

The roadway alignment has been designed to minimize grading disturbance and preserve existing hillside conditions to the greatest extent practicable, thereby reducing erosion potential and sediment generation during construction. Required construction-phase stormwater control measures, including erosion-control BMPs, sediment containment practices, temporary

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stabilization measures, and runoff management controls, will be implemented in accordance with the approved stormwater permit and erosion-control plans.

Post-construction drainage facilities, conveyance systems, and water-quality treatment measures have been integrated into the roadway design to ensure safe runoff management and continued compliance with applicable stormwater regulations. The deviation reduces unnecessary land disturbance and supports effective long-term maintenance of roadway drainage and stormwater control facilities.

Appendix D - Request for Deviation from Maximum Cul-de-sac Length

A deviation from ECM standards is requested pursuant to the standards set forth in ECM § 1.9. The Applicant requests approval of a deviation from the maximum permitted cul-de-sac length requirement to allow an extended cul-de-sac necessary to provide access to development areas constrained by the site's topography and environmental conditions. The maximum cul-de-sac length is 1,600 feet in rural conditions.⁷⁷ The proposed plan includes a cul-de-sac length of 1,736.06 feet.⁷⁸ The proposal meets the requirements for a deviation from the ECM, as follows.

1. The Deviation Will Achieve the Intended Result With a Comparable or Superior Design and Quality of Improvement.

The proposed cul-de-sac configuration provides an efficient and context-sensitive roadway design that minimizes unnecessary grading, roadway construction, and environmental disturbance. Extending the cul-de-sac length allows development to occur in a manner responsive to the site's physical constraints while reducing impacts to adjacent slopes and natural features. The roadway design includes a fully compliant turnaround area and associated infrastructure improvements that provide functionality equivalent to or better than a strictly compliant alternative roadway configuration. Strict application of the code would result in additional, and more severe grading to provide additional connectivity within the site.

2. The Deviation Will Not Adversely Affect Safety or Operations.

The proposed cul-de-sac length will not adversely affect public safety or roadway operations. The roadway has been designed to accommodate emergency vehicle access, turning movements, and safe residential traffic circulation. Traffic volumes associated with the development are expected to remain low and consistent with residential roadway operations. The cul-de-sac turnaround area has been designed to support fire apparatus maneuverability and emergency response access without additional deviations.

3. The Deviation Will Not Adversely Affect Maintenance and Its Associated Cost.

The proposed deviation will not create excessive maintenance burdens or unusual operational costs. The roadway and turnaround area will be constructed using standard engineering

⁷⁷ ECM § 2.3.8.A.

⁷⁸ Preliminary Plan at 7-9 (the distance from the intersection of Street B and Street F to the western terminus of Street F).

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specifications and can be maintained using conventional maintenance practices and equipment. The extended cul-de-sac reduces the need for additional roadway segments and associated infrastructure that could otherwise increase long-term maintenance obligations.

4. The Deviation Will Not Adversely Affect Aesthetic Appearance.

The proposed cul-de-sac layout better preserves the natural character of the site by limiting roadway expansion into steep hillside areas. Strict compliance with the cul-de-sac length standard could require additional roadway connections, grading, and vegetation removal that would result in greater visual and environmental impacts. The proposed design minimizes disturbance and maintains a development pattern compatible with the surrounding terrain. Moreover, the proposed deviation is necessary to protect and preserve the visually striking features of the Ben Lomand Mountain area.

5. The Deviation Meets the Design Intent and Purpose of the ECM.

The proposed deviation satisfies the overall intent and purpose of the Engineering Standards by providing safe and practical roadway access while responding appropriately to the site's unique topographic conditions. The roadway system maintains functional circulation, emergency access capability, and infrastructure reliability. The requested deviation constitutes the minimum necessary relief to achieve reasonable site access without creating the need for additional deviations.

6. The Deviation Meets the Control Measure Requirements of Part I.E.3 and Part I.E.4 of the County's MS4 Permit, As Applicable.

The proposed extended cul-de-sac complies with all applicable Stormwater Permit control measure requirements associated with construction activities and permanent roadway infrastructure. The deviation will not impair the installation, operation, inspection, or long-term maintenance of required stormwater management facilities or erosion-control measures.

Construction-related stormwater impacts will be managed through implementation of approved BMPs, including sediment-control measures, temporary stabilization practices, slope protection measures, inlet protection, and phased earthwork sequencing designed to minimize erosion and sediment discharge from disturbed hillside areas. By limiting the need for additional roadway extensions and associated grading, the proposed cul-de-sac configuration reduces overall site disturbance and supports more effective stormwater management during construction.

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Permanent stormwater infrastructure associated with the roadway improvements has been designed to accommodate runoff conveyance, drainage control, and long-term maintenance access in accordance with applicable stormwater permit requirements. The proposed design supports continued compliance with post-construction stormwater management obligations while minimizing adverse impacts to surrounding slopes and drainage patterns.

**Appendix E – Request for Relief from Density and Dimensional
Standards with Regard to Minimum Lot Area and Minimum Lot Width.**

Relief from dimensional standards (not density standards) is requested pursuant to standards and criteria set forth in LDC § 5.5. Zone district RR-2.5 requires a minimum lot area of 2.5 acres.⁷⁹ LDC § 5.5.1(B)(1) allows for reductions of lot area up to 20 percent. Eighteen of the proposed 72 single-family detached residential lots are proposed at less than 2.5 acres.⁸⁰ The smallest proposed residential lot (Lot 66) is 2.05 acres, which is a reduction of 18 percent from the minimum lot area.

Zone district RR-2.5 requires a minimum lot width of 200 feet.⁸¹ LDC § 5.5.1(B)(1) also allows for reductions of lot width up to 20 percent. Fifteen of the proposed 72 single-family detached residential lots are proposed to be less than 200 feet wide.⁸² The narrowest proposed lot (Lot 66) is 165 feet wide, which is a reduction of 17.5 percent of the minimum lot width. The proposals set out above meet the requirements for a relief from the LDC, as follows.

**1. The Strict Application of the Standard Is Unnecessary Given the
Development Proposal and the Measures Proposed by the Applicant.**

Strict application of the minimum lot area and minimum lot width standards is unnecessary because the proposed development utilizes a clustered development pattern specifically intended to preserve substantial open space, protect environmentally sensitive areas, and minimize disturbance to the property's natural features. The proposed lot configuration allows residential development to be concentrated within the most suitable and least environmentally sensitive portions of the site while permanently preserving approximately 100 acres as protected wildlife sanctuary and open space.

The clustered layout represents a deliberate planning and environmental preservation strategy rather than an attempt to increase development intensity. By allowing modest reductions in lot area and lot width, the development avoids fragmentation of habitat areas, minimizes roadway and utility expansion, reduces grading impacts, and preserves larger contiguous areas of undisturbed land. Strict application of conventional dimensional standards would disperse development more broadly across the property, resulting in greater encroachment into wildlife habitat areas and increased environmental disturbance.

⁷⁹ LDC §5.4, Table 5-4.

⁸⁰ See Preliminary Plan Set, Ben Lomand Mountain Village (Lots 12-21 and 65-72 are less than 2.5 acres).

⁸¹ LDC §5.4, Table 5-4.

⁸² See Preliminary Plan Set, Ben Lomand Mountain Village (Lots 12-18 and 65-72 are less than 200 feet wide).

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The proposed relief therefore supports a coordinated conservation-oriented development approach that better achieves responsible land stewardship, environmental preservation, and site-sensitive planning objectives than a strictly compliant conventional subdivision layout.

2. The Intent of the LDC and Dimensional Standards Are Preserved.

The requested administrative relief preserves the intent of both the Code and the dimensional standards by maintaining orderly development, functional residential lots, safe access, adequate infrastructure, and compatibility with the surrounding area while simultaneously advancing significant conservation and open-space preservation objectives.

The purpose of minimum lot area and minimum lot width standards is generally to ensure appropriate site functionality, building separation, utility accommodation, access, and neighborhood compatibility. Those purposes continue to be fully satisfied through the proposed clustered development design. Each lot remains capable of accommodating compliant residential construction, parking, drainage facilities, utility infrastructure, and emergency access.

Moreover, the clustered development approach advances broader LDC objectives related to environmental protection, preservation of natural landforms, protection of wildlife habitat, reduction of infrastructure impacts, and efficient land use planning. The permanent preservation of approximately 100 acres as wildlife sanctuary significantly exceeds what could reasonably be expected under a conventional subdivision design developed in strict compliance with standard lot dimensional requirements.

Accordingly, the requested relief preserves both the functional intent of the dimensional regulations and the broader policy objectives of responsible and sustainable land development.

3. The Granting of the Administrative Relief Will Not Result in an Adverse Impact on Surrounding Properties.

The requested administrative relief will not adversely impact surrounding properties and will instead provide substantial environmental and visual benefits to the surrounding area. The clustered development pattern reduces the overall physical footprint of development, limits disturbance across the property, and preserves approximately 100 acres of permanent wildlife sanctuary and open space that will remain protected from future development activity.

By concentrating development within carefully selected portions of the site, the proposal reduces roadway construction, grading, vegetation removal, and infrastructure extension compared to a conventional subdivision layout. The preservation of large contiguous open-space areas maintains

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the natural character of the property, protects existing wildlife habitat, and reduces visual impacts commonly associated with dispersed hillside development.

The proposed relief will not create adverse impacts related to traffic, drainage, utility service, density, emergency access, or neighborhood compatibility. The development remains consistent with the overall permitted residential density and incorporates coordinated site planning measures designed to ensure compatibility with adjacent properties and surrounding land uses.

Rather than creating adverse impacts, the proposed clustered design and associated open-space preservation provide a significant community and environmental benefit by permanently conserving sensitive habitat and natural landscape features.

4. The Granting of the Administrative Relief Will Not Allow an Increase in the Number of Dwelling Units on a Parcel.

The requested administrative relief will not increase the number of dwelling units permitted on the property beyond the density otherwise authorized under the applicable zoning district, RR-2.5. The requested relief relates solely to lot dimensional standards necessary to facilitate a clustered development pattern and preserve substantial open space and wildlife habitat areas.

The overall number of dwelling units remains unchanged and fully consistent with the base density permitted by LDC § 5.4.2, Table 5-4. The proposal does not seek an increased residential yield. Rather, the requested relief reallocates the permitted development footprint in a manner that concentrates residential lots within appropriate development areas while permanently preserving approximately 100 acres of the Church Property as protected wildlife sanctuary and open space.

The clustered design therefore represents a conservation-oriented land planning approach that maintains the same permitted density while substantially increasing environmental preservation and reducing overall site disturbance.

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Appendix F – Request for Waiver to Authorize Private Roads

LDC § 8.4.4.(E) allows private roads by waiver. A waiver of LDC standards is requested pursuant to the standards set forth in LDC § 7.3. The proposed plan contemplates access of all lots on Church property to be served by private roads because the subdivision is rural in nature and generally disconnected from other areas of the County due to topographic constraints, and the general public is not anticipated to use the subdivision roads for local circulation or regional access.

1. The Waiver Does Not Have the Effect of Nullifying the Intent and Purpose of the LDC.

The intent and purpose of the LDC roadway standards are to ensure safe and adequate access, orderly development patterns, and appropriate connectivity for residents, emergency services, and public utilities. The proposed waiver to allow private roads within the subdivision does not nullify these purposes. The proposed private roads will be designed and constructed to applicable engineering and emergency access standards sufficient to safely serve all proposed lots and anticipated traffic volumes.

The subdivision is rural in nature and constrained by surrounding topography, and the proposed roadway network is intended solely to provide internal access to the Church Property. It is not anticipated nor designed to function as part of the broader County transportation network. The roads will not serve as through streets, regional connectors, or collectors for adjacent properties. As such, requiring the roads to be public would not materially advance the purposes of the LDC, while private ownership and maintenance will continue to provide safe and functional access consistent with the character and operational needs of the development, at no expense to the County.

2. The Waiver Will Not Result in the Need for Additional Subsequent Waivers.

The requested waiver is independent from any other waiver requested by the Church, and granting the requested waiver will not create the need for additional waivers from the LDC. The proposed private road system is a response to the relationship of the Church Property to the County's overall transportation system. In addition to allowing for private maintenance, the private road network will help prevent attempts at cutting through the proposed subdivision to reach other parcels. The proposed private roads will be fully capable of serving the development as proposed and are designed to accommodate anticipated vehicular access, emergency response, and maintenance requirements (pertinent easements will be provided). The waiver therefore represents a complete and self-contained accommodation tailored to the unique conditions of the property.

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3. The Granting of the Waiver Will Not Be Detrimental to the Public Safety, Health, or Welfare or Injurious to Other Property.

The requested waiver will not be detrimental to the public safety, health, or welfare, nor injurious to surrounding properties. The proposed private roads will be constructed to standards adequate for safe ingress and egress, including emergency vehicle access. Traffic generated by the subdivision is expected to be low due to the rural character and limited scale of development. Additionally, because the subdivision is geographically separated from surrounding development by topographic constraints, the roads are not expected to serve the general public or contribute to broader circulation demands. Private ownership and maintenance responsibilities will ensure ongoing upkeep of the roads without burdening the County with long-term maintenance obligations. The waiver therefore preserves public safety while maintaining compatibility with the surrounding rural environment.

4. The Conditions Upon Which the Request for a Waiver Is Based Are Unique to the Property for Which the Waiver Is Sought and Are Not Applicable to Other Property.

The request is based upon unique physical and locational characteristics of the Church property. The subdivision is located within a rural area that is generally disconnected from other portions of the County transportation system due to existing topographic constraints, including terrain and limited opportunities for external roadway connectivity. Unlike more urban or suburban developments where public roads facilitate interconnected circulation patterns and public access, the proposed roadway network on the Church Property is intended only to serve internal lots and activities associated with the property itself. Along a portion of the Western boundary of the Church Property is property within the boundaries of the Town of Palmer Lake. That property is currently vacant, but it is owned by the Town and is zoned Industrial (M1). The applicant is not aware of any proposed development of the Palmer Lake property at this time, but it would be inappropriate to use local residential roads within the proposed subdivision to provide secondary access to a municipal or industrial site. As such, a connection to the West is not provided. The absence of logical future roadway extensions or regional circulation benefits distinguishes the Church Property from other developable areas within the County and supports the use of private roads in this specific instance.

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5. A Particular Non-Economical Hardship to the Owner Would Result From a Strict Application of the LDC.

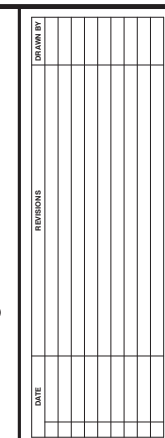
Strict application of the LDC requirement that all subdivision roads be public would impose an unnecessary and disproportionate burden on the property owner without corresponding public benefit. Public roads would require dedication to and acceptance by the County despite the fact that the roads are not anticipated to serve a broader public transportation function. Given the rural nature of the subdivision and the limited traffic volumes expected, requiring public roads would likely increase construction, maintenance, and administrative costs associated with public dedication standards while providing little practical benefit to the County or the public. The waiver therefore avoids an unreasonable administrative hardship by allowing a roadway system that is appropriately scaled and managed for the intended use of the property.

6. The Waiver Will Not in Any Manner Vary the Zoning Provisions of the LDC.

The requested waiver pertains solely to roadway ownership and maintenance and does not alter or vary any zoning provisions of the LDC. The proposed subdivision will continue to comply with all applicable zoning requirements, including permitted uses, density, setbacks, lot dimensions, and development standards. The waiver does not seek any increase in development intensity or modification to land use entitlements. Rather, it is a limited request addressing the manner in which internal access roads are owned and maintained within the subdivision.

7. The Proposed Waiver Is Not Contrary to Any Provision of the Master Plan.

The proposed waiver is consistent with the goals and policies of the Master Plan related to preserving rural character, accommodating context-sensitive development patterns, and encouraging infrastructure that is appropriately scaled to the needs of a development. The use of private roads in this rural subdivision minimizes unnecessary public infrastructure obligations while respecting the existing topographic and environmental constraints of the area. Because the subdivision roads are intended only to serve the Church Property and are not needed for regional circulation or connectivity, the waiver supports an efficient and practical development approach that is compatible with the surrounding rural context. Accordingly, the requested waiver is not contrary to the Master Plan and is consistent with its broader land use and infrastructure objectives.



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BEN LOMAND MOUNTAIN VILLAGE

PALMER LAKE, CO

CONCEPT LOT LAYOUT EXHIBIT

PROJ. MGR: <u>DM</u> PROJ. ASSOC: <u>RJM</u> DRAWN BY: <u>ALM</u> DATE: <u>09/17/2024</u> SHEET 1 OF 1 UNC.MOCO.01		

CONCEPT EXHIBIT - NOT FOR CONSTRUCTION

PRELIMINARY PLAN SET

BEN LOMAND MOUNTIAN VILLAGE

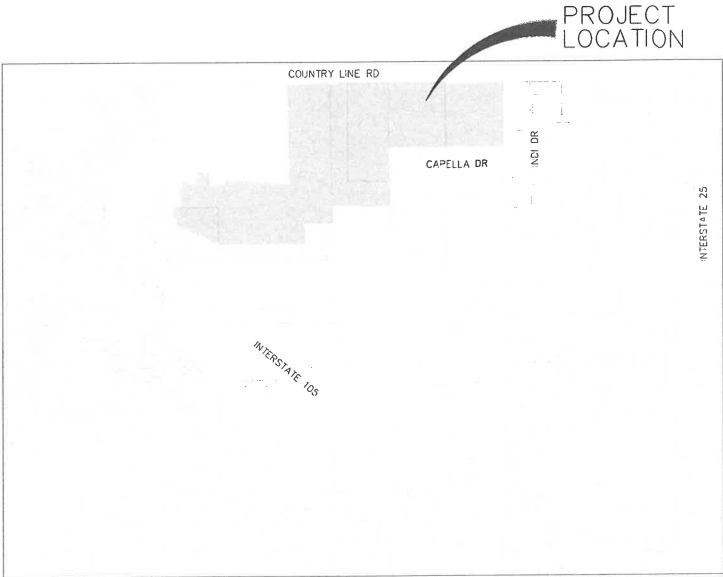
344 ± ACRES, LYING IN THE NORTHEAST QUARTER OF SECTION 4, AND THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

STANDARD SYMBOLS		
EXISTING		PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN	
	SANITARY SEWER	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	STREET LIGHT	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	1 FOOT CONTOURS	
	CURB AND GUTTER (CATCH)	
	DEPRESSED CURB AND GUTTER	
	CURB AND GUTTER (SPILL)	
	SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	FENCE	
	SPOT ELEVATION	
	RETAINING WALL	

ABBREVIATIONS

ADJ	ADJUST	INL	INLET	SAN	SANITARY SEWER
AGG	AGGREGATE GRAVEL	INV	INVERT	SF	SQUARE FOOT
BC	BACK OF CURB	LP	LOW POINT	SHT	SHEET
BOP	BOTTOM OF PIPE	LT	LEFT	SSMH	SANITARY SEWER MANHOLE
BVC	BEGIN VERTICAL CURVE	MAX	MAXIMUM	ST	STORM SEWER
BW	BACK OF WALK	MIN	MINIMUM	STA	STATION
C	CENTERLINE	NTE	NOT TO EXCEED	STD	STANDARD
CMP	CORRUGATED METAL PIPE	OS	OFFSET FROM CENTERLINE	STMH	STORM MANHOLE
CONC	CONCRETE	P	PAVEMENT	W	SIDEWALK
CY	CUBIC YARDS	PC	POINT OF CURVATURE	SY	SQUARE YARDS
D	DITCH	PCC	POINT OF COMPOUND CURVE	T	TELEPHONE
DIA (ø)	DIAMETER	PCR	POINT OF CURB RETURN	TB	THRUST BLOCK
DIP	DUCTILE IRON PIPE	PI	POINT OF INTERSECTION	TBR	TO BE REMOVED
ELEV	ELEVATION	PL	PROPERTY LINE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PP	POWER POLE	TEMP	TEMPORARY
EVC	END VERTICAL CURVE	PROP	PROPOSED	TF	TOP OF FOUNDATION
EX	EXISTING	PRC	POINT OF REVERSE CURVE	TOP	TOP OF PIPE
FES	FLARED END SECTION	PT	POINT OF TANGENCY	TRANS	TRANSFORMER
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
FG	FINISHED GRADE	PVC	POINT OF VERTICAL CURVATURE	TYP	TYPICAL
F	FLOW LINE	PVI	POINT OF VERTICAL INTERSECTION	VB	VALVE BOX
FM	FORCE MAIN	PVT	POINT OF VERTICAL TANGENCY	VV	VALVE VAULT
GV	GATE VALVE	R	RADIUS	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE	WSE	WATER SURFACE ELEVATION
HP	HIGH POINT	REM	REMOVAL		
HWL	HIGH WATER LEVEL	ROW	RIGHT-OF-WAY		
HYD	HYDRANT	RR	RAILROAD		
		RT	RIGHT		

MANHARD CONSULTING, LTD IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP

N.T.S.

Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

KEY CONTACTS

OWNER COMPANY: UNITED CONGRESSIONAL CHURCH ADDRESS: 3195 COUNTY LINE ROAD MONUMENT, CO 80132 CONTACT: ROGER SUNG (PASTOR) PHONE: ENGINEER-MANHARD CONSULTING 7600 EAST ORCHARD ROAD SUITE 150-N GREENWOOD VILLAGE, CO 80111 CONTACT: DANIEL J. MADISON PHONE: 303.531.3217 ELECTRIC COMPANY: CORE ELECTRIC COOPERATIVE ADDRESS: 800 E. HIGHWAY 24 WOODLAND PARK, CO 80863 CONTACT: NEW SERVICE ENGINEERING PHONE: 800-332-9540	REVIEW AGENCY EL PASO COUNTY - PLANNING & COMMUNITY DEPARTMENT ADDRESS: 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: EL PASO COUNTY PHONE: 719-520-6300 GAS COMPANY: BLACK HILLS ENERGY ADDRESS: PO BOX 1400 RAPID CITY, SD 57709 CONTACT: COLORADO NEW CONSTRUCTION/ BUILDER SERVICES PHONE: 888-890-5554 TELECOM COMPANY: CENTURY LINK, LUMEN, COMCAST XFINITY ADDRESS CONTACT: PHONE:
--	--

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JULY 7, 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK:
VERTICAL RELIEF IS BASED ON NGS DESIGNATION "K354" (PID: KK0173), BEING A 3.5" BRASS DISC APPROXIMATELY 0.3 MILES NORTH FROM PALMER LAKE AND 0.3 MILES NORTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE ATCHISON, TOPEKA AND SANTA FE RAILROAD STATION AT PALMER LAKE, 14 FEET EAST OF THE EAST RAIL, SET IN THE TOP OF THE SOUTH END OF THE EAST HEADWALL OF A CONCRETE PIPE CULVERT, WITH A NAVD 88 ELEVATION OF 7141.87 FEET.

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 89°40'03" EAST AND BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 4 BY A FOUND 2.5" IRON PIPE WITH A 3" IRON CAP STAMPED, "WC CTR, SEC 4, T11S, R67W" AND AT THE WEST QUARTER CORNER OF SECTION 4 A 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN A MONUMENT BOX;

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	TYPICAL SECTIONS
5	PRELIMINARY PLAT (1 OF 7)
6	PRELIMINARY PLAT (2 OF 7)
7	PRELIMINARY PLAT (3 OF 7)
8	PRELIMINARY PLAT (4 OF 7)
9	PRELIMINARY PLAT (5 OF 7)
10	PRELIMINARY PLAT (6 OF 7)
11	PRELIMINARY PLAT (7 OF 7)
12	OVERALL GRADING
13	DETAILED GRADING PLAN 1
14	DETAILED GRADING PLAN 2
15	DETAILED GRADING PLAN 3
16	DETAILED GRADING PLAN 4
17	DETAILED GRADING PLAN 5
18	OVERALL UTILITY
19	DETAILED UTILITY PLAN 1
20	DETAILED UTILITY PLAN 2
21	DETAILED UTILITY PLAN 3
22	DETAILED UTILITY PLAN 4
23	DETAILED UTILITY PLAN 5

BEN LOMAND MOUNTIAN VILLAGE

EL PASO COUNTY, CO

COVER SHEET

PROJ. MGR.: DJM
PROJ. ASSOC.: BB
DRAWN BY: NH
DATE: 03/05/2026

SHEET

1 OF 23

UNCMOC001

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PRELIM PLANS - NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

1. GENERAL CONDITIONS CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THESE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN.

A. "CLIENT" SHALL MEAN UNITED CONGRESSIONAL CHURCH, WHICH IS THE PERSON OR ENTITY WITH WHOM MANHARD CONSULTING, LTD. HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS.

B. "ENGINEER" SHALL MEAN MANHARD CONSULTING, LTD., A CIVIL ENGINEERING CONSULTANT ON THE SUBJECT PROJECT.

C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS PREPARED BY THE ENGINEER, WHICH MAY BE A PART OF THE CONTRACT DOCUMENTS FOR THE SUBJECT PROJECT.

D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN THE PLANS.

E. "JURISDICTIONAL GOVERNMENTAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE SUBJECT PROJECT.

THE INTENT OF THE PLANS IS TO SET FORTH CERTAIN REQUIREMENTS OF PERFORMANCE, TYPE, OF EQUIPMENT AND STRUCTURES, AND STANDARDS OF MATERIALS AND CONSTRUCTION. THEY MAY ALSO IDENTIFY LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK BUT ARE NOT INTENDED TO BE INFINITELY DETERMINED SO AS TO INCLUDE MINOR ITEMS OBVIOUSLY REQUIRED AS PART OF THE WORK. THE PLANS REQUIRE NEW MATERIAL AND EQUIPMENT UNLESS OTHERWISE INDICATED, AND TO REQUIRE COMPLETE PERFORMANCE OF THE WORK IN SPITE OF OMISSIONS OF SPECIFIC REFERENCES TO ANY MINOR COMPONENT PART. IT IS NOT INTENDED, HOWEVER, THAT MATERIAL OR WORK NOT COVERED BY THE SPECIFICATIONS, UNLESS SPECIFICALLY REFERRED TO BY CLASS OR TRADE OF THE AUTHORITY HOLDING JURISDICTION'S (AHJ) SPECIFICATIONS SHALL BE SUPPLIED UNLESS DISTINCTLY SO NOTED. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED HAVE A WELL-KNOWN TECHNICAL OR TRADE MEANING, SHALL BE HELD TO REFER TO SUCH RECOGNIZED STANDARDS.

A. THE CLIENT AND/OR CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES IN THE PLANS TO THE ENGINEER. QUESTIONS AS TO MEANING OF PLANS SHALL BE INTERPRETED BY THE ENGINEER, WHOSE DECISION SHALL BE FINAL AND BINDING ON ALL PARTIES CONCERNED.

B. THE ENGINEER WILL PROVIDE THE CLIENT WITH SUCH INFORMATION AS MAY BE REQUIRED TO SHOW REVISED OR ADDITIONAL DETAILS OF CONSTRUCTION.

C. SHOULD ANY DISCREPANCIES OR CONFLICTS ON THE PLANS BE DISCOVERED BEFORE THE PROJECT IS SETTLED AWARD OF THE CONTRACT, THE ENGINEER'S ATTENTION SHALL BE CALLED TO THE SAME BEFORE THE WORK IS BEGUN THEREON AND THE PROPER CORRECTIONS MADE. NEITHER THE CLIENT NOR THE CONTRACTOR MAY TAKE ADVANTAGE OF ANY ERROR OR OMISSIONS IN THE PLANS. THE ENGINEER WILL PROVIDE INFORMATION WHEN ERRORS OR OMISSIONS ARE DISCOVERED.

ALL WORKS HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY, THE CLIENT AND/OR THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER MAINS, SANITARY SEWERS, STORM SEWERS, ELECTRIC, TELEPHONE, GAS AND CABLE TV LINES), SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DEEPELLED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY TO THE NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE AND MATERIAL (IF APPROPRIATE) OF THE FACILITIES AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING INFORMATION OR CONFLICTS WITH THE INFORMATION ON THE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION, TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULES FOR REMOVING OR ADJUSTING THESE FACILITIES.

THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT ALL SOILS ON THE PROJECT ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF HE DISCOVERS OR ENCOUNTERS AN OBSTRUCTION THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENT ACCORDING TO THE LINE AND GRADES SHOWN ON THE PLANS.

ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED TO DO SO IN WRITING BY THE CLIENT.

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE JURISDICTIONAL GOVERNMENTAL ENTITIES OR UTILITY COMPANIES, I.E., WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TV PRIOR TO BEGINNING ANY CONSTRUCTION SO THAT SAID ENTITY OR COMPANY CAN ESTABLISH THE LOCATION AND ELEVATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE WHEN REQUIRED BY ANY JURISDICTIONAL GOVERNMENTAL ENTITY, ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO MAINTAIN FIDELITY TO THE EFFECTIVE AND SAFE CONSTRUCTION OF THE WORK. THE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM, THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE COMMENCEMENT OF ANY PORTIONS OF THE WORK. THE CLIENT MAY, AT HIS DISCRETION, REQUEST THE CONTRACTOR TO MAINTAIN TRAFFIC CONTROL UNDER THE BEST OR OTHER CIRCUMSTANCES WHERE IN HIS OPINION IT IS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES, UNLESS AUTHORIZED BY THE CLIENT OR SHOWN BY THE CONTRACTOR TO BE UNNECESSARY. ADVANCE TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THE NEED FOR TRAFFIC CONTROL SHALL BE ANTICIPATED BY THE CLIENT.

THE CONTRACTOR, HIS AGENTS AND EMPLOYEES AND THEIR EMPLOYEES AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINED THEIR WORK WITHIN THE BOUNDARIES OF THE PROJECT OR WORK AREA SPECIFIED BY THE CLIENT. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY HIM OR HIS AGENTS AND EMPLOYEES AND THEIR EQUIPMENT, MACHINERY AND VEHICLES ON ADJACENT PROPERTY OR AREAS OUTSIDE DESIGNATED WORK AREAS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THIS CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THE MAINTENANCE OF THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE CLIENT OR THE CONTRACTOR.

IT IS THE INTENT OF THESE PLANS THAT 'CLEAN-UP' AND 'FINAL RESTORATION' SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK, BOTH INSIDE AND OUTSIDE THE PROJECT, OR WHEN SO DIRECTED BY THE CLIENT. THAT THESE AREAS WILL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER, AND SHALL INCLUDE BUT NOT BE LIMITED TO, RESTORATION OF MAINTAINED LAWNS AND RIGHTS-OF-WAY, ROADWAYS, DRIVEWAYS, SIDEWALKS, DITCHES, BUSHES, HEDGES, TREES, SHRUBS, FENCES, MAILBOXES, SEWERS, DRAIN TILES, WATER MAINS, ETC.

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED.

THE CONTRACTOR SHALL MAINTAIN ROADWAYS ADJOINING THE PROJECT SITE FREE FROM MUD AND DEBRIS AT ALL TIMES. IF MUD AND/OR DEBRIS IS CARRIED ONTO THE ROADWAYS FROM VEHICLES ENTERING ONTO THE HIGHWAY FROM EITHER THE CONTRACTOR'S TRUCKS, HIS EMPLOYEES' VEHICLES, OR HIS MATERIAL SUPPLIERS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SAID MUD AND/OR DEBRIS.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPER CONDUCT DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL AFTER CONTINUATION OF THE WORK NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY AND PROTECTION OF WORK OR PERSONS SHALL CONTINUE UNTIL SUCH TIME THAT ALL WORK IS COMPLETED AND THE CLIENT HAS NOTIFIED CONTRACTOR THAT THE WORK IS ACCEPTABLE. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.

TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CONTRACTOR; MATERIAL SUPPLIER OR OTHER ENTITY BY USE OF THESE PLANS HEREBY WAIVES ANY RIGHT OF CONTRIBUTION AND AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CLIENT AND ENGINEER AND ITS AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL MANNER OF CLAIMS, CAUSES, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' FEES ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF ANY WORK, PURSUANT TO OR WITH RESPECT TO THESE PLANS. HOWEVER, THIS INDEMNITY SHALL NOT BE CONSTRUED TO INDEMNIFY ENGINEER, ITS CONSULTANTS, AGENTS OR EMPLOYEES AGAINST ITS OWN NEGLIGENCE.

CLAIMS, DAMAGES, LOSSES AND EXPENSES AS THESE WORDS ARE USED IN THE AGREEMENT SHALL MEAN AND INCLUDE, BUT NOT BE LIMITED TO (1) INJURY OR DAMAGE OCCURRING BY REASON OF THE FAILURE OF OR USE OR MISUSE OF ANY HOIST, RIGGINGS, BLOCKING, SCAFFOLDING OR ANY AND ALL OTHER KINDS OF ITEMS OF EQUIPMENT, WHETHER OR NOT THEY BE OWNED, RENTED, LEASED, LOANED, HIRING OR RENTED, INCLUDING ANY CONTRACTOR; (2) ALL ATTORNEYS' FEES AND COSTS INCURRED IN BRINGING AN ACTION TO ENFORCE THE PROVISIONS OF THIS INDEMNITY; (3) COSTS FOR TIME EXPENDED BY THE INDEMNIFIED PARTY AND ITS EMPLOYEES, AT ITS USUAL RATES PLUS COSTS OR TRAVEL, LONG DISTANCE TELEPHONE AND REPRODUCTION OF DOCUMENTS AND (4) CONSEQUENTIAL DAMAGES.

IN ANY AND ALL CLAIMS AGAINST THE CLIENT OR ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES AND CONSULTANTS BY ANY PARTY, INCLUDING ANY EMPLOYEE OF THE CONTRACTOR OR ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY EXCLUSION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS OR ANY INSURANCE MAINTAINED BY CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OTHER PARTY.

ANY PARTY USING OR RELYING ON THESE PLANS, INCLUDING ANY CONTRACTOR, MATERIAL SUPPLIER, OR OTHER ENTITY SHALL OBTAIN, (PRIOR TO COMMENCING ANY WORK) GENERAL PUBLIC LIABILITY INSURANCE INSURING AGAINST ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY SUCH PARTY AS A RESULT OF ANY PROPERTY DAMAGE ARISING OUT OF ANY WORK, INCLUDING THE CONSTRUCTION WORK PROVIDED FOR IN THESE PLANS, AND SHALL NAME THE CLIENT AND ENGINEER AND ITS CONSULTANTS, AGENTS AND REPRESENTATIVES AS ADDITIONAL INSURED UNDER SUCH INSURANCE POLICY. PROVIDED THAT ANY PARTY USING OR RELYING ON THESE PLANS HAS NO OBLIGATIONS TO MAINTAIN SPECIFIC INSURANCE BY REASON OF ANY AGREEMENT WITH CLIENT OR ANY CONTRACTOR OR ENGINEER SHALL PROVIDE EVIDENCE AND CERTIFICATES OF INSURANCE AS REQUIRED BY SUCH CONTRACT OR AGREEMENT. SUCH INSURANCE MUST CONTAIN A CLAUSE STATING THAT THE INSURANCE IS PRIMARY COVERAGE AND NO OTHER INSURANCE OR OTHER AVAILABLE COVERAGE IS CONSIDERED SECONDARY. SUCH INSURANCE SHALL NOT LIMIT ANY LIABILITY OF ANY PARTY PROVIDING WORK OR SERVICES OR PROVIDING MATERIALS.

MANHARD CONSULTING, LTD., THE ENGINEER, IS INTENDED TO BE A THIRD PARTY BENEFICIARY OF THIS WILLING AGREEMENT AND REQUIREMENT.

[illegible]

BEN LOMAND MOUNTIAN VILLAGE
EL PASO COUNTY, CO
GENERAL NOTES

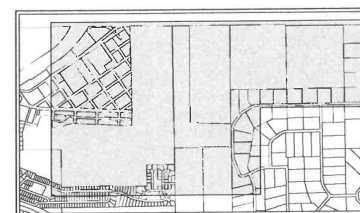
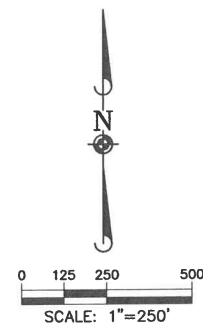
PROJ. MGR.: DIM
PROJ. ASSOC.: BR
DRAWN BY: _____
DATE: 03/06/2026

SHEET

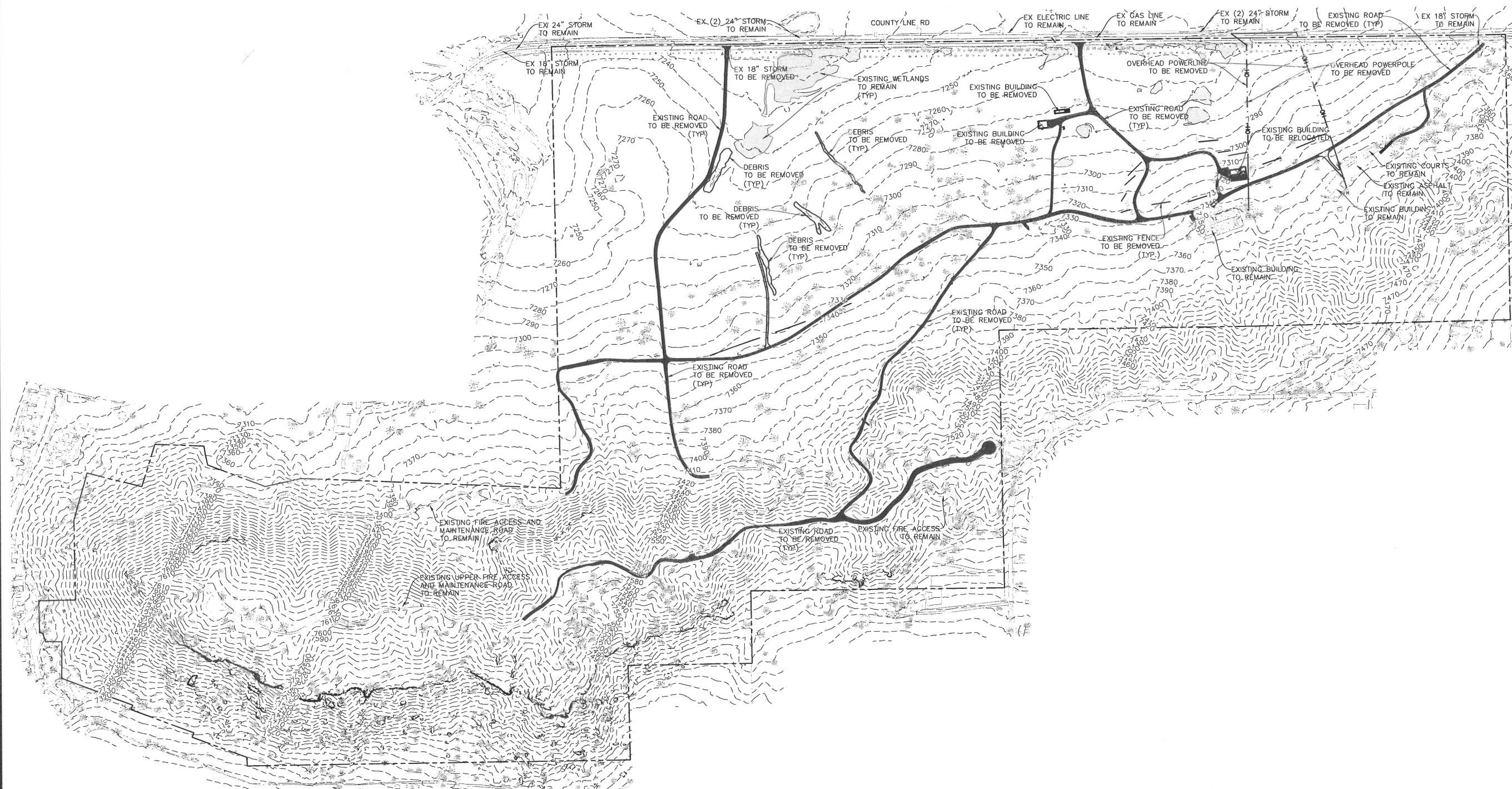
2 OF 23

UNCMOCO01

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF 07/02/2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



KEY MAF

[illegible]

Manhard
CONSULTING
INC.
1500 East Orchard Road, Suite 150N, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com
Civil Engineering Surveying & Geospatial Services GIS

BEN LOMAND MOUNTIAN VILLAGE

PROJ. MGR.:	DJM
PROJ. ASSOC.:	BB
DRAWN BY:	
DATE:	03/06/2026

SHEET

3 OF 23

UNCMOCO01

PRELIM PLANS - NOT FOR CONSTRUCTION

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Run	Time	Size	Number of Substitutions	Definition	Plot	INI/UCG	5000-Consensus	Updated	By	editline
1	00:00	00	0	0	0	0	0			
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48	00:00	00	0	0						

100 74



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°54'13"W	45.65'	L11	N77°02'10"W	16.42'
L2	N68°59'45"W	303.87'	L12	N00°50'13"E	169.14'
L3	N21°00'44"E	25.01'	L13	N89°55'13"E	194.33'
L4	N68°57'32"W	350.50'	L14	N15°43'05"E	201.07'
L5	N21°06'38"E	25.01'	L15	N14°54'22"E	59.33'
L6	N69°06'59"W	199.29'	L16	S75°44'35"E	299.28'
L7	N68°56'13"W	203.02'	L17	N17°12'28"E	232.95'
L8	N00°36'20"E	193.38'	L18	S87°29'57"E	256.62'
L9	N89°25'53"W	84.64'	L19	S66°26'02"E	319.77'
L10	N79°19'58"W	47.68'	L20	N71°59'45"E	194.73'

LINE	BEARING	LENGTH
L11	N77°02'10"W	16.42'
L12	N00°51'13"W	169.14'
L13	N89°55'13"E	194.33'
L14	N15°43'05"E	201.07'
L15	N14°54'27"E	59.33'
L16	S75°44'35"E	299.28'
L17	N17°12'28"E	232.95'
L18	S87°29'57"E	256.62'
L19	S68°26'02"E	319.77'
L20	N79°19'45"E	194.73'

DESIGNED BY:	SLJ
CHECKED BY:	SLJ
DRAWN BY:	CAD
DATE:	1/22/26
SCALE:	1" = 250'

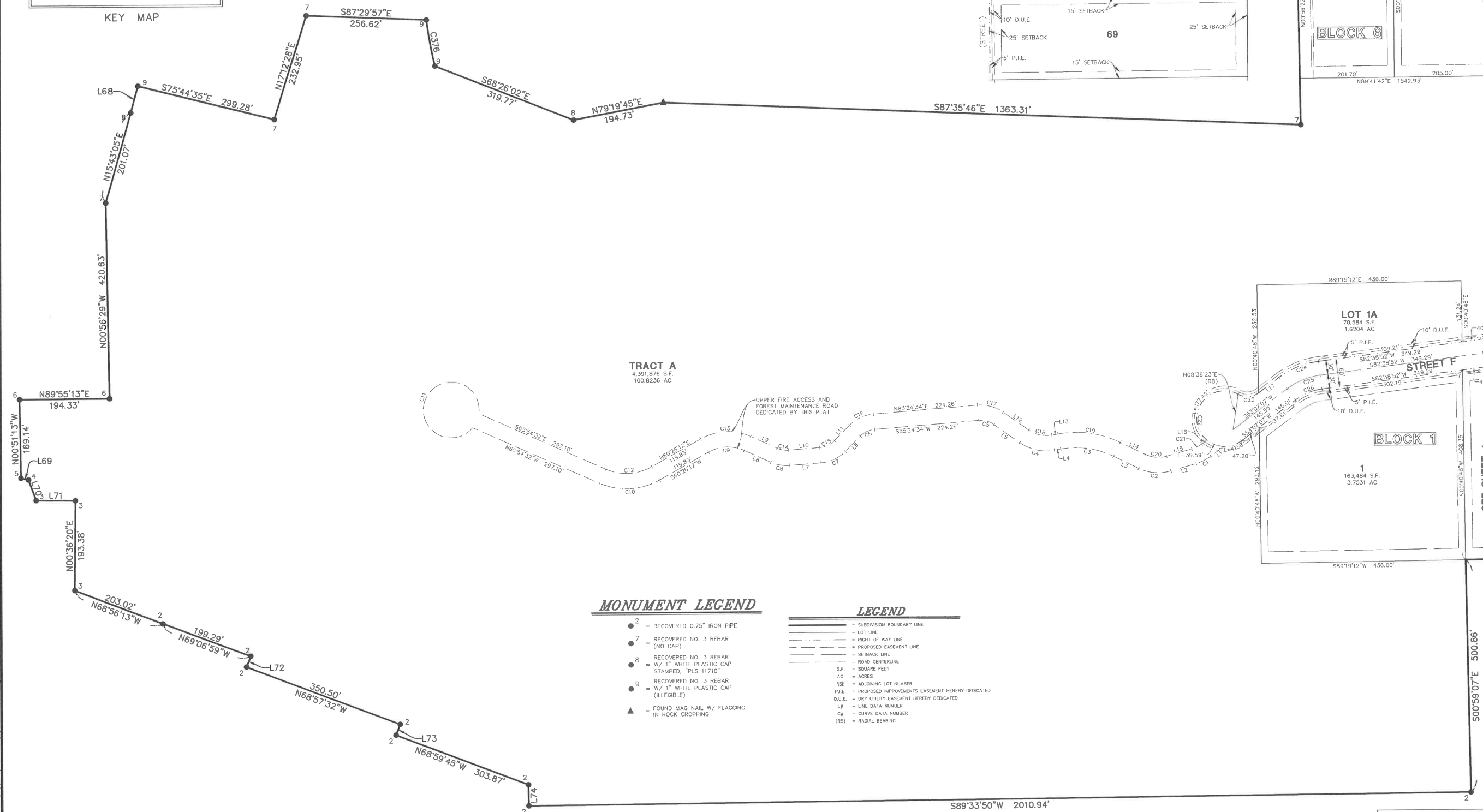
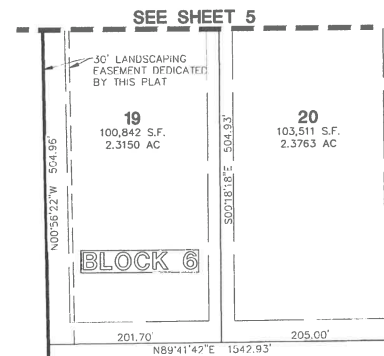
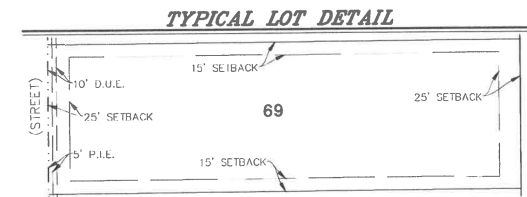
SHEET

6 OF 23

UNC.MOC001

UNC.MOC001

PRELIMINARY PLAT
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE
NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



- ² = RECOVERED 0.75" IRON PIPE
- ⁷ = RECOVERED NO. 3 REBAR (NO CAP)
- ⁸ = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP STAMPED, "PLS 11710"
- ⁹ = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP (ILLEGIBLE)
- ▲ = FOUND MAG NAIL W/ FLAGGING IN ROCK CROPPING

_____ ■ SUBDIVISION BOUNDARY LINE
 _____ ■ LOT LINE
 _____ ■ RIGHT OF WAY LINE
 _____ ■ PROPOSED EASEMENT LINE
 _____ ■ SETBACK LINE
 _____ ■ ROAD CENTERLINE
 _____ ■ SQUARE FEET
 S.F. ■ ACRES
 AC
 12 ■ ADJOINING LOT NUMBER
 P.L.E. ■ PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
 D.O.E. ■ DUTY UTILITY EASEMENT HEREBY DEDICATED
 U# ■ LINE DATA NUMBER
 C# ■ CURVE DATA NUMBER
 (RB) ■ RADIAL BEARING

NOTE: SEE SHEET 7
FOR LINE AND CURVE
DATA TABLES.

FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

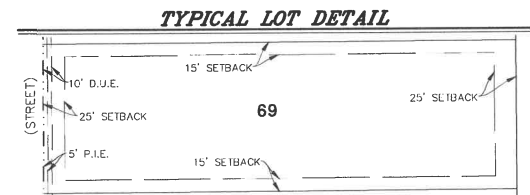
BEN LOMAND MOUNTAIN VILLAGE
COUNTY OF EL PASO, STATE OF COLORADO
PRELIMINARY PLAT

PROJ MGR: SLJ
 PROJ ASSOC: SLJ
 DRAWN BY: CAD
 DATE: 1/22/26
 SCALE: 1" = 100'

SHEET
7 OF **23**
 UNC.MOC001

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March 9, 2026 - 12:38 Dwg Name: P:\uncmoco01\dwg\Surv\Final Drawings\Plot of Subdivision\Plot of Subdivision Preliminary Plot\UNCMOCO-5100.dwg Updated By: cdillow



MONUMENT LEGEND

-  SECTION CORNER AS NOTED
 = RECOVERED 0.75" IRON PIPE

_____ = SUBDIVISION BOUNDARY LINE
 _____ = LOT LINE
 _____ = RIGHT OF WAY LINE
 _____ = PROPOSED EASEMENT LINE
 _____ = SETBACK LINE
 _____ = ROAD CENTERLINE
 S.F. = SQUARE FEET
 AC = ACRES
 ADJ. = ADJOINING LOT NUMBER
 P.I.E. = PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
 D.U.E. = DRY UTILITY EASEMENT HEREBY DEDICATED
 L.D.N. = LINE DATA NUMBER
 C.D. = CURVE DATA NUMBER
 (H&H) = HADJAI HEARING

FOR AND ON BEHALF OF
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[illegible]

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BEN LOMAND MOUNTAIN VILLAGE
COUNTY OF EL PASO, STATE OF COLORADO
PRELIMINARY PLAT

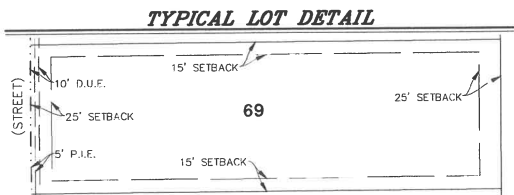
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 DATE: 1/22/26
 SCALE: 1" = 100'

SHEET
8 OF 23
 UNC.MOC001

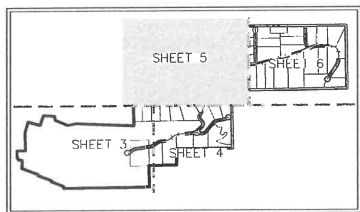
Manhard Consulting, Inc. All Rights Reserved. 2025. 12.35. Ben Lomand Mountain Village Preliminary Plat. Updated By: J. Collier. 7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111. ph:303.768.0500 manhard.com GIS Civil Engineering Surveying & Geospatial Services Construction Management Water Resource Management

BEN LOMAND MOUNTAIN VILLAGE

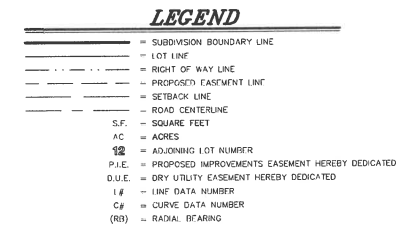
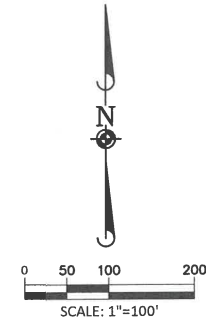
PRELIMINARY PLAT
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - PROPOSED EASEMENT LINE
 - SEBACK LINE
 - ROAD CENTERLINE
 - SQUARE FEET
 - ACRES
 - ADJOINING LOT NUMBER
 - PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
 - DRY UTILITY EASEMENT HEREBY DEDICATED
 - LINE DATA NUMBER
 - CURV. DATA NUMBER
 - RADIAL BEARING



PRELIMINARY PLAT
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE
NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



 = SECTION CORNER AS NOTED
 1 RECOVERED NO. 4 REBAR
 = W/ 1" YELLOW PLASTIC CAP
 STAMPED, "PLS 17496"

NOTE: SEE SHEET
7 FOR LINE AND
CURVE DATA
TABLES.

NW 1/16 CORNER SECTION 3
RECOVERED 1" IRON PIPE

BEN LOMAND MOUNTAIN VILLAGE
COUNTY OF EL PASO, STATE OF COLORADO
PRELIMINARY PLAT

PROJ MGR:	SLJ
PROJ ASSOC:	SLJ
DRAWN BY:	CAD
DATE:	1/22/26
SCALE:	1" = 100'
SHEET	
10 OF 23	
UNC.MOC001	

FOR AND ON BEHALF OF
MANHARD CONSULTING

March 9, 2026 - 12:38 Draw Name: P:\uncmoco01\uncm\Survey\Final Drawings\Final of Subdivision Preliminary Plat\UNCMOCO-11006.mxd Updated By: collins

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BEN LOMAND MOUNTAIN VILLAGE

PRELIMINARY PLAT

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°07'07"W	34.51'
L2	S73°39'51"W	56.06'
L3	N63°41'05"W	59.35'
L4	S80°06'47"W	13.76'
L5	N53°57'45"W	66.64'
L6	S44°30'29"W	45.92'
L7	S85°33'28"W	67.42'
L8	N65°19'24"W	62.27'
L9	S65°19'24"E	62.27'
L10	N85°33'28"E	67.42'
L11	N44°30'29"E	45.92'
L12	S53°57'45"E	66.64'
L13	N80°06'47"E	13.76'
L14	S63°41'05"E	59.35'
L15	N73°59'51"E	56.06'
L16	N53°07'07"E	13.97'
L17	S53°07'07"W	53.89'
L18	N83°20'44"E	138.92'
L19	N49°45'35"E	70.14'
L20	N49°45'35"E	70.14'
L21	N49°45'35"E	70.14'
L22	S83°06'15"E	127.01'
L23	S03°55'42"W	1.65'
L24	N83°06'15"W	13.88'
L25	N63°37'34"E	13.57'
L26	N63°37'34"E	84.99'
L27	S63°37'34"W	13.57'
L28	S73°26'46"W	29.41'
L29	N69°05'53"E	37.21'
L30	S28°18'42"E	37.56'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N57°50'04"E	4.89'
L32	N35°01'25"E	43.85'
L33	S44°24'40"E	64.37'
L34	S44°24'40"E	64.37'
L35	N44°24'40"W	64.37'
L36	S12°33'13"W	46.13'
L37	S12°33'13"W	46.13'
L38	S12°33'13"W	46.13'
L39	N89°41'42"E	7.52'
L40	S89°41'42"W	8.56'
L41	N53°10'45"E	9.77'
L42	S36°49'15"E	5.03'
L43	S53°10'45"W	9.77'
L44	N36°49'15"W	5.03'
L45	S00°18'18"E	32.77'
L46	S65°54'37"W	103.47'
L47	S24°05'23"E	67.44'
L48	S24°05'23"E	97.44'
L49	N24°05'23"W	67.44'
L50	S65°54'37"W	61.60'
L51	S30°37'04"W	72.52'
L52	S36°49'15"E	35.03'
L53	N53°10'45"E	39.77'
L54	N89°46'00"E	30.00'
L55	N89°37'22"E	30.00'
L56	N89°43'15"E	30.00'
L57	N89°43'15"E	30.00'
L58	N89°45'41"E	30.00'
L59	N89°45'41"E	30.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°52'44"	96.50'	35.17'	S63°33'29"W	34.97'
C2	42°19'04"	96.50'	71.27'	N84°50'37"W	69.66'
C3	36°12'08"	183.50'	115.94'	N81°47'09"W	114.02'
C4	45°55'27"	96.50'	77.35'	N76°55'29"W	75.29'
C5	40°37'40"	48.50'	34.39'	N74°16'36"W	33.67'
C6	40°54'05"	48.50'	34.62'	S64°57'32"W	33.89'
C7	41°02'59"	81.50'	58.39'	S65°01'59"W	57.15'
C8	29°07'08"	81.50'	41.42'	N79°52'58"W	40.98'
C9	54°14'24"	83.50'	79.05'	S87°33'24"W	76.13'
C10	53°39'16"	141.50'	132.51'	S87°15'50"W	127.72'
C11	328°04'33"	60.00'	343.56'	N24°05'28"E	33.00'
C12	53°39'16"	108.50'	101.60'	N87°15'50"E	97.93'
C13	54°14'24"	116.50'	110.29'	N87°33'24"E	106.21'
C14	29°07'08"	48.50'	24.65'	S79°52'58"E	24.38'
C15	41°02'59"	48.50'	34.75'	N65°01'59"E	34.01'
C16	40°54'05"	81.50'	58.18'	N64°57'32"E	56.95'
C17	40°37'40"	81.50'	57.79'	S74°16'36"E	56.59'
C18	45°55'27"	63.50'	50.90'	S76°55'29"E	49.55'
C19	36°12'08"	216.50'	136.79'	S81°47'09"E	134.53'
C20	42°19'04"	63.50'	46.90'	S84°50'37"E	45.84'
C21	20°52'44"	63.50'	23.14'	N63°33'29"E	23.01'
C22	246°55'39"	60.00'	258.58'	N03°55'29"W	100.11'
C23	66°25'13"	40.00'	46.37'	N86°19'44"E	43.82'
C24	29°31'45"	180.00'	92.77'	S67°53'00"W	91.75'
C25	29°31'45"	150.00'	77.31'	S67°53'00"W	76.45'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C76	15°11'20"	270.00'	71.58'	S20°08'53"W	71.37'
C77	15°11'20"	300.00'	79.53'	S20°08'53"W	79.30'
C78	15°11'20"	330.00'	87.48'	N20°08'53"E	87.23'
C79	30°10'14"	330.00'	173.77'	S27°38'20"W	171.77'
C80	30°10'14"	300.00'	157.97'	S27°38'20"W	156.15'
C81	30°10'14"	270.00'	142.18'	S27°38'20"W	140.54'
C82	79°32'42"	205.00'	284.61'	N02°57'06"E	262.29'
C83	79°32'42"	175.00'	242.96'	S02°57'06"W	223.91'
C84	79°32'42"	145.00'	201.31'	S02°57'06"W	185.53'
C85	36°38'20"	970.00'	620.28'	N71°29'55"E	609.77'
C87	36°38'20"	1030.00'	658.65'	S71°29'55"W	647.49'
C88	36°30'57"	270.00'	172.08'	N18°33'47"W	169.18'
C89	36°30'57"	300.00'	191.20'	S18°33'47"E	187.98'
C90	36°30'57"	330.00'	210.32'	S18°33'47"E	206.77'
C91	36°30'57"	1030.00'	656.44'	N71°26'14"E	645.38'
C92	36°30'57"	970.00'	618.20'	S71°26'13"W	607.79'
C93	45°00'00"	270.00'	212.06'	N22°48'18"W	206.65'
C94	45°00'00"	300.00'	235.62'	S22°48'18"E	229.61'
C95	45°00'00"	330.00'	259.18'	N22°48'18"W	252.57'
C96	44°56'27"	330.00'	258.84'	S22°50'05"E	252.26'
C97	44°55'40"	300.00'	235.24'	N22°50'28"W	229.26'
C98	44°55'40"	270.00'	211.72'	N22°50'28"W	206.33'
C99	35°47'29"	100.55'	62.81'	N71°47'57"E	61.79'
C99	33°27'25"	270.00'	157.66'	S16°40'55"W	155.43'
C100	96°08'35"	60.00'	100.68'	S78°01'30"E	89.28'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	29°31'45"	120.00'	61.85'	S67°53'00"W	61.16'
C27	25°38'27"	120.00'	53.70'	S69°49'39"W	53.26'
C28	25°38'27"	150.00'	67.13'	S69°49'39"W	66.57'
C29	25°38'27"	180.00'	80.55'	N69°49'39"E	79.88'
C30	26°20'19"	180.00'	82.75'	N70°10'35"E	82.02'
C31	26°20'19"	150.00'	68.95'	N70°10'35"E	68.35'
C32	26°20'19"	120.00'	55.16'	N70°10'35"E	54.68'
C33	33°35'09"	120.00'	70.34'	N66°33'09"E	69.34'
C34	33°35'09"	150.00'	87.93'	N66°33'09"E	86.67'
C35	33°35'09"	180.00'	105.51'	N66°33'09"E	104.01'
C36	35°10'24"	330.00'	202.58'	N67°20'47"E	199.42'
C37	35°10'24"	300.00'	184.17'	N67°20'47"E	181.29'
C38	35°10'24"	270.00'	165.75'	S67°20'47"W	163.16'
C39	40°25'56"	100.55'	70.96'	N74°51'03"W	69.49'
C40	64°03'56"	60.00'	67.09'	S86°40'02"E	63.65'
C41	35°35'49"	100.55'	62.47'	N79°05'52"E	61.47'
C42	11°57'46"	200.00'	41.76'	S89°05'08"E	41.68'
C43	30°06'16"	100.55'	52.83'	N69°52'51"E	52.23'
C44	5°24'15"	60.00'	5.66'	N57°31'51"E	5.66'
C45	21°23'51"	100.55'	37.55'	N49°32'03"E	37.33'
C46	10°02'55"	130.00'	22.80'	N43°51'35"E	22.77'
C47	44°57'21"	100.00'	78.46'	S26°24'22"W	76.47'
C48	131°59'18"	30.00'	69.11'	S17°06'36"E	54.81'
C49	57°58'26"	120.00'	121.42'	N67°54'32"E	116.31'
C50	57°58'26"	150.00'	151.78'	N67°54'32"E	145.38'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C101	95°02'48"	60.00'	99.53'	S77°34'16"W	88.51'
C102	35°23'58"	100.55'	62.12'	S72°36'19"E	61.14'
C104	15°37'00"	330.00'	89.94'	N82°00'35"E	89.67'
C105	15°37'00"	300.00'	81.77'	N82°00'35"E	81.52'
C106	7°46'13"	270.00'	36.62'	N78°05'12"E	36.59'
C107	35°35'45"	100.55'	62.47'	S17°29'34"W	61.47'
C108	35°35'45"	100.55'	62.47'	N18°06'11"W	61.47'
C109	25°11'31"	60.00'	263.05'	S89°41'42"W	97.58'
C110	8°17'28"	270.00'	39.07'	S70°03'21"W	39.04'
C111	8°17'28"	300.00'	43.41'	N70°03'21"E	43.37'
C112	8°17'28"	330.00'	47.75'	N70°03'21"E	47.71'
C113	23°47'04"	330.00'	136.99'	S12°11'50"E	136.01'
C114	23°47'04"	300.00'	124.54'	S12°11'50"E	123.64'
C115	23°47'04"	270.00'	112.08'	S12°11'50"E	111.28'
C116	24°02'35"	330.00'	138.48'	S77°55'55"W	137.47'
C117	24°02'35"	300.00'	125.89'	N77°55'55"E	124.97'
C118	24°02'35"	270.00'	113.30'	N77°55'55"E	112.47'
C119	90°00'00"	205.00'	322.01'	N45°02'47"W	289.91'
C120	90°00'00"	145.00'	227.77'	S45°02'47"E	205.06'
C121	33°27'25"	330.00'	192.70'	S16°40'55"W	189.97'
C122	33°27'25"	300.00'	175.18'	S16°40'55"W	172.70'
C123	35°35'45"	100.55'	62.47'	S51°12'30"W	61.47'
C124	25°11'31"	60.00'	263.05'	S56°35'22"E	97.58'
C125	35°35'45"	100.55'	62.47'	S15°36'45"W	61.47'
C126	0°10'14"	690.37'	2.05'	S15°00'09"E	2.05'

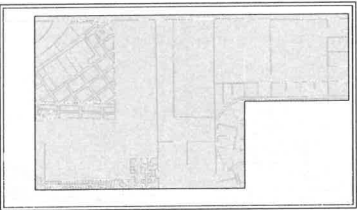
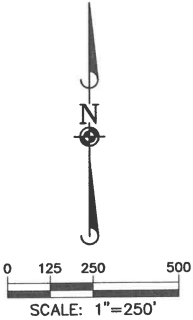
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	57°58'26"	180.00'	182.13'	N67°54'32"E	174.46'
C52	40°46'28"	120.00'	85.40'	N59°18'33"E	83.61'
C53	40°46'28"	150.00'	106.75'	N59°18'33"E	104.51'
C54	40°46'28"	180.00'	128.10'	S59°18'33"W	125.41'
C55	16°04'13"	120.00'	33.66'	S71°39'40"W	33.55'
C56	16°04'13"	150.00'	42.07'	N71°39'40"E	41.93'
C57	16°04'13"	180.00'	50.49'	N71°39'40"E	50.32'
C58	45°34'23"	40.00'	31.82'	N40°50'23"E	30.98'
C59	271°08'46"	60.00'	283.94'	N26°22'26"W	84.00'
C60	45°34'23"	40.00'	31.82'	S86°24'45"W	30.98'
C61	43°18'32"	25.00'	18.90'	S89°14'51"E	18.45'
C62	82°35'25"	25.00'	36.04'	S69°36'25"E	33.00'
C63	93°51'14"	35.00'	57.33'	S75°14'19"E	51.13'
C64	141°28'35"	35.00'	86.42'	S51°25'38"E	66.08'
C65	164°17'14"	45.00'	129.03'	S62°49'58"E	89.16'
C66	192°22'00"	31.00'	104.08'	S48°47'35"E	61.64'
C67	22°54'08"	100.00'	39.97'	S58°50'29"W	39.71'
C68	146°13'46"	20.00'	51.04'	S02°49'20"E	38.28'
C69	141°7'00"	100.00'	24.93'	S83°04'43"E	24.86'
C70	93°17'42"	110.00'	179.11'	N02°14'12"E	159.97'
C71	93°17'42"	80.00'	130.26'	S02°14'12"W	116.34'
C72	93°17'42"	50.00'	81.42'	N02°14'12"E	72.71'
C73	72°09'13"	50.00'	62.97'	S08°20'03"E	58.89'
C74	72°09'13"	80.00'	100.75'	S08°20'03"E	94.22'
C75	72°09'13"	110.00'	138.52'	S08°20'03"E	129.55'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C127	14°40'54"	690.37'	176.90'	S07°34'35"E	176.42'
C128	12°04'26"	690.37'	145.48'	S09°03'03"E	145.21'
C129	4°30'13"	690.37'	54.27'	S00°45'43"E	54.25'
C130	1°43'32"	690.37'	20.79'	S00°37'38"W	20.79'

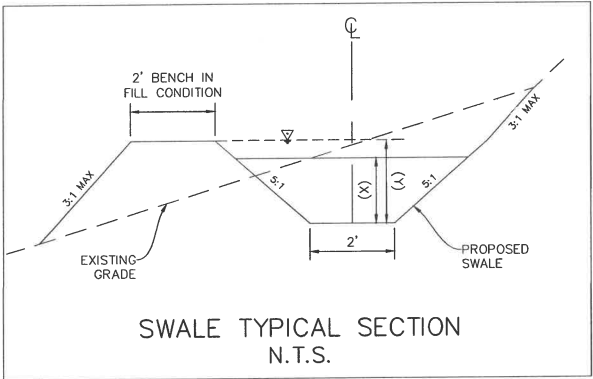
TRACT SUMMARY CHART	
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GRADING NOTES:

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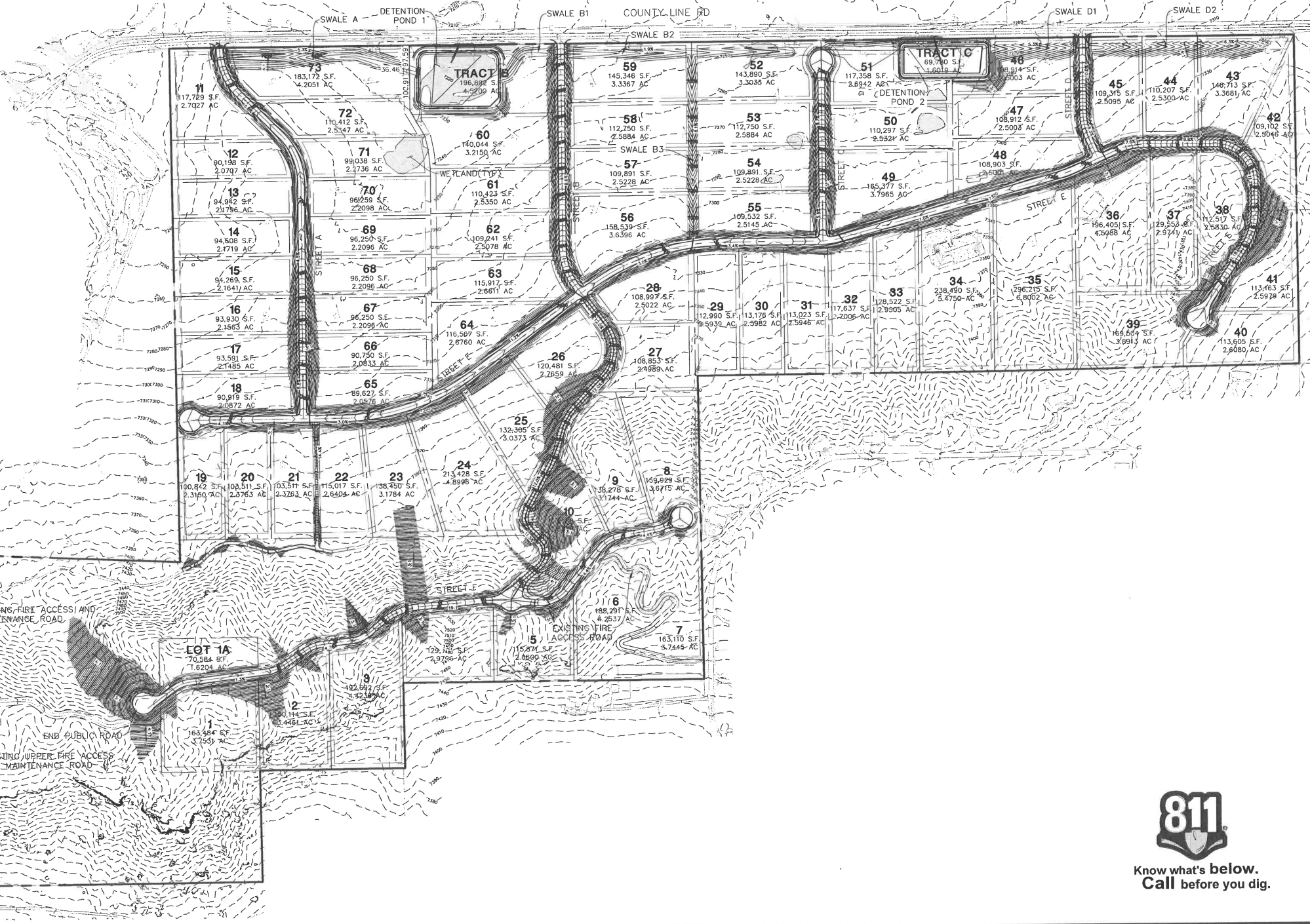


KEY MAP



SWALE DEPTHS TABLE

	WATER DEPTH (X)	TOTAL SWALE DEPTH (Y)
SWALE A	2	3
SWALE B1	2.75	3.75
SWALE B2	2	3
SWALE B3	1.5	2.5
SWALE D1	2	3
SWALE D2	1.5	2.5

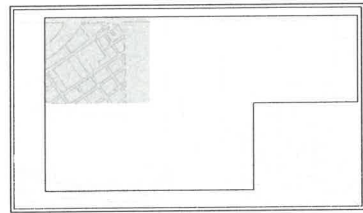


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BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, CO
OVERALL GRADING

PROJ MGR: DIM
PROJ ASSOC: BB
DRAWN BY: ---
DATE: 03/06/2026
SHEET
12 OF 23
UNCMOCC01

PRELIM PLANS - NOT FOR CONSTRUCTION



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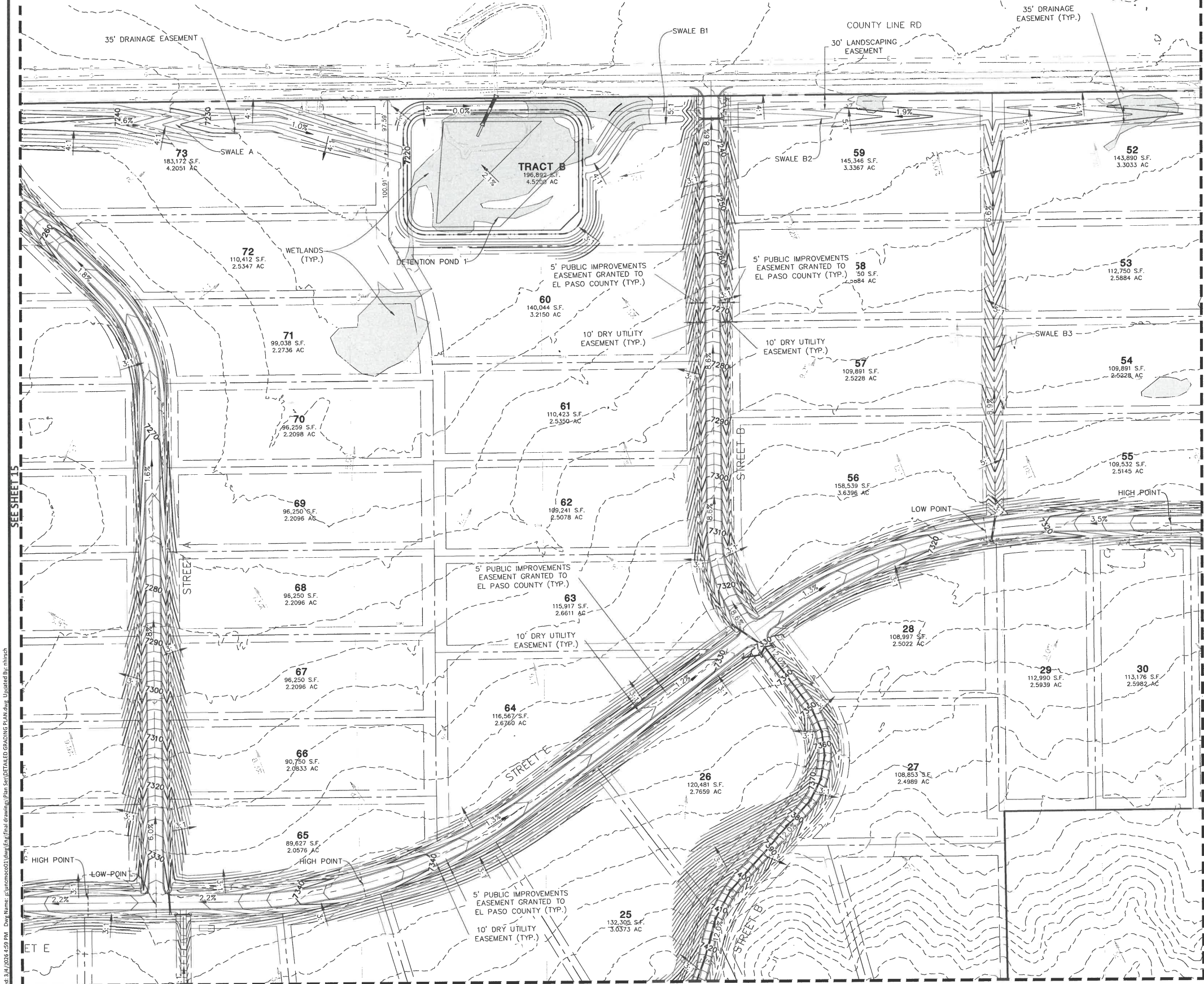


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Civil Engineering | Surveying & Geospatial Services | GIS

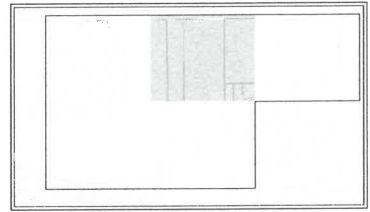
DETAILED GRADING PLAN 3

PRELIM PLANS - NOT FOR CONSTRUCTION

Plotted: 3/4/2026 4:59 PM Dwg Name: s:\uncmoco01\dwg\El Paso\Detailed Grading Plan.dwg Updated By: nhinch



0 50 100 200
SCALE: 1"=100'



KEY MAP

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BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, CO
DETAILED GRADING PLAN 4

PROJ. WDR: _DIM
PROJ. ASSOC.: _BB
DRAWN BY: _NH
DATE: 03/06/2026
SHEET
16 OF 23
UNCMOC001

DATE	REVISIONS

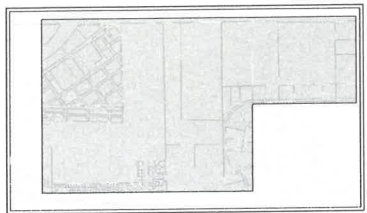
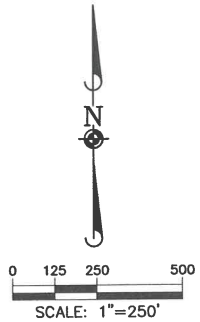
Manhard CONSULTING
7600 East Orchard Road, Suite 1500, Greenwood Village, CO 80121, phone: 703.0500 manhard.com
Civil Engineering Surveying & Geospatial Services GIS
Water Resource Management Construction Management

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PRELIM PLANS - NOT FOR CONSTRUCTION

UTILITY NOTES

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2. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
6. TYPE R INLET ELEVATIONS ARE TO TOP OF CURB AT THE MIDPOINT OF THE INLET UNLESS OTHERWISE NOTED.
7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
11. PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC ON EACH LOT.
12. TWO FIRE CISTERNS OR UNDERGROUND STORAGE TANKS ARE PLANNED FOR THE DEVELOPMENT.



KEY MAP



BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, CO
OVERALL UTILITY

PROJ. MGR.: DIM
PROJ. ASSOC.: BB
DRAWN BY: UNCMOC01
DATE: 03/06/2026
SHEET
18 OF 23
UNCMOC001

PRELIM PLANS - NOT FOR CONSTRUCTION

Plotted: 3/4/2026 5:00 PM Day Name: g:\uncmoc01.dwg (g:\uncmoc01.dwg) Plan Set: OVERALL UTILITY.dwg Updated By: rhirsch



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- ### UTILITY NOTES
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		BEN LOMAND MOUNTAIN VILLAGE			
		EL PASO COUNTY, CO			
		DETAILED UTILITY PLAN 3			
Manhard CONSULTING 7800 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0590 mnhard.com Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management DRAWN BY: DATE REVISIONS DATE					
PROJ. MGR.: DIM PROJ. ASSOC.: BB DRAWN BY: NH DATE: 03/06/2026		SHEET 21 OF 23 UNCMOCO01			

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Amendment

Agenda Date: August 12, 2026

Agenda Item Number: #6 - B

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. 9 PUD Development Plan and Preliminary Plan Amendment. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 9 includes 11 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 99.75 acres.

This PUD Development Plan and Preliminary Plan Amendment increases the total number of lots in Flying Horse North from 299 to 310, although overall density remains the same. The existing application also includes the replatting of Filing No. 3, Tract A, and Tract K of the adjacent existing golf course. The 2022 El Paso County Parks Master Plan shows no impacts by this particular filing to either existing or proposed parks, trails, or open space. Previous filings did impact the proposed Fox Run Primary Regional Trail, and trail easements were established per Preliminary Plan and individual filings.

Background: In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan. 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, the realigned Fox Run Regional Trail was integrated into the 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

Current Submittal. The current Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment has reverted to the original 2016 PUD Development Plan, with 11 new 2.5-acre rural residential lots taking the place of a previously planned hotel complex. In addition, two previously platted tracts are being including in this filing.

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

- *“Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN.”*
- *“Trail connections are proposed throughout Filing No. 7 & 8, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.”*
- *“Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily.”*
- *“Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN.”*
- *“This amendment is expected to continue FHN’s legacy of accommodating pedestrians and bicyclists with sidewalks along the major amendment roadways bordering the site and connecting into the site and a trail network interconnected into the larger regional system.”*
- *“With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.”*

As no parkland or trail easement dedications are required for this application, staff is recommending regional park fees as outlined in the attached Development Application Review Form.

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

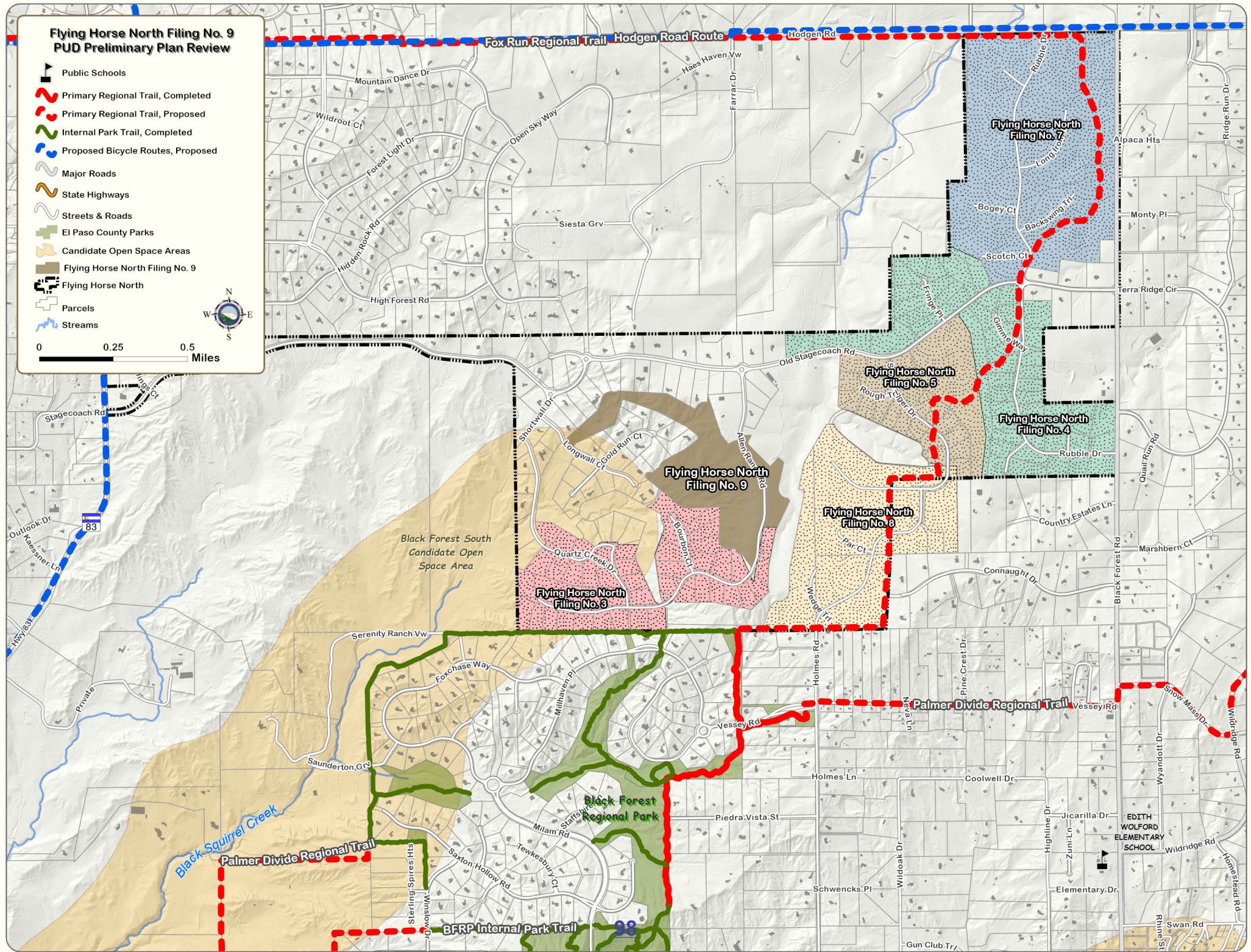
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the amount of \$5,555 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

Flying Horse North Filing No. 9 PUD Preliminary Plan 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 Filing No. 9
- Flying Horse North
- Parcels
- Streams



0 0.25 0.5
Miles



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 12, 2026

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. 9 PUD Prelim Plan Amend	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-26-003	Total Acreage:	99.75
		Total # of Dwelling Units:	11
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.28
PRI #2, LLC.	HR Green Development, LLC.	Regional Park Area:	2
Drew Balsick	Richie Lyon / Blaine Perkins	Urban Park Area:	2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Existing Zoning Code:	PUD
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 11 Dwelling Units = 0.213	Neighborhood: 0.00375 Acres x 11 Dwelling Units =	0.00
Total Regional Park Acres: 0.213	Community: 0.00625 Acres x 11 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 2
Regional Park Area: 2	
\$505 / Dwelling Unit x 11 Dwelling Units = \$5,555	Neighborhood: \$119 / Dwelling Unit x 11 Dwelling Units = \$0
Total Regional Park Fees: \$5,555	Community: \$184 / Dwelling Unit x 11 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the amount of \$5,555 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

Park Advisory Board Action:

FLYING HORSE NORTH

PUD PRELIMINARY PLAN MAJOR AMENDMENT

Letter of Intent

June 9, 2026



Owner:

Flying Horse Development, LLC

Applicant:

HR Green Development, LLC



PCD File Number:

PUDSP26__



FLYING HORSE
NORTH®

Owner / Applicant Information

Owner:

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

Applicant

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

Property Tax Schedule Nos.

The following property is included in this application: Schedule Nos. 6136005039, 6136000006, 6136000008 and 6136000009

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North* by Peregrine Fire
- *Natural Features Report* 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
- *Forestry Management Plan* by HR Green

Application Request

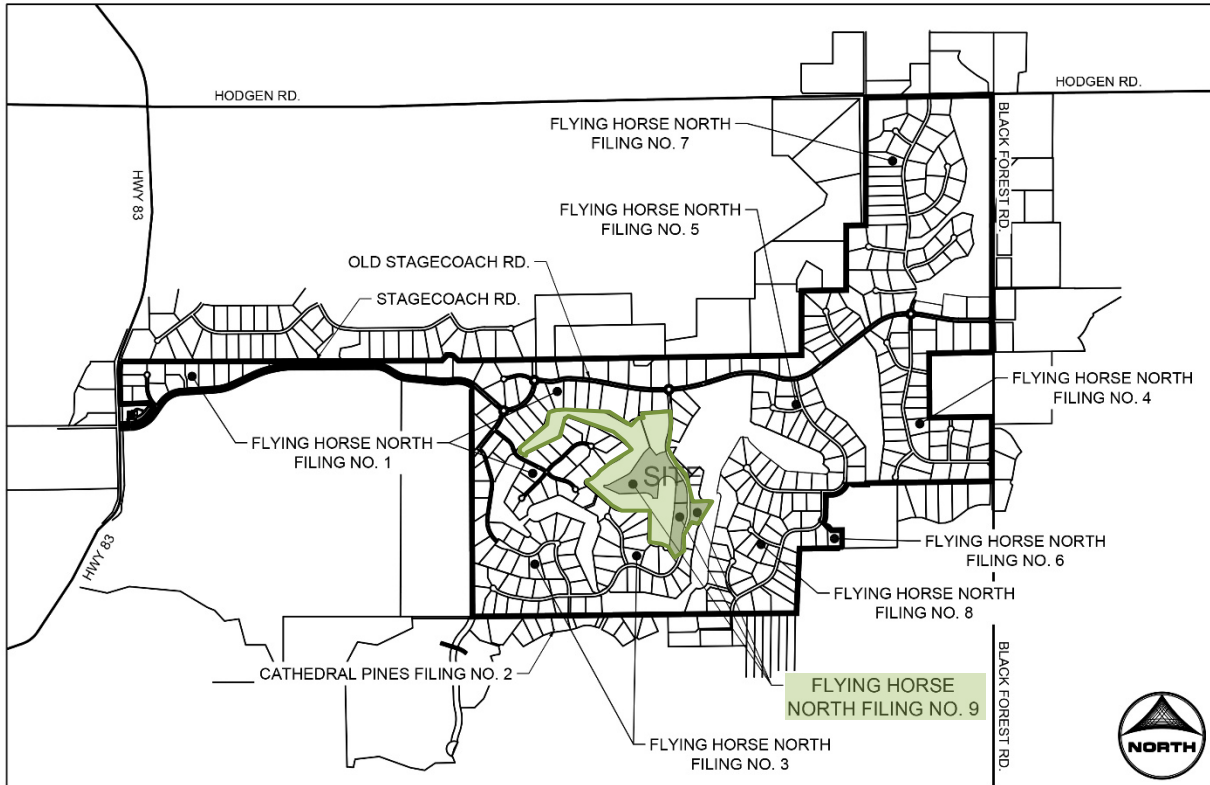
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Major Amendment to the approved 2025 Flying Horse PUD, PUD Preliminary Plan Flying Horse North (PUD252).

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 total area of FHN remains approximately 1,479.859 acres. This PUD Amendment increases the total number of lots from 299 (2025 PUD PP) to 310. The proposed density remains 0.2 DU/AC for the entire FHN community. This amendment is concerned with approximately 99.748 acres, more or less consisting of 11 single-family residential lots, Tract A of Flying Horse North Filing No. 3 and Tract K of the golf course. The existing approved filings 1-2 and 4-8 are not affected by this amendment application. An additional lot is proposed in an area originally platted as part of Tract A in Filing no. 3.

FLYING HORSE NORTH PUD/PP MAJOR AMENDMENT



LAND USE

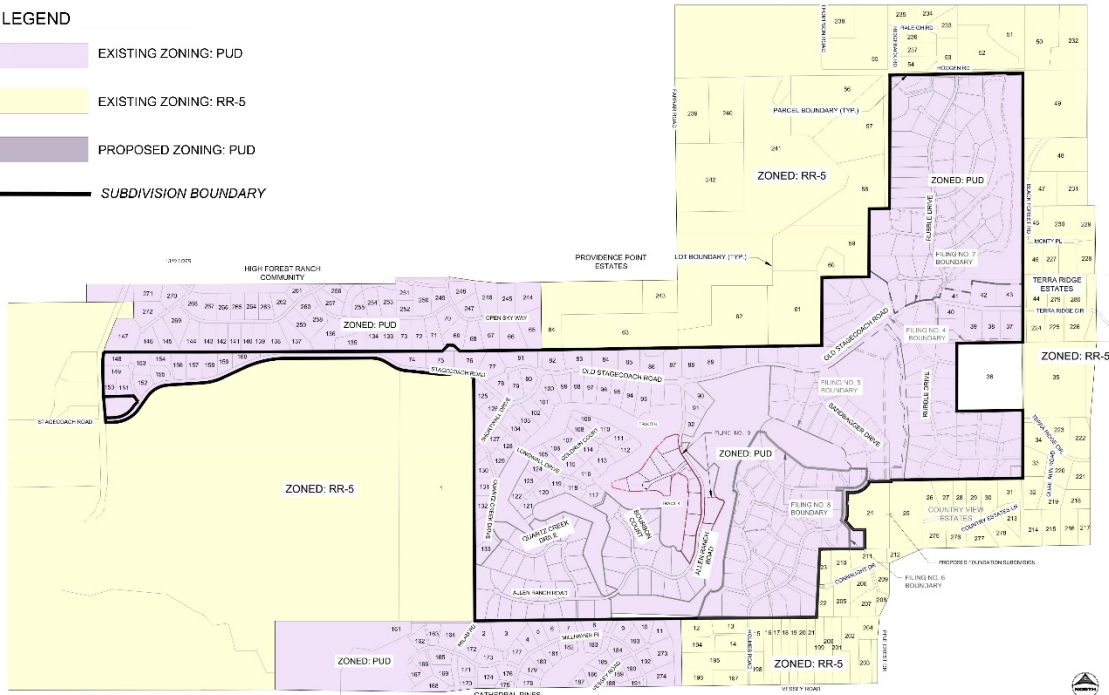
The proposed PUD Major Amendment is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres and closer to 5-acres in size which is complimentary to the surrounding properties. The interface between the PUD Major Amendment and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. The amendment 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.



ZONING MAP

LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD
- SUBDIVISION BOUNDARY



SUBDIVISION CIRCULATION & ACCESS POINTS

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

FLOODPLAIN

The FHN Major PUD Amendment does not lie within any floodplain zones according to the FEMA Map Nos. 08041C0315G, dated December 7, 2018.

GEOLOGIC HAZARDS

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

MINERAL RIGHTS CERTIFICATION

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



WATER

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

WASTEWATER

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

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this Major PUD Amendment application. The majority of the stormwater is overland sheet flow from the large estate lots to the public urban local street section's curb and gutter which drains due west into the existing golf course at an existing outfall location within Tract K. Any other stormwater flows are directly offsite, from the Filing 9 single family estate large lot areas to surrounding golf course Tract K previous areas. The outflow location is to be improved for the developed condition for the concentrated flow. The ultimate design point is located on the west side of the subdivision within existing Filing 1 Pond 8 for water quality and full spectrum detention. The pond and the flow path to it from proposed Filing 9 through the existing golf course, Filing 3, and Filing 1 areas including any hydraulic structures, swales and conveyance areas.

As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.

The pond and outlet structure is designed for detention and release rates to drain off-site at or below historical rates, as required. The pond was designed and built with upstream developed conditions with the land use proposed in the Filing 9 area. Water quality is provided within the pond for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within this Major PUD Amendment 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 are relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages.

Additional measures to reduce impacts to wildlife include:

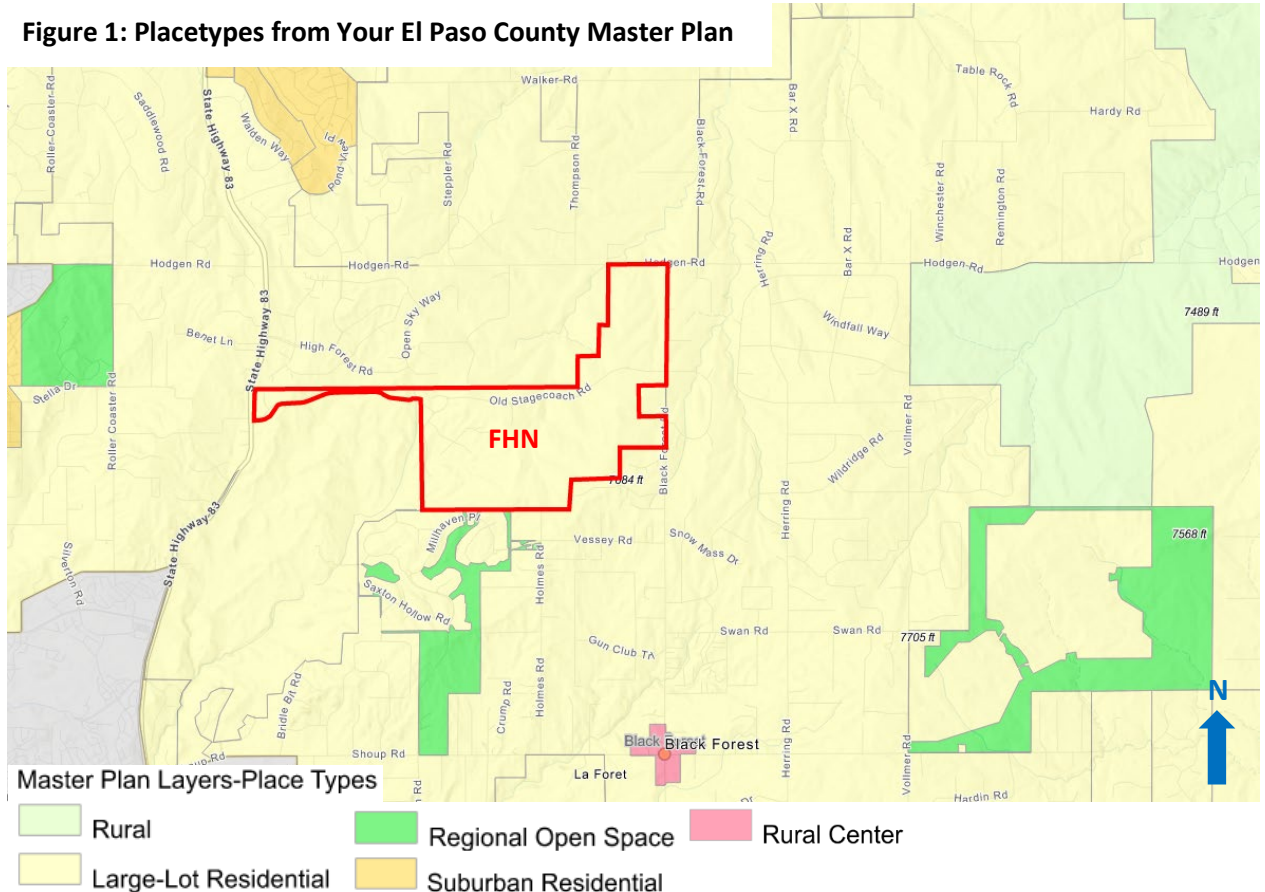
- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.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



EL PASO COUNTY MASTER PLAN

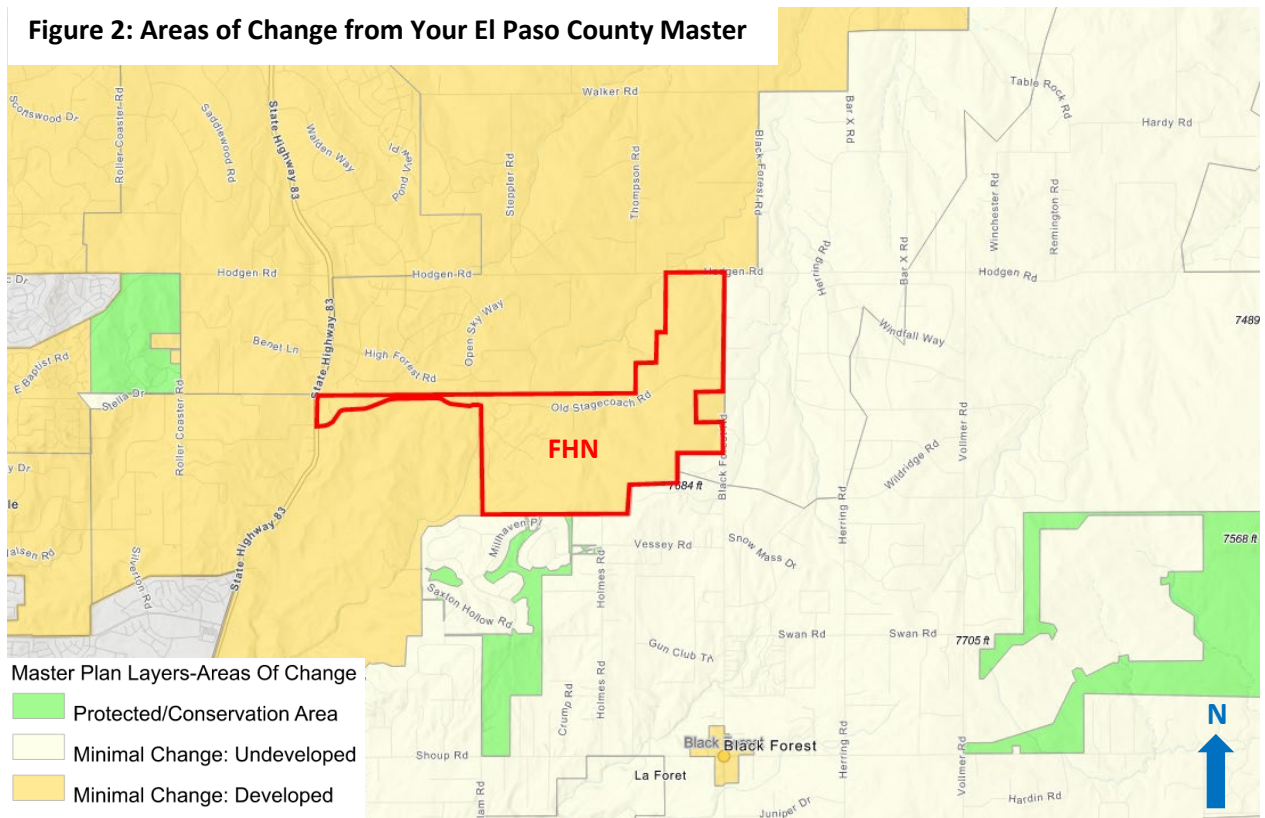
Per the 2021 *'Your El Paso County Master Plan'* FHN is listed as Large-Lot Residential placetype. The existing 2025 FHN PUD (PUDSP252) and the proposed amendment are in keeping with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the “character” of the large-lot residential placetype.

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 with its approval in 2025 (PUDSP252) but still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.

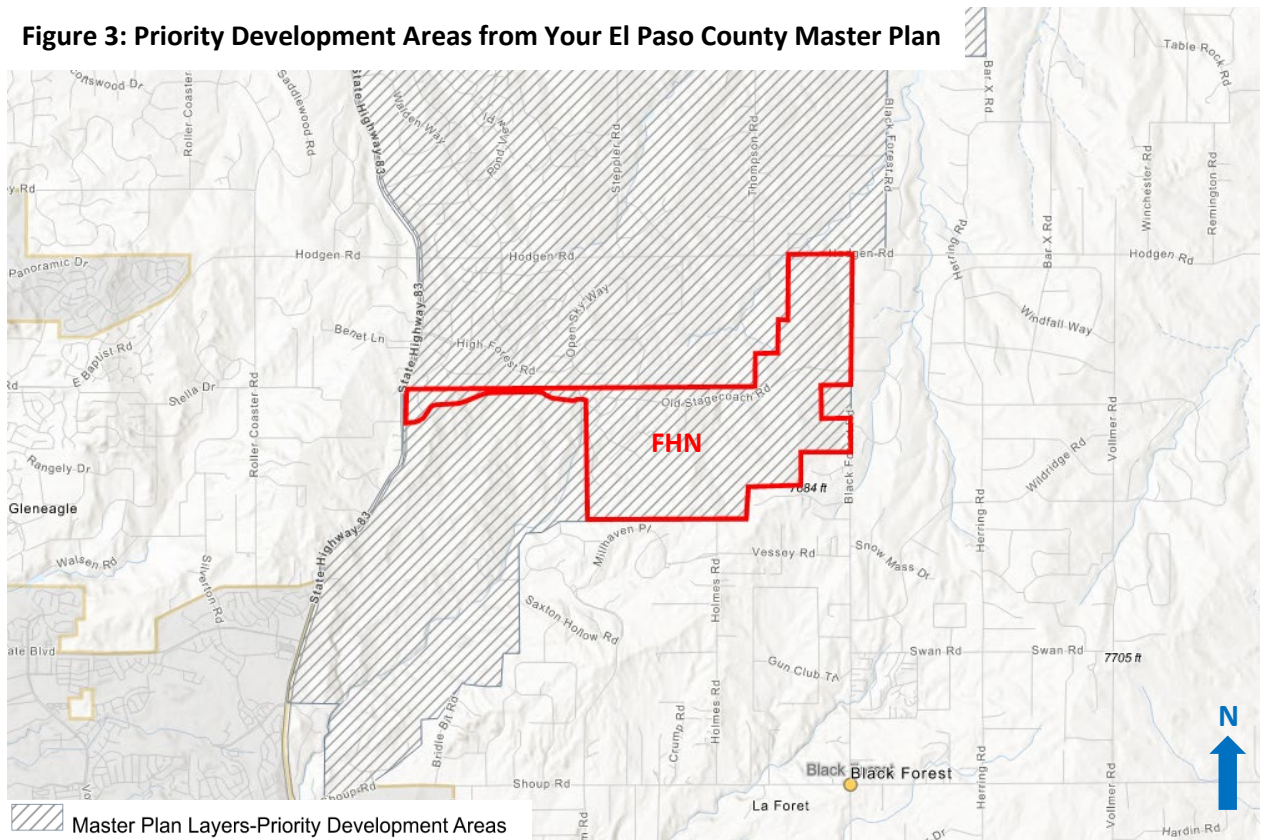
Figure 2: Areas of Change from Your El Paso County Master



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 PUD Amendment as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.



Project Justification

Per Chapter 4.2.6.D, 7.2.1.D2(e), and 7.2.1.D3(f), the following criteria listed below outline the approval process for a PUD Preliminary Plan within El Paso County. The proposed Major Amendment to the overall 2025 Flying Horse North PUD Plan (PUDSP252), substantially complies with all approval criteria.

PUD ZONING

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

PUD zoning for FHN was approved in the original 2016 PUD and re-approved in the 2025 PUD. This proposed Major PUD Amendment to the 2025 PUD continues to advance the stated purposes that were agreed upon and set forth in this section.

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

As discussed previously, the proposed FHN PUD PP Major Amendment generally conforms to all EPC adopted plans including, 'Your El Paso County Master Plan'.

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

No elements within the proposed major amendment will be detrimental to the health, safety, or welfare of the present or future inhabitants of EPC. 2.5-acre minimum lot sizes are being adhered to with this amendment.

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

As mentioned previously in the section regarding EPC placetypes this proposed major amendment conforms with the character of the large-lot residential primary use. The proposed lot sizes conform with the surrounding RR-5 zoning and further enhance the value of the surrounding neighborhoods. Buffers along the perimeter of Flying Horse North are provided in several ways. In general, lot sizes have been used to provide transitions to higher density lots within the PUD so that no buffer is needed.

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

The proposed PUD Major Amendment 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 which is complimentary to the surrounding properties. The interface between the PUD Major Amendment and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. The amendment 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. Buffers along the perimeter of FHN and the Major PUD Amendment are provided in several ways. In general, lot sizes have been used to provide transitions to higher density lots within the PUD so that no buffer is needed.



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

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

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

There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural features associated with this FHN PUD Major Amendment.

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

Trail connections are proposed throughout Filing No. 7 & 8, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.

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

An updated traffic analysis conducted by SM Rocha has been provided with the application. It is not anticipated that any traffic related to this filing will overburden existing or planned roadways.

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

The proposed full spectrum detention facilities and revised lot layout associated with this major amendment provide better opportunities to capture existing and future conveyed flows preserving natural drainageways within FHN. Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily.

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

Per the affidavit that was submitted with the application there are no mineral rights associated with this property.

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

No exceptions or deviations are requested with this application.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

The owner of the property has authorized this application.



PUD PRELIMINARY PLAN

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

See above information regarding master plan. Additionally, goals that are being satisfied with this application are listed below.

- Goal 1.1: Ensure compatibility with established character and infrastructure capacity.
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. As noted in other sections of this Letter of Intent, infrastructure has capacity to support the proposed development associated with the PUD Major Amendment.
- Goal 1.4: Continue to encourage policies that ensure “development pays for itself”.
FHN is a developing community with a history of fiscally responsible growth. Upgrades to infrastructure and introducing new amenities such as the golf course exemplify the community’s intent to develop in a manner that “pays for itself”. The community is a partner with the County in strategic improvements that support growth.
- Goal 4.1: Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.
Per the Traffic Impact Study by SM Rocha. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. With all conservative assumptions defined in the analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions. Proposed site accesses have long-term operations at LOS C or better during peak traffic periods and upon assumed development build-out.
- Goal 4.2: Promote walkability and bikability where multimodal transportation systems are feasible.
This amendment is expected to continue FHN’s legacy of accommodating pedestrians and bicyclists with sidewalks along the major amendment roadways bordering the site and connecting into the site and a trail network interconnected into the larger regional system.
- Goal 5.4: Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.
The design of the community, PUD Development Guidelines and Flying Horse North Community Design Guidelines create a framework that protects water quality, conserves water and contributes to beautifying El Paso County. The layout of lots, parks and open spaces is designed to minimize the impacts of flooding.



2. **THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**
See above information. The proposed application substantially complies with all provisions and requirements of the current EPC Land Development Code.
3. **THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**
The proposed PUD major amendment complies with all development guidelines set forth in the 2025 FHN PUD. A list of the FHN Development Guidelines and Standards, including lot typical, can be found on the cover sheet of the PUD.
4. **A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S § 30-28-133(6)(a)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**
Water sufficiency and quality has been determined and the proper documents are supplied as a part of the application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.
5. **A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S § 30-28-133(6)(b)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**
There is no proposed public sewage disposal system for this major amendment. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.
6. **ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. § 30-28-133(6)(C)];**
All areas within the application that present geologic hazard constraints have been identified within the Soils and Geology Report prepared by Entech Engineering. Mitigation measures for development can be found within the report. Based on the findings within Entech's report, this site is suitable for development as proposed.
7. **ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**
The Drainage Report demonstrates compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.
8. **THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**
The proposed public improvements, including utilities, drainage and roadways, have been designed to provide adequate service for the future single-family residential lots without overburdening the existing infrastructure in place.



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

Each lot within this subdivision will have public access to the proposed public rural-local roadways that were planned and designed accordingly with the current ECM. Connections onto Old Stagecoach Road and Black Forest Road have been designed with the appropriate intersection spacing.

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

- a. (1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

Based on the new lotting configuration proposed with this amendment more well thought out open space areas and modified full spectrum detention facilities are being proposed to complement existing drainage corridors and low spots within FHN.

- b. (2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Appropriate designs of proposed roadways linking to existing roadways with FHN are being provided with this amendment. With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.

- c. (3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Per the zoning map context provided earlier in the letter there was no need to provide physical buffers between FHN Major Amendment area and the adjacent subdivision to the south and east. The PUD framework of FHN is complimentary in lot size to the RR-5 that surrounds the property.

- d. (4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no environmentally sensitive areas identified within FHN Major PUD Amendment area.

- e. (5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

See above analysis regarding the updated traffic analysis that was submitted with this application. Based on the findings of SM Rocha's report it is not anticipated that this Major Amendment will not negatively impact any county services or facilities.



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

The new fire station built to service this area of the Black Forest within FHN Filing No. 1 is for Tri-Lakes Monument Fire District, and a small portion of Filing No. 1 lies within the Tri-Lakes district. Per discussion between fire districts, this station could also provide response to fire emergencies should the need arise. As noted in the Fire Protection Report included with this application, the existing infrastructure provides ample fire water volume capacity for Black Forest Fire Rescue Protection District (BFFR) to draw water during a fire emergency. Both sources offer a pressurized water source which can be drawn from using either engines or water tenders.

Recreation has also been provided with a 191-acre golf course for the residents and members to use. Future parkland, open space and trail connections will continue to be provided with future filings in FHN.

Proposed utilities are part of this application for review and consideration by the EPC staff. An updated traffic analysis has also been provided demonstrating this amendment is in compliance with anticipated trip generations.

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

As discussed in detail in the Fire Protection Report and addendum prepared by Peregrine Fire included with this application, the Fire Protection Report provides the calculation methodology for hydrant and cistern volume based on each filing and makes recommendations regarding location and sizes of cisterns to serve the fire protection demand.

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

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



PURPOSE AND INTENT:

A MAJOR AMENDMENT TO THE APPROVED 2026 PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 9 AREA ADJACENT TO AND WEST AND EAST OF ALLEN RANCH ROAD, ADJACENT TO AND NORTH OF FILING NO. 3, AND SOUTH OF THE CLUBHOUSE AREA. THE FILING IS FOR ELEVEN (11) SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2026 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 299 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 310 LOTS (FILING 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS; FILING NO. 5 = 21 LOTS; FILING NO. 7 = 47 LOTS; FILING NO. 8 = 80 LOTS; FILING 9 = 11 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS OR THIS FILING AREA. A PROPOSED FULL SPECTRUM DETENTION POND, AND PUBLIC ROADWAY IMPROVEMENTS FOR ONE NEW PUBLIC ROADWAY WITHIN THE FILING ACCESSED FROM THE EXISTING ALLEN RANCH ROAD PUBLIC ROADWAY.

AUTHORITY

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

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD FILING 8 AND FILING 7 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

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

ENFORCEMENT

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

CONFLICT

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

MAXIMUM LEVEL OF DEVELOPMENT

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

PROJECT TRACKING

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

OVERALL PROJECT STANDARDS

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

LEGAL DESCRIPTION:

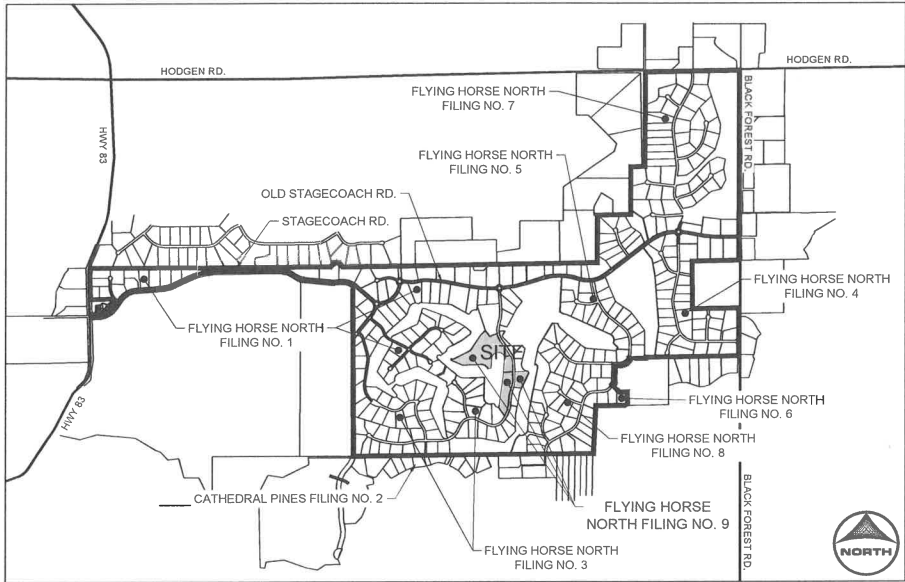
SEE SHEET 2

FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

- A. PROJECT DESCRIPTION
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,499 ACRES OF LAND MORE OR LESS. FLYING HORSE NORTH IS A PLANNED UPGRADE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.
- B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.
- C. PERMITTED ACCESSORY USES INCLUDE ACCESSORY LIVING QUARTERS (GUEST HOUSE), CARPORTS AND/OR CAR BARRIS. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED FIFTEEN HUNDRED (1,500) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILING FOR RECORDING WITH THE CLERK AND RECORDED ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. FOR ATTACHED ACCESSORY LIVING QUARTERS (GUEST HOUSE), ALL ELECTRIC, GAS, CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS. FOR DETACHED ACCESSORY LIVING QUARTERS (GUEST HOUSE), ALL ELECTRIC, GAS, CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES MUST BE SUB-METERED FROM THE PRINCIPAL STRUCTURE AND ARE SUBJECT TO ALL PROVISIONS LISTED ABOVE.
- D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDING.
- E. SIGNS
a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.
b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 45' IN HEIGHT MEASURED FROM FINISHED GRADE.
c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10' IN HEIGHT MEASURED FROM FINISHED GRADE.
d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.
e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.
- F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.
- G. RESIDENTIAL DEVELOPMENT REQUIREMENTS
a. MAXIMUM LOT COVERAGE: TEN (10) PERCENT
b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET.
c. SETBACK MINIMUMS:
• FRONT YARD: THIRTY (30) FEET MINIMUM (200' MINIMUM LOT FRONTAGE AT FRONT SETBACK DOES NOT APPLY)
• SIDE YARD: TEN (10) FEET MINIMUM
• CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM
• REAR YARD: THIRTY-FIVE (35) FEET MINIMUM
d. MINIMUM LOT SIZE: 2.5 ACRES
e. ACCESSORY BUILDINGS MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE. EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE SUBJECT TO ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.
- H. STREETS
a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN WITH DEVIATION APPROVAL. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.
- I. LANDSCAPE
a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT AND/OR THEIR ASSIGNS.
b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHER FINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
e. ANY FUTURE NON-REGIONAL TRAILS ARE TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.
- J. STRUCTURES IN TRACTS
a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.
- K. ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS
a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

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



VICINITY MAP
NOT TO SCALE

ACCESS LIMITATION NOTE:

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

ADA NOTE:

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

ENVIRONMENTAL NOTE:

1. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PEBBLES MEADOW JUMPING MOUSE).

GEOLOGIC HAZARD NOTE:

THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN MAJOR AMENDMENT FILING NO. 9, PREPARED BY ENTECH ENGINEERING, DATED APRIL 15, 2026 IN FILE PUDSPXXX, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED ON THE GEOHAZARDS MAP PROVIDED WITHIN THIS PLAN SET.

1. ARTIFICIAL FILL: SIGNIFICANT AREAS OF FILL WERE NOT OBSERVED ON THE SITE, HOWEVER, IF UNCONTROLLED OR UNDOCUMENTED FILL IS ENCOUNTERED IN PROPOSED BUILDING AREAS MITIGATION WILL BE NECESSARY.
2. EXPANSIVE SOILS: SITE IS CLASSIFIED IN AN AREA OF LOW TO MODERATE SWELL POTENTIAL.
3. POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOW LYING AREAS IN THE WESTERN PORTION OF FILING NO. 9 ALONG PORTIONS OF LOTS 2-6.
4. SLOPE STABILITY AND LANDSLIDE SUSCEPTIBILITY: SLOPES ON SITE ARE GRADUAL TO MODERATELY SLOPES AND DO NOT EXHIBIT ANY PAST OR POTENTIAL UNSTABLE SLOPE CONDITIONS. IT IS RECOMMENDED THAT ANY FUTURE GRADING OR FILL SLOPES BE 3:1 OR FLATTER.
5. SHALLOW BEDROCK:
6. RADON:

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE SUBSURFACE PERIMETER DRAINS FOR ANY USABLE BELOW-GRADE AREAS INCLUDING CRAWLSPACES. SHOULD GROUNDWATER BE ENCOUNTERED AT WITHIN 3-FEET OF FOUNDATION GRADE, ADDITIONAL DRAINS THAT COULD INCLUDE BUT ARE NOT LIMITED TO INTERCEPTOR DRAINS, UNDERSLAB DRAINS (CAPILLARY BREAK), AND OVER-EXCAVATION DRAINS MAY BE NEEDED. WHERE UNDERDRAINS PRESENT, LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE WITHIN LOT AND METRO DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE ELSEWHERE.

GROUNDWATER MONITORING/OBSERVATION LEVELS TO OBTAIN GROUNDWATER DATA TO VERIFY THAT PROPOSED FLOOR LEVELS ARE AT LEAST 3-FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER HOLES AND MAINTAINED-YEAR ROUND ARE TO BE IMPLEMENTED.

FLOODPLAIN NOTES:

1. FLYING HORSE FILING NO. 9 DOES NOT LIE WITHIN ANY FLOODPLAIN ZONES ACCORDING TO THE FEMA MAP NO. 08041C0315G.

FILING 9 LAND USE TABLE			
USE	AREA (SQFT.)	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL	1,295,926	29.8	30%
TRACTS	247,137	68.8	69%
RIGHT OF WAY	52,483	1.2	1%

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20____ A.D. . A COLORADO CORPORATION

DREW BALSICK, PRESIDENT
PRI #2 LLC C/O ELITE PROPERTIES OF AMERICA

STATE OF COLORADO
COUNTY OF EL PASO
SIGNED BEFORE ME ON _____, 20____
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

OVERALL FHN SITE DATA

TAX ID NUMBERS: 5130000002, 5130000005, 5130000006, 5130000007, 5131000002, 5100000437, 5136000011, 5100000291
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL PUD
EXISTING ZONING: 147S.859 AC - 100% RI
SITE ACREAGE: 310
PROPOSED NUMBER OF LOTS: 2 DU/AC
PROPOSED GROSS DENSITY: 148 AC (10% OF SITE AREA)
OPEN SPACE REQUIRED: 375 AC (25% OF SITE AREA)
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED: 37 AC
55% CONTIGUOUS USABLE OPEN SPACE PROVIDED: 208 AC (GOLF COURSE)

FHN FILING 9 SITE DATA

TAX ID NUMBERS: 6136000006, 6136000008, 6136000009, 6136005039, 6136004042
EXISTING LAND USE: AGRICULTURAL (VACANT)
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL PUD
EXISTING ZONING: 98.748 AC - 100% RI
SITE ACREAGE: 11
PROPOSED NUMBER OF LOTS: 11 DU/AC
PROPOSED GROSS DENSITY: 10 AC (10% OF SITE AREA)
OPEN SPACE REQUIRED: 64 AC (64% OF SITE AREA)
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED: 2.5 AC
55% CONTIGUOUS USABLE OPEN SPACE PROVIDED: 64 AC (TRACT A GOLF COURSE)

GENERAL NOTES:

1. MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.
2. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.
3. FUTURE FINAL PLAT APPLICATIONS WILL RECORD EASEMENTS AND TRACTS FOR DRAINAGE FACILITIES AND WATER QUALITY FACILITIES.
4. PRIVATE DRIVEWAYS IN EXCESS OF 150-FEET IN LENGTH FROM PUBLIC ROADWAYS (INTERSECTION OF CENTERLINES) ARE REQUIRED TO PROVIDE AN EMERGENCY VEHICLE TURNAROUND AND FIRE TRUCK ACCESS FOR FIRE SUPPRESSION, AS REQUIRED FOR PROPOSED STRUCTURES.

CONTACTS

OWNER/DEVELOPER:
PRI #2, LLC
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK

PLANNER/LANDSCAPE ARCHITECT:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: BLAINE PERKINS

CIVIL ENGINEER:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: RICHARD LYON, PE

SURVEY:
EDWARD JAMES SURVEYING INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: JON TESSIN, PLS

TRAFFIC ENGINEER:
SM ROCHA, LLC
6 S. TEJON ST. #618
COLORADO SPRINGS, CO 80903
ATTN: MIKE ROCHA

EL PASO COUNTY PLANNING:
2630 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: RYAN HOISWER

EL PASO COUNTY ENGINEERING:
2630 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: DANIEL TORRES, PE

NATURAL GAS
BLACK HILLS ENERGY
ATTN: ADAM MAGOON

ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION
ATTN: GINA PERRY

FIRE PROTECTION:
PEREGRINE FIRE
ATTN: SEAN DONOHUE

TRACT TABLE

FILING	AREA (AC)	USE	MAINTENANCE / OWNERSHIP
1			
2			
3			
4			
5			
6			
7			
8			
9			
TOTAL			

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN MAJOR AMENDMENT FOR FLYING HORSE NORTH 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

PCD FILE NO.: PUDSP

DRAWN BY: CMD JOB DATE: 6/25/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDI JOB NUMBER: 211030 0 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 10/14/2024
CAD FILE: J:\2025\2502599\CAD\DWGS\CF9 Major PUD Amendment\Cover

NO.	DATE	BY	REVISION DESCRIPTION



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



FLYING HORSE NORTH FILING NO. 9
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MAJOR AMENDMENT
COVER

SHEET
CV

1

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

LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 9

TWO PARCELS OF LAND BEING TRACT K, AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238 AND TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 36, ALL WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE COURSE ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 WHICH BEARS N33°45'53"W A DISTANCE OF 496.37 FEET. BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE.

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF ALLAN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING: THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 3 THE FOLLOWING EIGHTEEN (18) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°14'42"E
178. HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT;
2. S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT;
4. S00°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET, DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT;
7. S00°48'47"E A DISTANCE OF 10.02 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT;
10. S00°48'47"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT;
12. S17°05'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT;
14. S04°31'56"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT;
16. S22°30'58"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'11", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF CURVE;
18. N35°14'00"W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 216714238;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 AND THE BOUNDARY LINE OF SAID FLYING HORSE NO. 3 THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N31°11'57"W HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET A DISTANCE OF 117.04 FEET TO A POINT OF TANGENT;
2. N09°25'47"W A DISTANCE OF 25.35 FEET;
3. N59°17'05"W A DISTANCE OF 59.71 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
5. N04°30'48"E A DISTANCE OF 138.74 FEET;
6. N01°27'54"E A DISTANCE OF 421.85 FEET;
7. S87°34'50"W A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
9. N49°40'30"W A DISTANCE OF 445.19 FEET;

THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT K, FLYING HORSE FILING NO. 1 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. N49°40'30"W A DISTANCE OF 288.08 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 163°19'20", A RADIUS OF 58.50 FEET A DISTANCE OF 166.75 FEET TO A POINT OF TANGENT;
11. S85°21'13"E A DISTANCE OF 25.24 FEET;
12. N53°16'55"E A DISTANCE OF 188.28 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°50'28"E, HAVING A DELTA OF 49°29'14", A RADIUS OF 180.00 FEET A DISTANCE OF 155.47 FEET TO A POINT ON CURVE;
14. N61°46'07"E A DISTANCE OF 419.88 FEET;
15. N51°49'27"E A DISTANCE OF 236.85 FEET;
16. N11°06'02"W A DISTANCE OF 58.98 FEET;
17. N50°19'12"W A DISTANCE OF 241.52 FEET;
18. N62°20'16"W A DISTANCE OF 573.68 FEET;
19. N7°05'05"W A DISTANCE OF 658.62 FEET;
20. S58°50'57"W A DISTANCE OF 47.20 FEET TO A POINT ON CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°12'15", HAVING A DELTA OF 23°01'06", A RADIUS OF 180.00 FEET A DISTANCE OF 7.31 FEET TO A POINT OF TANGENT;
22. S18°15'21"W A DISTANCE OF 385.68 FEET;
23. S63°56'36"W A DISTANCE OF 785.12 FEET;
24. S18°15'18"W A DISTANCE OF 66.33 FEET;
25. S63°43'53"W A DISTANCE OF 29.74 FEET TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°27'45", A RADIUS OF 270.00 FEET A DISTANCE OF 152.98 FEET TO A POINT ON CURVE;
27. N18°04'32"E A DISTANCE OF 72.27 FEET;
28. N48°05'15"E A DISTANCE OF 741.89 FEET;
29. N18°15'21"E A DISTANCE OF 211.23 FEET TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 101°15'34", A RADIUS OF 182.00 FEET A DISTANCE OF 321.65 FEET TO A POINT ON CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°45'53", HAVING A DELTA OF 68°00'50" A RADIUS OF 60.00 FEET A DISTANCE OF 71.30 FEET TO A POINT OF TANGENT;
32. S86°40'50"E A DISTANCE OF 845.25 FEET;
33. S65°10'31"E A DISTANCE OF 569.58 FEET;
34. N35°29'34"E A DISTANCE OF 104.81 FEET;
35. N61°52'34"E A DISTANCE OF 50.72 FEET TO A POINT OF CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 133.52 FEET A DISTANCE OF 115.66 FEET TO A POINT ON CURVE;
37. N04°10'00"E A DISTANCE OF 138.64 FEET;
38. N85°57'45"E A DISTANCE OF 621.99 FEET;
39. S03°38'37"E A DISTANCE OF 182.33 FEET TO A POINT OF CURVE;
40. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 97.00 FEET A DISTANCE OF 38.45 FEET TO A POINT OF REVERSE CURVE;
41. ON THE ARC OF CURVE TO THE LEFT HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET A DISTANCE OF 285.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,968,511 SQUARE FEET OR 91.104 ACRES

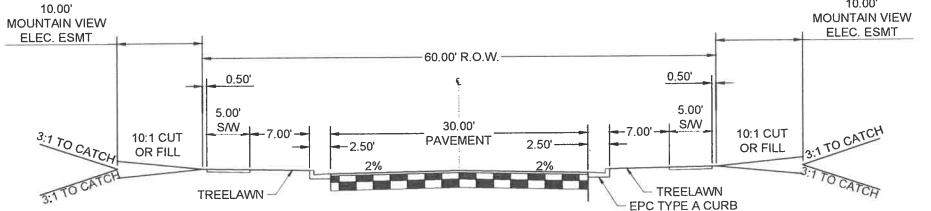
TOGETHER WITH

PARCEL 2

TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365.

CONTAINING A CALCULATED AREA OF 376,526 SQUARE FEET OR 8.644 ACRES.

TOTAL CALCULATED AREA OF 4,345,037 SQUARE FEET OR 99.748 ACRES.



DESIGN SPEED: 25 MPH | POSTED SPEED: 25 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD)



DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: BALSICK COURT)
*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS

DRAWN BY: CMD JOB DATE: 3/31/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2502599 OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH,
CAD DATE: 1/16/2024 ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502599\CADD\Drawings\CF9 Major PUD Amendment\Typ Sections

NO.	DATE	BY	REVISION DESCRIPTION



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



FLYING HORSE NORTH FILING NO. 9
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
LEGAL DESCRIPTION AND TYPICAL DETAILS

PCD FILE NO.: PUDSP_

SHEET
TYP

2

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

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

EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

FILING 9 TRACT B
(REPLAT OF F3 TRACT A)
(5.112 ACRES)

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, & 9 = 310 LOTS



PCD FILE NO.: PUDSP____

NO.	DATE	BY	REVISION DESCRIPTION



HRGreen

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

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FLYING HORSE

FLYING HORSE NORTH FILING NO. 9
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT
OVERALL SITE

SHEET
OV

5

PERKINS, BLAINE, 8/25/2026 12:55 PM

FLYING HORSE NORTH FILING NO. 9
PUD PLAN & PRELIMINARY PLAN MAJOR AMENDMENT
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD

SUBDIVISION BOUNDARY

- EX. FIL. NO. 1 = 81 LOTS (PUD162)
- EX. FIL. NO. 3 = 51 LOTS (PUD162)
- EX. FIL. NO. 4 = 48 LOTS (PUDSP244)
- EX. FIL. NO. 5 = 21 LOTS (PUDSP245)
- EX. FIL. NO. 6 = 1 LOT (PUDSP252)
- EX. FIL. NO. 7 = 47 LOTS (PUDSP252)
- EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

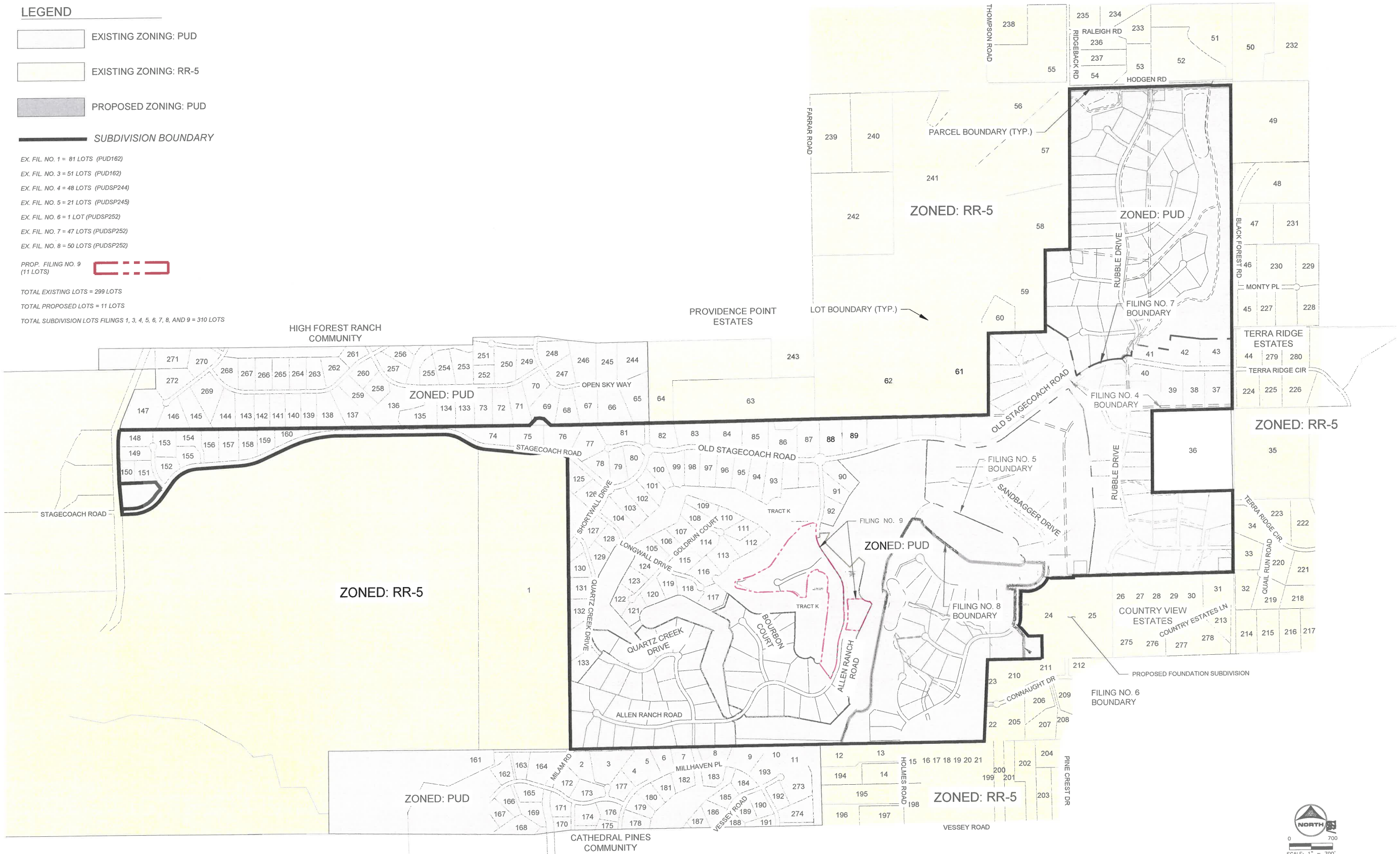
PROP. FILING NO. 9
(11 LOTS)



TOTAL EXISTING LOTS = 299 LOTS

TOTAL PROPOSED LOTS = 11 LOTS

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, AND 9 = 310 LOTS



PCD FILE NO.: PUDSP_

DRAWN BY: DLH JOB DATE: 4/2/2026
APPROVED: KMH JOB NUMBER: 2502599
CAD DATE: 8/25/2026
CAD FILE: J:\2025\2502599\CAD\Drawings\CF9 Major PUD Amendment\Zoning_Map

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



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

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FLYING HORSE NORTH FILING NO. 9
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT
ZONING MAP

SHEET
ZN

4

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

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

EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

TRACT AREA WITHIN
FILING NO. 9

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, & 9 = 310 LOTS

1. THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PER THE FINDINGS WITHIN THE SOILS AND GEOLOGY REPORT FOR THIS PUD AMENDMENT APPLICATION ENTITLED SOILS AND GEOLOGY REPORT FOR THE FLYING HORSE NORTH PUD DEVELOPMENT PLAN *D PRELIMINARY PLAN MAJOR AMENDMENT FILINGS NOS. 6 AND 7*, PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 07, 2020. THE GEOHAZARD AND TEST BORE LOG LOCATIONS ARE PER FIGURES 8 AND 9 WITHIN THE REPORT.
2. THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PROPOSED TO BE MITIGATED FOR PERMITTED DEVELOPMENT. THERE ARE NO PROHIBITIVE GEOHAZARDS DISCOVERED AND MITIGATION METHODS ARE ANTICIPATED TO INCLUDE OVERLOFT GRADING TO DIRECT STORMWATER FLOW PATTERNS, ELIMINATE LOW, POINT, AND LINE SEASONAL PONDING AREAS AS WELL AS, THE CONSTRUCTION OF FOUNDATION STRUCTURES AS NEEDED WITHIN AREAS OF POTENTIAL SEASONALLY SHALLOW GROUNDWATER. EROSION CONTROL MEASURES ARE TO BE TEMPORARILY OR PERMANENTLY INSTALLED IN AREAS OF HIGH EROSION POTENTIAL. THIS PUD AMENDMENT DOES NOT INCLUDE PROPOSED MITIGATION METHODS. CONSTRUCTION PERMIT DRAWINGS ARE TO SPECIFY MITIGATION METHODS.
3. THIS GEOHAZARD MAP ONLY DISPLAYS FINDINGS WITHIN FILINGS 1 AND 3, 4, 5, 6, 7 AND WITHIN THE FLYING HORSE NORTH SUBDIVISION. ALL OTHER AREAS (FILINGS 1 AND 3) ARE NOT INCLUDED AS THERE ARE NO PROPOSED DISTURBANCES OR DEVELOPMENT WITHIN THOSE EXCLUDED AREAS. ALL GEOHAZARDS AND GEOLOGICAL INFORMATION WITHIN FILINGS 1 AND 3 ARE PER THEIR ORIGINAL SOILS AND GEOLOGY REPORTS (2016).
4. ALL EXISTING EARTHENED DAMS, BERMS, STOCK PONDS, AND AREAS OF POTENTIAL WATER ATTENTION ARE IDENTIFIED AND LOCATIONS WITHIN THE MAP ARE NOT TO IMPIDE NATURAL AND PROPOSED DRAINAGEWAYS TO ULTIMATE DOWNSTREAM DRAINAGEWAYS INCLUDING ONSITE PERMANENT CONTROL MEASURES AND OFF-SITE ULTIMATE NATURAL DRAINAGEWAYS.

sp seasonally area of ponded water

Alluvium of Holocene Age:
recent water deposited sediments along drainages

Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age: Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone

erosion

potentially seasonally shallow groundwater area

seasonally area of ponded water



PCD FILE NO.: PUDSP_____

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



FLYING HORSE

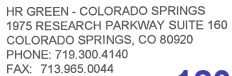
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
OVERALL SITE

SHEET
OV 5

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

PCD FILE NO.: PUDSP252

NO.	DATE	BY	REVISION DESCRIPTION



SHEET

□ □ □ □ □

6

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

PCD FILE NO.: PUDSP252

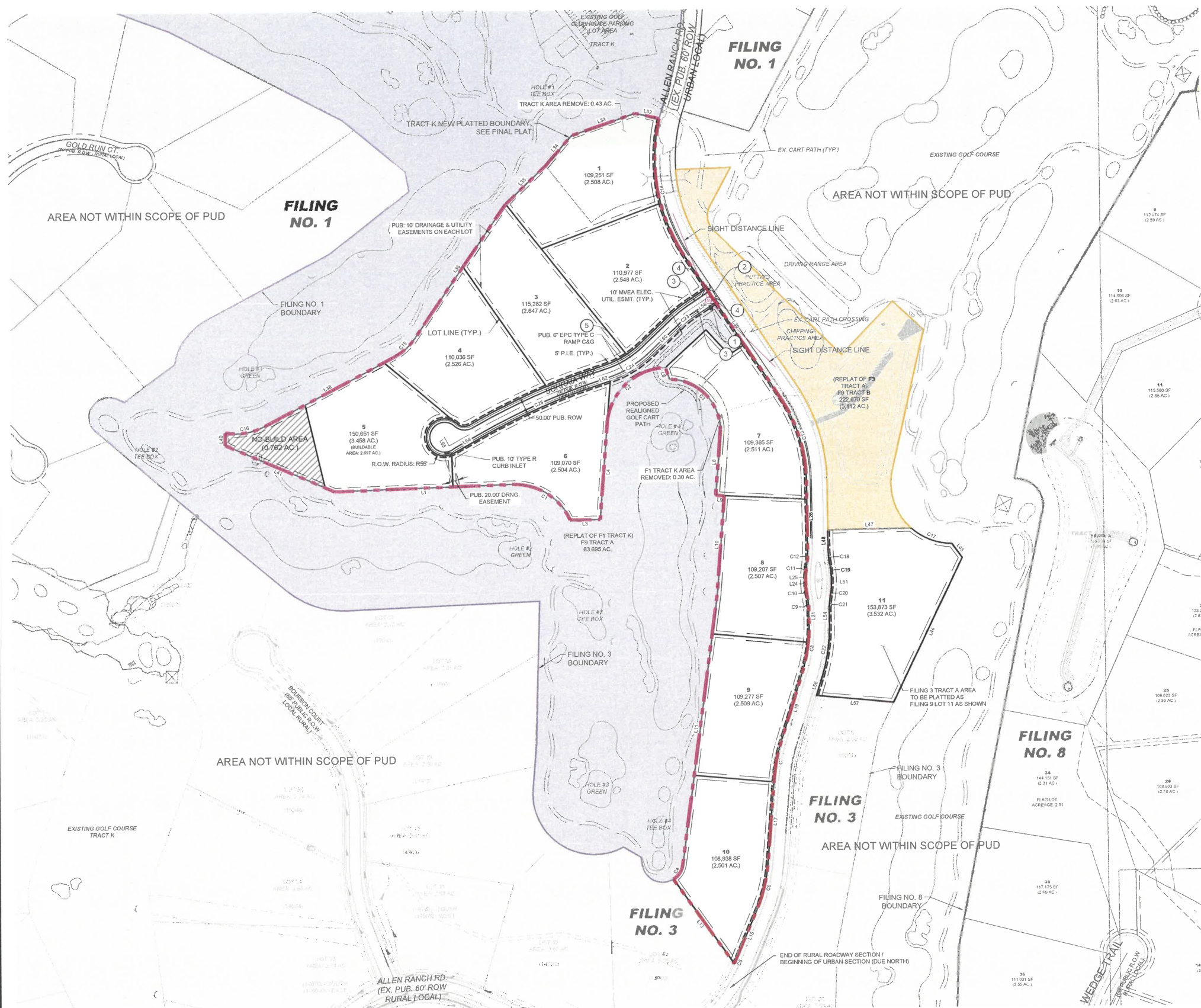
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

FILING BOUNDARY LINE AND CURVE TABLE			
LINE OR CURVE NO.	LENGTH (FT.)	BEARING OR DELTA	RADIUS (FT.)
C1	214.13	60°03'31.74"	180.00
C2	232.49	81°02'57.41"	180.00
C3	286.05	84°00'00.51"	154.24
C4	53.68	51°00'00.51"	60.00
C5	15.46	72°27'1.08"	470.00
C6	147.52	17°08'59.08"	470.00
C7	118.24	12°35'57.00"	530.00
C8	146.93	17°54'41.20"	470.00
C9	36.78	11°00'05.91"	187.00
C10	44.84	11°00'05.91"	228.00
C11	44.84	11°00'05.91"	228.00
C12	36.78	11°00'05.91"	187.00
C13	270.30	32°07'06.19"	470.00
C14	431.74	46°40'25.00"	530.00
C15	86.46	27°31'13.02"	180.00
C16	116.78	37°46'25.73"	180.00
C17	131.67	41°00'01.32"	179.58
C18	36.78	11°00'05.91"	187.00
C19	44.84	11°00'05.91"	228.00
C20	44.84	11°00'05.91"	228.00
C21	36.78	11°00'05.91"	187.00
C22	105.46	16°00'00.51"	510.25
C23	133.43	10°02'50.73"	300.00
C24	123.93	29°34'46.00"	300.00
C25	375.71	10°40'44.30"	2000.00
L1	529.00	N87°59'49.31"E	
L2	87.77	N89°20'22.80"E	
L4	284.40	N41°16'45.67"E	
L6	36.78	S17°38'23.30"E	
L8	185.12	S4°16'45.67"W	
L10	205.53	S4°16'45.67"W	
L11	898.64	S07°32'25.18"W	
L13	310.03	S35°13'59.50"E	
L15	152.89	N22°30'55.94"E	
L17	244.95	N4°31'26.25"E	
L19	218.15	N17°05'53.90"E	
L21	40.27	N0°48'47.30"W	
L24	5.01	N0°48'47.30"W	
L26	5.01	N0°48'47.30"W	
L28	110.00	N0°48'47.30"W	
L30	406.37	N33°45'53.40"W	
L32	72.57	N77°05'28.40"W	
L33	198.70	S70°52'30.80"W	
L34	111.34	S60°49'54.42"W	
L35	162.89	S46°07'48.89"W	
L36	49.77	S34°29'14.44"W	
L38	403.63	S81°56'27.67"W	
L40	36.95	S0°29'40.37"W	
L41	349.91	S88°21'16.30"E	
L44	474.94	N25°28'53.72"E	
L46	51.40	N36°07'10.40"E	
L47	286.15	S89°11'12.70"W	
L48	63.68	S0°48'47.30"E	
L51	19.02	S0°48'47.30"E	
L54	46.27	S0°00'06.31"E	
L56	150.00	S17°05'53.90"E	
L57	223.79	S84°06'11.17"E	
L58	71.72	S58°16'06.09"W	
L60	120.23	S48°11'09.47"W	
L62	33.95	S11°30'55.87"W	
L64	106.12	S60°50'07.54"W	
L65	59.00	N23°09'52.40"W	



- ### LINEWORK LEGEND
- | | |
|-------------------------|--|
| MATCH LINE | |
| PR FILING LINE | |
| FILING NO. 9 | |
| DELINATION | |
| EX PROPERTY LINE | |
| PR EASEMENT LINE | |
| EX EASEMENT LINE | |
| PR RIGHT OF WAY | |
| EX RIGHT OF WAY | |
| PR LOT LINE | |
| EX LOT LINE | |
| EX SWALE | |
| PR SWALE | |
| PR ACCESS TRAIL | |
| PR REGIONAL TRAIL | |
| PR CURB & GUTTER | |
| EX CURB & GUTTER | |
| PR SIDEWALK | |
| PR CONCRETE | |
| PR RIP-RAP | |
| PR POND RIM | |
| PR INDEX CONTOUR | |
| EX INDEX CONTOUR | |
| PR INTER. CONTOUR | |
| EX INTER. CONTOUR | |
| PR OVERFLOW PATH | |
| PR SIGHT DISTANCE | |
| POTENTIAL | |
| GEOLOGICAL HAZARD | |
| PR TRACTS | |
| NOT WITHIN SCOPE OF PUD | |

- ### SITE SCHEDULE
- | | |
|---|---|
| ① | PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS |
| ② | PR 4' CONCRETE CROSS PAN |
| ③ | PR 5' CONCRETE SIDEWALK |
| ④ | PR CONCRETE CURB RAMP (PER COUNTY STD.)
[PED. CURB RAMPS ARE SITED AS TO NOT
EXCEED 60' SPACING ALONG ROADWAYS] |
| ⑤ | PR EPC TYPE C MOUNTABLE CURB & GUTTER |
| ⑥ | PR MODULAR BLOCK WALL |



DRAWN BY: RDL JOB DATE: 6/25/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2502599 OFFICIAL DRAWINGS.
0  1"
IF NOT ONE INCH,
CAD DATE: 6/25/2026 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2025\2502599\CAD\Draws\ClF9 Major PUD Amendment\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION



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



FLYING HORSE NORTH FILING NO. 9
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT
PUD SITE PLAN F9

PCD FILE NO.: PUDSP_

SHEET SP1	8
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 4 Final Plat

Agenda Date: August 12, 2026

Agenda Item Number: #6 - C

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Communities, on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 4 Final Plat, which includes 238 single-family residential lots on 65.32 acres, with a minimum lot size of 5800 square feet. The Filing, located east of Vollmer Road along the eastern banks of Sand Creek north of Briargate Parkway, was included in the approved Sterling Ranch East Phase I Preliminary Plan, and is currently zoned RS-5000 for urban residential housing densities.

The 2022 El Paso County Parks Master Plan shows no existing or proposed parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. Additionally, the Sterling Ranch East Phase I Preliminary Plan shows a 15' maintenance road on the east side of Sand Creek, which may be utilized by residents as an alternate pedestrian route to the Sand Creek Regional Trail, and the current Landscape Plans show neighborhood trail connections to the proposed maintenance road and trail corridor. El Paso County appreciates the increased connectivity this additional creekside route will provide, and notes that construction and on-going maintenance will be the responsibility of the Sterling Ranch Metropolitan District.

Sterling Ranch East Filing No. 4 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area, as indicated in the 2022 El Paso County Parks Master Plan. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Various aspects of the Sand Creek East Phase I Preliminary Plan address these attributes and contribute in some degree to their conservation.

Although the RS-5000 zoning classification does not require the 10% open space threshold, the current application shows 13.65 acres, or 21%, of open space, dedicated to public and private open space, parks, trail corridors, natural creek corridors, landscaping tracts, utilities, and drainage infrastructure.

The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing No. 4."*

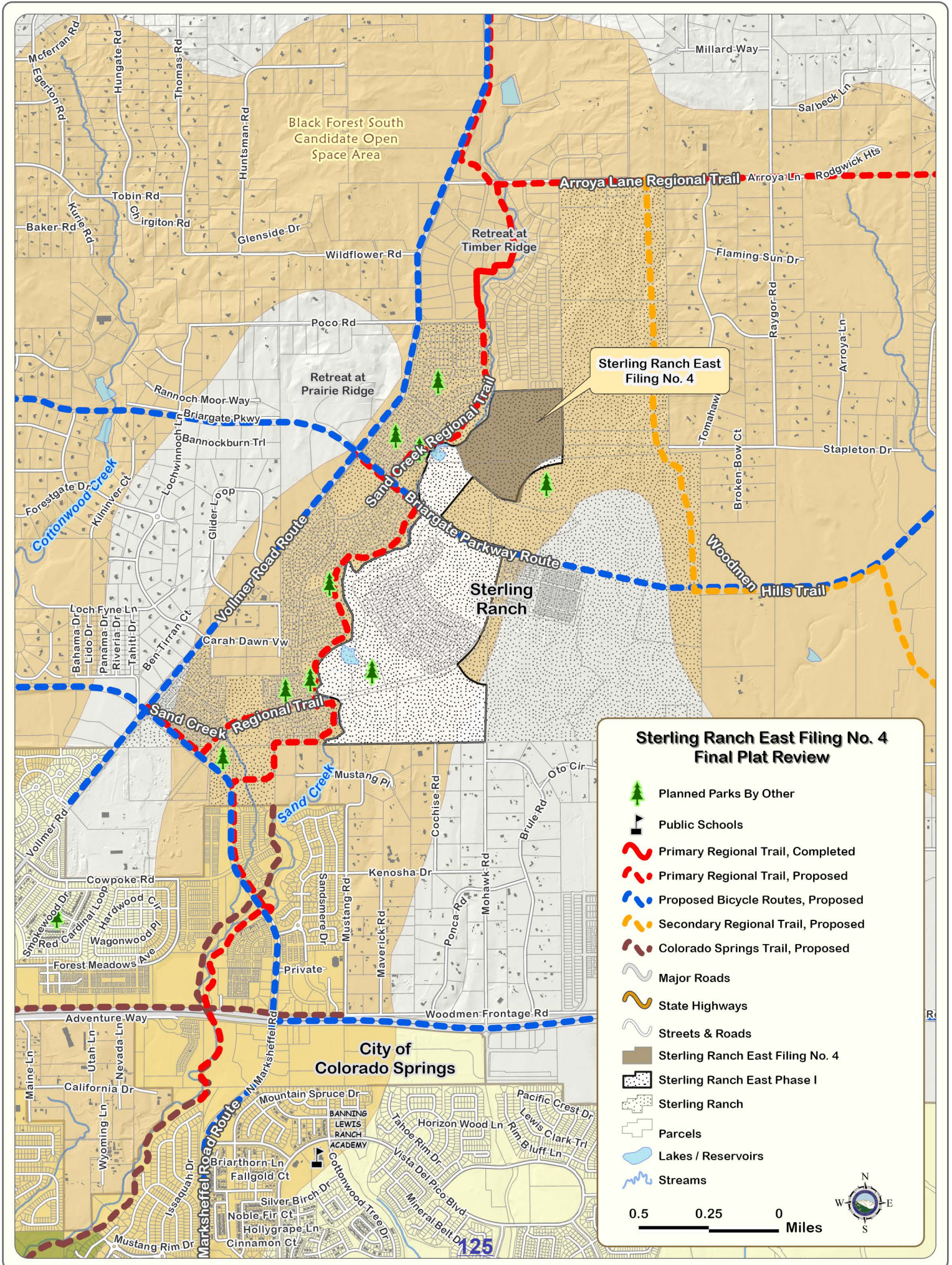
- *“The Sterling Ranch East Filing No. 4 Final Plat is in the RS-5000 zone district and proposes 238 detached single-family residential lots on 65.32 acres, with a density of 3.64 du/acre. Six new tracts are being platted and will accommodate landscaping, parks, open space, public utilities, and drainage for the subdivision. **Tract C is 4.57 acres and will accommodate a pocket park for future residents.**”*
- *“EL PASO COUNTY PARKS MASTER PLAN - The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. Tract C within Sterling Ranch East Filing 4 Final Plat is 4.57-acres and will accommodate a trail corridor that runs east/west and connects with the Sand Creek Regional Trail to the west. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3. Tract A is 5.94 acres in size and will accommodate the Sand Creek Channel, associated open space, and a portion of the 15' Sand Creek regional trail.”*

Staff is pleased that Sterling Ranch East Filing No. 4 Final Plat contains provisions for park and open space areas, with detailed Landscape Plans included in the application. Staff is encouraged by the applicant's continuing efforts to park, trail, active-use area, and playground areas that provide a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of this Final Plat.

Regional and Urban Park fees have been waived for Sterling Ranch East Filing No. 4 Final Plat due to the filing's inclusion in two separate Park Lands Agreements. County Parks acknowledges the waiver of \$120,190 of Regional Park Fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of two miles of the Sand Creek Primary Regional Trail. Furthermore, County Parks acknowledges the waiver of \$72,114 of Urban Park Fees as outlined in the 2024 Urban Park Lands Agreement (Resolution #24-491, Reception #224100564) which addressed the applicant's construction of the nearby 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1, south and within easy access of Filing No. 4.

Recommended Motion (Filing No. 4 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch East Filing No. 4 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 12, 2026

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:	Sterling Ranch East Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-015	Total Acreage:	65.32
		Total # of Dwelling Units:	238
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.11
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
Loren Moreland	Ann Odom	Urban Park Area:	2, 3
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

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 238 Dwelling Units = 4.617
Total Regional Park Acres: 4.617

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 238 Dwelling Units = 0.89
 Community: 0.00625 Acres x 238 Dwelling Units = 1.49
Total Urban Park Acres: 2.38

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 238 Dwelling Units = \$120,190
Total Regional Park Fees: \$120,190

Urban Park Area: 2, 3

Neighborhood: \$119 / Dwelling Unit x 238 Dwelling Units = \$28,322
 Community: \$184 / Dwelling Unit x 238 Dwelling Units = \$43,792
Total Urban Park Fees: \$72,114

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch East Filing No. 4 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

Park Advisory Board Action:

STERLING RANCH EAST FILING NO. 4 FINAL PLAT

LETTER OF INTENT

APRIL 2026

OWNER:

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

APPLICANT:

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

CONSULTANT:

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

SITE DETAILS:

TSN: PORTIONS OF 5227000009, 5200000586, 5228400002, & 5228400003

ADDRESS: 34-12-65, 33-12-65, 9275 ARROYA, POCO RD

ACREAGE: 65.32 AC

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

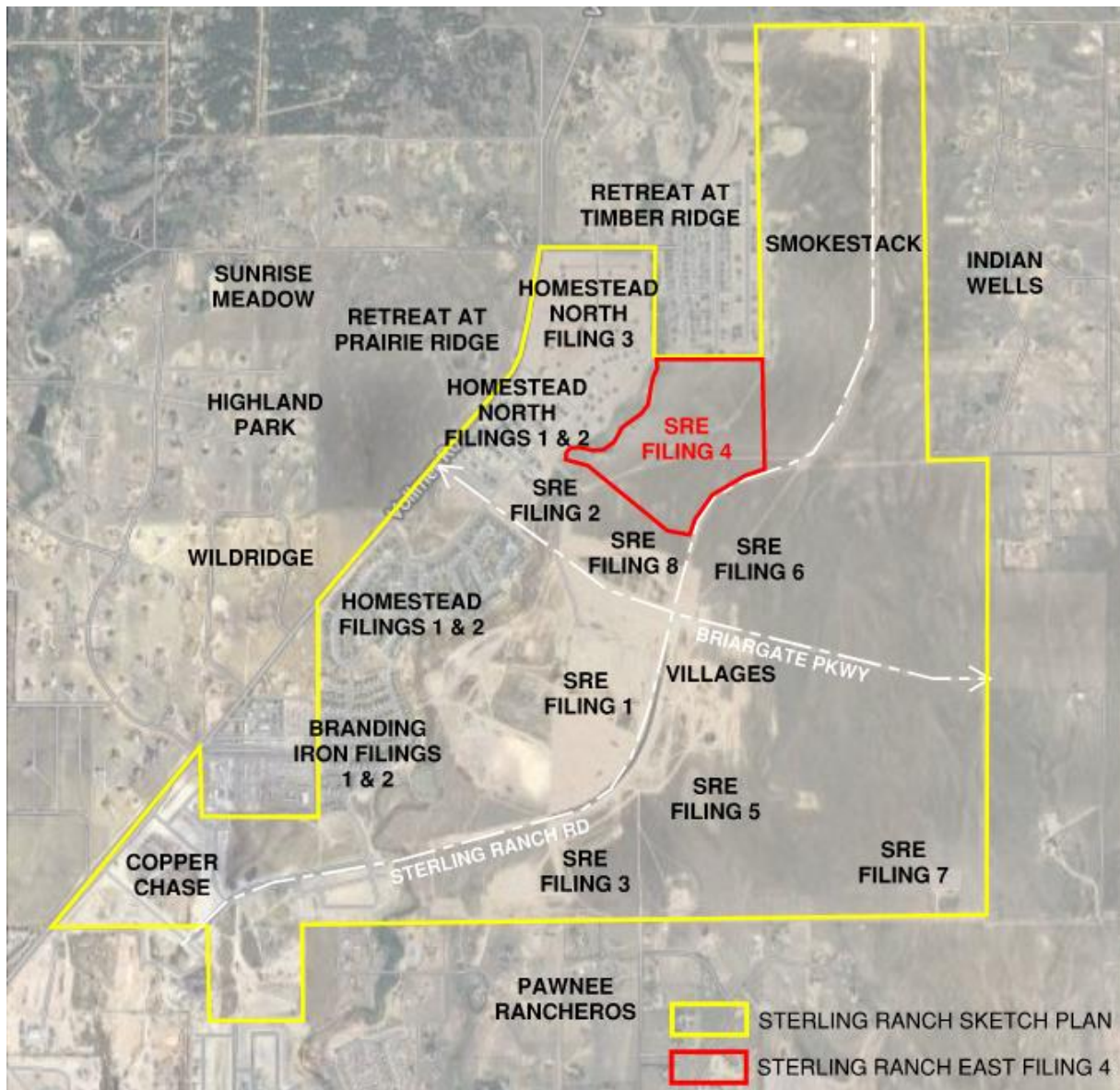
REQUEST:

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the Final Plat for Sterling Ranch East Filing No. 4 on 65.32 acres. The Final Plat includes 238 single-family lots, public right-of-way, and multiple tracts for landscaping, public utilities, open space, and/or public improvements. The developer will be responsible for installing landscaping in the shared tracts and public right-of-way. Landscaping in these areas will be maintained by the Sterling Ranch Metro District No. 3. Individual homeowners will be responsible for installing and maintaining the required landscaping on the individual single-family lots.

LOCATION & CONTEXT

Sterling Ranch East Filing No. 4 is located Northwest of Briargate Pkwy and Sterling Ranch Road and is directly east of Sand Creek. The site is within Sterling Ranch Sketch Plan.

The site is currently surrounded by vacant and residential properties of various densities within the Sterling Ranch Sketch Plan area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing No. 4. Future roads that will serve the project have not yet been constructed; however, Sterling Ranch East Filing No. 6 will plat Sterling Ranch Road directly adjacent to Sterling Ranch East Filing No. 4.



PROJECT DESCRIPTION

The Sterling Ranch East Filing No. 4 Final Plat is in the RS-5000 zone district and proposes 238 detached single-family residential lots on 65.32 acres, with a density of 3.64 du/acre. Six new tracts are being platted and will accommodate landscaping, parks, open space, public utilities, and drainage for the subdivision. Tract C is 4.57 acres and will accommodate a pocket park for future residents. The remaining tracts are relatively small and will accommodate a public improvements, and public utilities. All internal streets will be public and will provide access to the subdivision from Briargate Pkwy and Sterling Ranch Road and provide direct access to lots.

COMPATIBILITY/TRANSITIONS: Sterling Ranch East Filing No. 4 is compatible with existing and planned development on all sides. To the north and east, Retreat at Timber Ridge and Sterling Ranch East Filing No. 6, are approved residential developments with similar lot sizes and home styles. Villages at Sterling Ranch is to the south and is slightly higher density, detached single-family style development. Villages is situated at the intersection of Briargate Pkwy and Sterling Ranch Road and provides a transition from this major intersection to the future development of Filing No. 4. The Sand Creek Channel and Regional Trail is directly west of the site and will provide open-space and connectivity to other parks and open-space within and around Sterling Ranch.

ACCESS AND CIRCULATION: The Sterling Ranch East Filing No. 4 subdivision will have three access points. Vancouver Street will provide access to the subdivision from Sterling Ranch Road. The second access, Bison Valley, is on the north end of the subdivision and connects to Retreat at Timber Ridge Filing No. 2. A third access, Corvallis Terrace, is proposed on the east side of the subdivision and will connect to a future Sterling Ranch East filing. It will be built as a dead end until the future filing is developed.

TRAFFIC: A Traffic Impact Study prepared by LSC in June 2026 is included with the Final Plat submittal. The Study provides an analysis of anticipated project impacts and includes an update to the Intersection and Roadway Improvements anticipated for the entirety of Sterling Ranch. The findings in the study are as follows:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 25-337), as amended. The proposed project will annex into the 5mil PID, which has a per-lot upfront building permit fee of \$1,974 per single-family dwelling unit. The total building permit fee amount for the 238 residential dwelling units would be \$469,812. Note: this is based on the current rate, which is subject to change. El Paso County updates this rate periodically
- Sterling Ranch East Filing No. 4 is projected to generate about 2,163 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour about 45 vehicles would enter and 122 vehicles would exit the site. During the afternoon peak hour about 137 vehicles would enter and 84 vehicles would exit the site.
- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2045, these intersections will likely need to be converted to traffic-signal control. As signalized

intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected 2045 total traffic volumes

- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2045 total traffic volumes.
- The intersection of Sterling Ranch Road/Vancouver Street is projected to operate at an acceptable level of service as a stop-sign-controlled full-movement intersection.
- Recommended Improvement: A northeast-bound left-turn lane on Sterling Ranch Road approaching Vancouver Street. A center painted median is part of the standard Urban Minor Collector cross section.

WATER SERVICE: Sterling Ranch East Filing 3 is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved with the Preliminary Plan, allowing for the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in July 2026, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 4 includes 238 lots, 112 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 2.5 annual acre-feet of water have additionally been set aside for 5.89 acres of active irrigated landscaping.

The resulting water demand on the central water system is 87.78 acre-feet. This commitment is wholly contained within the previously submitted preliminary plan commitment letter dated October 18th , 2022, for the above preliminary plan known as Sterling Ranch East Phase One Preliminary Plan The total 300 year water supply for FAWWA is shown in Table 3 and totals 1960.33 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,157.08 acre-feet including all subdivisions committed through July 17, 2026. This leaves a net excess of currently available water of 803.25 AF300 year and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 4 Final Plat on the 300-year basis.

WASTEWATER SERVICE:

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District

(MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. Including all commitments to date, (July 2026) and including Sterling Ranch East Filing No. 4 Final Plat, the current committed capacity is 3,232 SFE which is 55.25 % of FAWWA contractual treatment capacity.

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

DRAINAGE: Sterling Ranch East Filing No. 4 will utilize the pond located in Tract X of Sterling Ranch East Filing No. 6 (FSD-16). A Drainage Report is included with the Final Plat submittal which remains consistent with the Preliminary Drainage Reports for Sterling Ranch East Filing No. 8 and Filing No. 6. The proposed facilities are to be private facilities with ownership and maintenance by the Sterling Ranch Metropolitan District. After completion of construction and upon the Board of County Commissioners acceptance, all the drainage facilities within the public Right-of-Way will be owned and maintained by El Paso County. Stormwater release from the site is required to be at or below the calculated historic flow quantities. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions

FLOODPLAINS: A portion of Sterling Ranch East Filing No. 4 is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C0533G and 08041C535G with effective date of December 7, 2018. However, no proposed lots are within the current floodplain. All property within the floodplain is platted as Tract A, to be owned by the Sterling Ranch Metropolitan District No. 3 and maintained by El Paso County per maintenance agreement.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. The most significant hazards affecting development are associated with loose and collapsible soils, potentially expansive soils, and the potential for elevated radon levels. Other hazards on the site can be satisfactorily mitigated through proper engineering design and construction practices. Additional hazards and constraints identified include artificial fill, shallow bedrock, potentially shallow groundwater, and areas of ponded water. In summary, development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

VEGETATION & WILDLIFE: Bristlecone Ecology provided a Natural Features and Wetlands Report in April 2022. The Report identified the project site as being within the Foothill Grasslands ecoregion in Colorado. Topography of the project consists mainly of a mix of flat to rolling grasslands, bordered on the west side by the Sand Creek stream corridor. Much of the site has been disturbed by cattle grazing, but vegetative cover is relatively extensive. Diversity is moderate for this ecoregion, and the structure of vegetation in the uplands is somewhat poorly developed. Several noxious weeds are present at the site, mostly scattered throughout the property in low densities where disturbance is most present.

The Project site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site would inevitably affect

some habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone Ecology classified the expected impacts to grassland species as relatively low, and to woodland species as moderate to low. In general, the site provides moderate to poor quality habitat for wildlife. The site is dominated by one primary vegetation community, represented by typical Foothill Grasslands vegetation such as blue gramma, prairie June grass, and Western wheatgrass. Riparian and wetland vegetation is also scarce to nonexistent on the site. State-listed and State sensitive species were not observed. Additionally, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded. While there is grassland habitat available for the state sensitive black-tailed prairie dog, none were observed during site reconnaissance. The site is not suitable for state threatened burrowing owl based on the lack of existing burrows. Both federally protected Eagle species are unlikely to occur except by accident because the site lacks suitable habitats. Overall, the construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

WILDFIRE: Sterling Ranch East Filing No. 4 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) mapping system identifies the wildfire risk of most of the project site as "Moderate Risk". Burn probability for the site is currently identified as Moderate to High.

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

- Sterling Ranch Metro District No. 3
- Mountain View Electric Association will provide electric service
- Black Hills Energy will provide natural gas service
- Black Forest Fire Rescue will provide fire protection and emergency services
- FAWWA will provide water and wastewater services for the development
- School District 20 and School District 49 will serve the property
- Sterling Ranch East HOA

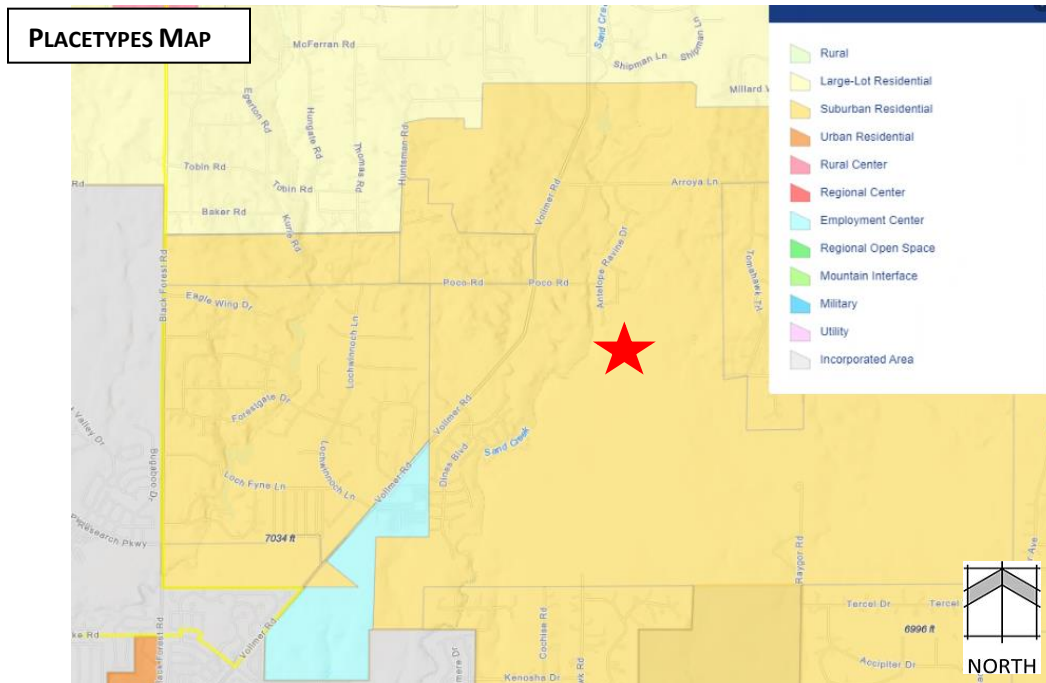
COUNTY MASTER PLAN COMPLIANCE

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

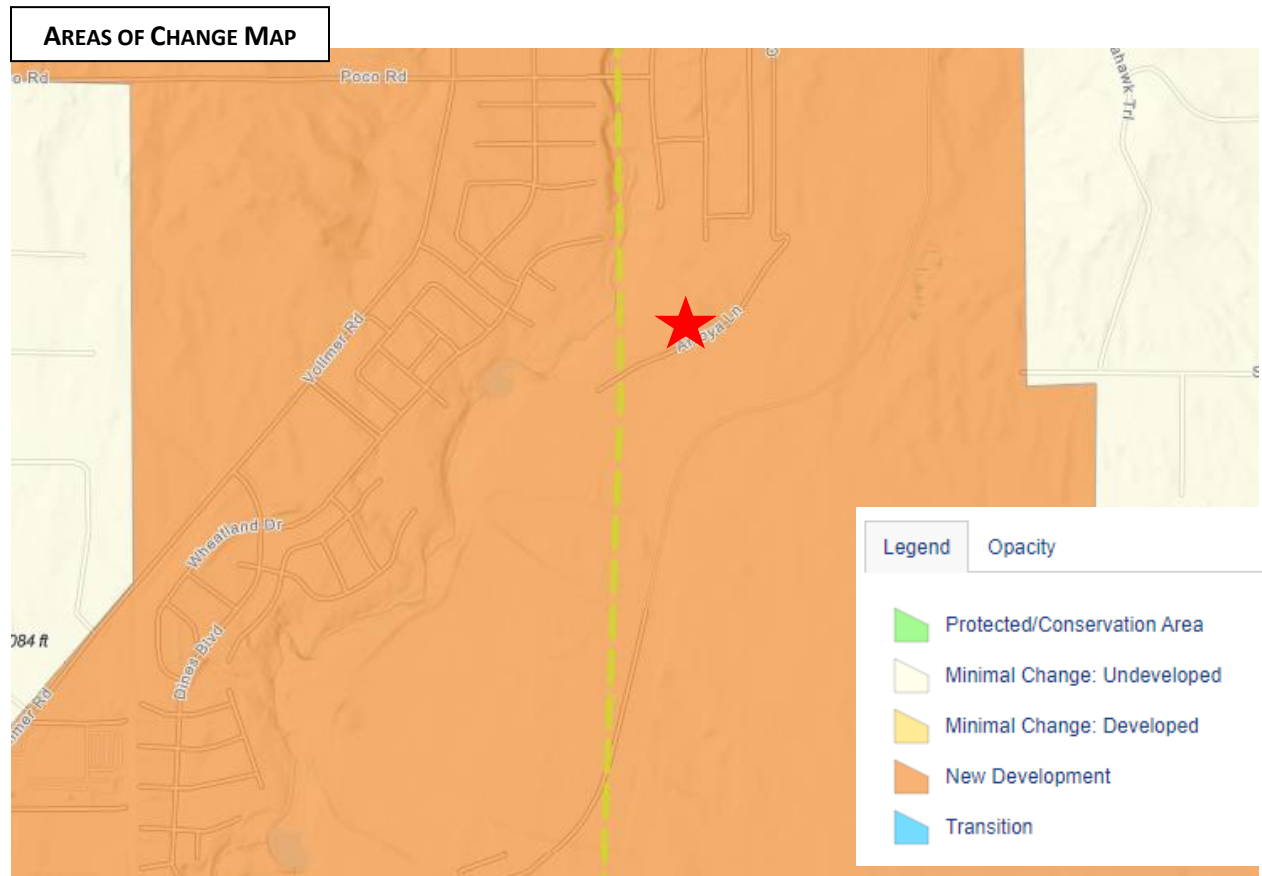
YOUR EL PASO MASTER PLAN

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

The proposed Final Plat meets the intent of the Suburban Residential placetype as lots range from approximately 5,900 sf to 18,000 sf. The proposed density of 3.64 du/acre is well under the 5 du/acre that is allowed in the placetype. Tracts for open space and a regional trail along the Sand Creek channel is proposed which aligns with the parks and open-space supporting land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 4 into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by Falcon Area Water and Wastewater Authority, MVEA, and Black Hills Energy.



In the Areas of Change chapter of the County Master Plan, the Final Plat area is identified as a “New Development Area.” The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Sterling Ranch East Filing 4 will bring about the transformation of this area as anticipated by the Master Plan and will be complimentary to the adjacent built-out area of Sterling Ranch.

Core Principle 1, Land Use Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” Sterling Ranch East Filing 4 is compatible with adjacent residentially zoned areas and continues the suburban density approved within the Sterling Ranch Sketch Plan area. The proposed subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The subdivision provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

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

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

Goal 4.2 – Support the efficient use of water supplies.

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

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

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the projected demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

Sterling Ranch East Filing No. 4 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. To meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The overall Sterling Ranch Master Planned area conforms with the 2045 MTCP. The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2045. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but illustrates Vollmer Road classified as a Major Collector.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be

warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

The Sterling Ranch master planned area is consistent with the findings and recommendations of the 2040 MTCP. Sterling Ranch is also consistent with the 2045 MTCP that was adopted in June 2024. The 2045 Functional Classification Map in the MTCP illustrates the future Briargate Pkwy connection as a 4-lane, Urban Principal Arterial by 2045. The future connection of Banning Lewis Pkwy to Briargate Pkwy is also illustrated as a 4-lane, Urban Principal Arterial by 2045. Vollmer Road is illustrated as an Urban Major Collector by 2045 which differs slightly from the 2040 MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. Tract C within Sterling Ranch East Filing 4 Final Plat is 4.57-acres and will accommodate a trail corridor that runs east/west and connects with the Sand Creek Regional Trail to the west. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3. Tract A is 5.94 acres in size and will accommodate the Sand Creek Channel, associated open space, and a portion of the 15' Sand Creek regional trail.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

The relevant County Plans for the Sterling Ranch East Filing 4 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

Sterling Ranch East filing 4 is included in the Sterling Ranch East Phase 1 Preliminary Plan and substantially conforms with the approved plans. Sterling Ranch East filing 4 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes a tract for the Sand Creek Channel and open space, a tract for a neighborhood park, and other, smaller tracts intended primarily for landscaping and utilities.

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

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application

submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

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

The finding of water sufficiency for this subdivision was approved by BoCC with the Sterling Ranch East Phase 1 Preliminary Plan which allows this plat to be reviewed and approved administratively.

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

A public sewage disposal system has been established for the proposed 238 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. Geologic hazards are described above. The site is generally suitable for development.

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

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

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

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

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

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

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

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

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

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 4 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

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

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

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

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

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

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

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 28, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 33, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015, WILL ALL REFERENCED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A SET NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 34977 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38;

BEGINNING AT SAID SOUTHWEST ONE-SIXTEENTH CORNER, BEING THE SOUTHEAST CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;

THENCE SOUTH 00°54'30" EAST A DISTANCE OF 1,319.64 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'31", AN ARC DISTANCE OF 14.01 FEET;

THENCE SOUTH 77°09'45" WEST A DISTANCE OF 229.23 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 850.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 944.83 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 121.71 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 246.10 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°05'19", AN ARC DISTANCE OF 79.68 FEET;

THENCE NORTH 50°26'12" WEST A DISTANCE OF 829.21 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'23", AN ARC DISTANCE OF 24.67 FEET TO A 60.00 FEET FOOT REVERSE CURVE;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°06'50", AN ARC DISTANCE OF 59.81 FEET;

THENCE NORTH 50°26'12" WEST, A DISTANCE OF 249.85 FEET;

THENCE NORTH 73°13'29" WEST A DISTANCE OF 288.74 FEET TO POINT ON THE EASTERLY LINE OF TRACT I OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE THE FOLLOWING SIXTEEN (16) COURSES:

1. THENCE NORTH 12°28'27" EAST A DISTANCE OF 90.70 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 85.46 FEET, WHOSE CENTER BEARS SOUTH 77°31'32" EAST;
2. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°24'40", AN ARC DISTANCE OF 127.40 FEET TO A 208.41 FEET FOOT REVERSE CURVE;
3. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°27'48", AN ARC DISTANCE OF 78.07 FEET TO A 43.53 FEET FOOT REVERSE CURVE;
4. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°07'59", AN ARC DISTANCE OF 50.24 FEET;
5. THENCE SOUTH 63°10'02" EAST, A DISTANCE OF 59.72 FEET;
6. THENCE SOUTH 82°52'49" EAST A DISTANCE OF 82.74 FEET;
7. THENCE NORTH 82°29'37" EAST A DISTANCE OF 85.63 FEET;
8. THENCE NORTH 51°10'06" EAST A DISTANCE OF 86.23 FEET;
9. THENCE NORTH 56°06'51" EAST A DISTANCE OF 68.55 FEET;
10. THENCE NORTH 29°35'35" EAST A DISTANCE OF 198.68 FEET;
11. THENCE NORTH 51°16'10" EAST A DISTANCE OF 361.44 FEET;
12. THENCE NORTH 27°44'47" EAST A DISTANCE OF 82.16 FEET;
13. THENCE NORTH 07°20'33" EAST A DISTANCE OF 248.45 FEET;
14. THENCE NORTH 17°58'09" EAST A DISTANCE OF 105.84 FEET;
15. THENCE NORTH 23°30'33" EAST A DISTANCE OF 98.02 FEET;
16. THENCE NORTH 04°00'08" EAST A DISTANCE OF 38.93 FEET TO A POINT ON THE SOUTH LINE OF TRACT C OF RETREAT AT TIMBERRIDGE FILING NO 1, RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653;

THENCE NORTH 87°35'00" EAST ON THE SOUTH LINE OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 AND SAID RETREAT AT TIMBERRIDGE FILING NO. 2, A DISTANCE OF 1,259.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,845,327 SQUARE FEET (65.31973 ACRES), MORE OR LESS.

COUNTY APPROVAL CERTIFICATE:

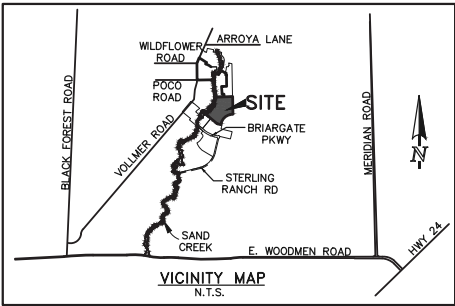
THIS PLAT FOR STERLING RANCH EAST FILING NO. 4 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

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.

FINAL PLAT
STERLING RANCH EAST FILING NO. 4
A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, 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 LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 4. 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.

OWNER:

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

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

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, A.D. BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, AND F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3

BY:

AS:

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS DAY OF 20, A.D. BY AS OF STERLING RANCH

METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOTARY PUBLIC

1. THE DATE OF PREPARATION IS MARCH 26, 2026
2. BASIS OF BEARINGS: THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015 RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 30118 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38.
3. 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"
4. FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 4, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041005350 AND 08041005350, EFFECTIVE DATES OF DECEMBER 7, 2018. (ZONE X, ZONE AE (WITH BASE FLOOD ELEVATIONS), AND ZONE AE (REGULATORY FLOODWAY WITH BASE FLOOD ELEVATIONS)). THOSE BASE FLOOD ELEVATIONS SHOWN LISTED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROVIDED BY FEMA.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT IN FILE NO. SP224.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A (5) FOOT PUBLIC EASEMENT, ALL FRONT LOT LINES WITH A FIVE (5) FOOT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ALL REAR LOT LINES WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
8. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT NO. 224026333, THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
10. 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 BOARD OF COUNTY COMMISSIONERS OF ALL (RESOLUTION NO. 25-337), 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.
11. PURSUANT TO RESOLUTION, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH EAST FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
15. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
16. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
17. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
18. NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. ONLY AREAS OF THE SITE WITHIN TRACT A CONTAIN THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY UNSTABLE SLOPE AND FLOWING/PONDED WATER. HOWEVER, NO LOTS ARE AFFECTED BY THESE AREAS AND NO HOME CONSTRUCTION IS PROPOSED OR ALLOWED WITHIN TRACT A. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST - FILING NO. 4", PREPARED BY ENTECH ENGINEERING, INC., DATED MAY 22, 2026 AND FOUND IN THE FILE NUMBER FOR STERLING RANCH EAST FILING NO. 4.
19. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
20. ELITE PROPERTIES OF AMERICA, INC AS MANAGER OF CLASSIC SRJ LAND, LLC, IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. WATER AND WASTEWATER SERVICE IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (SAND CREEK CHANNEL, OPEN SPACE, 15' MAINTENANCE TRAIL, UTILITIES, DRAINAGE)	259,167 SF	9.11%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND EL PASO COUNTY PER MAINT. AGREEMENT
TRACT B (LANDSCAPE, OPEN SPACE)	27,440 SF	0.96%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT C (LANDSCAPE, PARK, UTILITIES)	199,318 SF	7.01%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT D (LANDSCAPE)	5,200 SF	0.18%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT E (LANDSCAPE, UTILITIES)	10,722 SF	0.38%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT F (LANDSCAPE, PUBLIC UTILITIES, OPEN SPACE)	93,797 SF	3.30%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
LOTS (238 TOTAL)	1,774,847 SF	62.38%	INDIVIDUAL LOT OWNERS	
R.O.W.	474,836 SF	16.69%	COUNTY	COUNTY
TOTAL	2,845,327 SF	100.00%		

GENERAL NOTES (CONTINUED)

21. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
22. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - FOREST-WIDE THINNINGS
 - FUELBREAK THINNINGS
 - PRUNINGS
 - DEBRIS DISPOSAL
23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
24. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE AT :00 .M.

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS DAY OF 20, .

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

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

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

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

STEVE SCHLEIKER, RECORDER

BY: DEPUTY

FEEES:

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

OWNER:
CLASSIC SRJ LAND LLC
2183 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

SHEET 1 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4



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

PCD FILE NO. _____

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

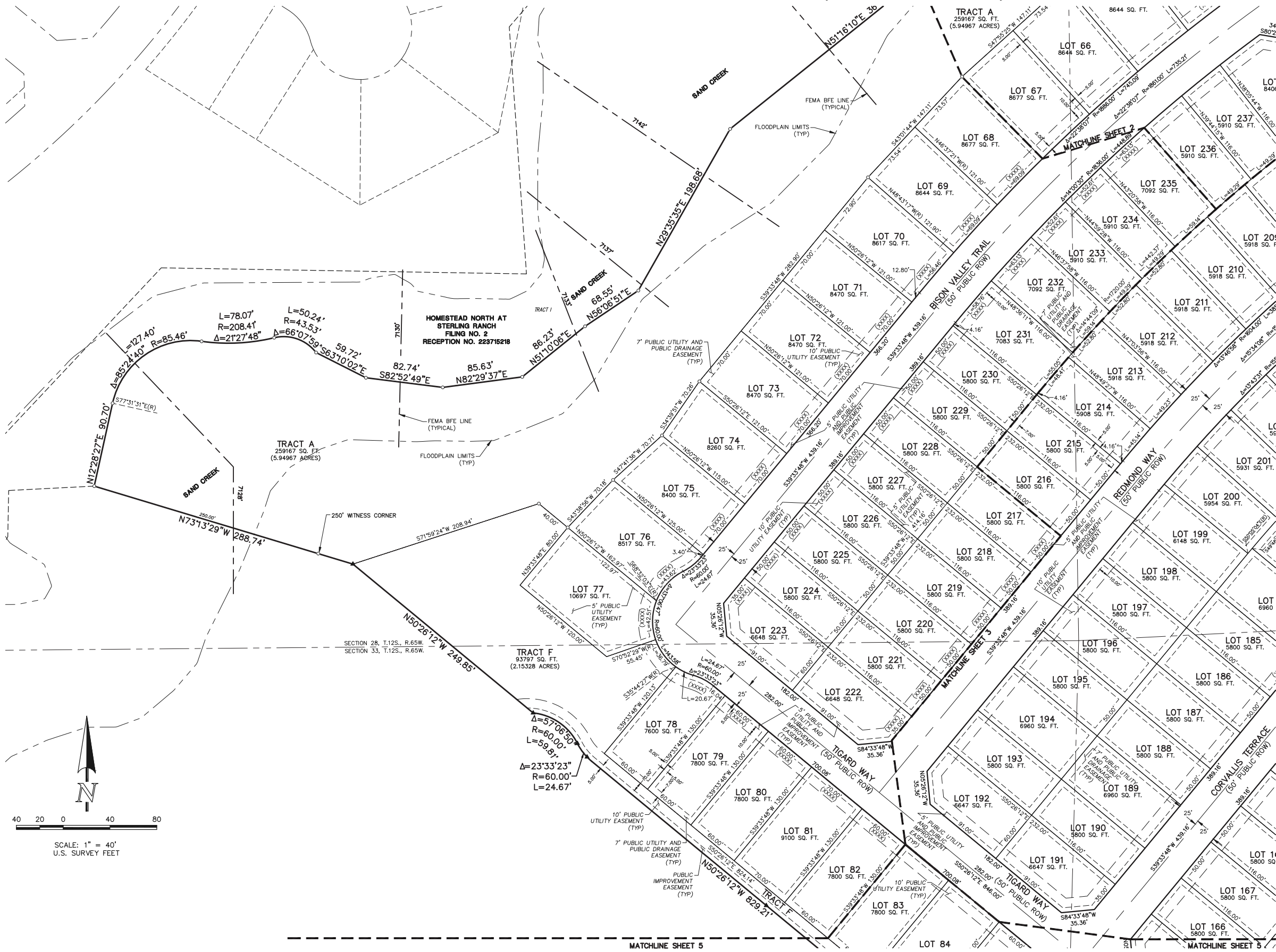


CLASSIC
CONSULTING

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

STERLING RANCH EAST FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED FLUSH WITH GROUND
- FOUND MONUMENT - AS NOTED
- 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED FLUSH WITH GROUND
- SET MONUMENT - AS NOTED
NO. 5 REBAR AND 1-1/4"
ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
- BFE BASE FLOOD ELEVATION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL
- (XXXX) ADDRESS

PRELIMINARY

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

SHEET 4 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

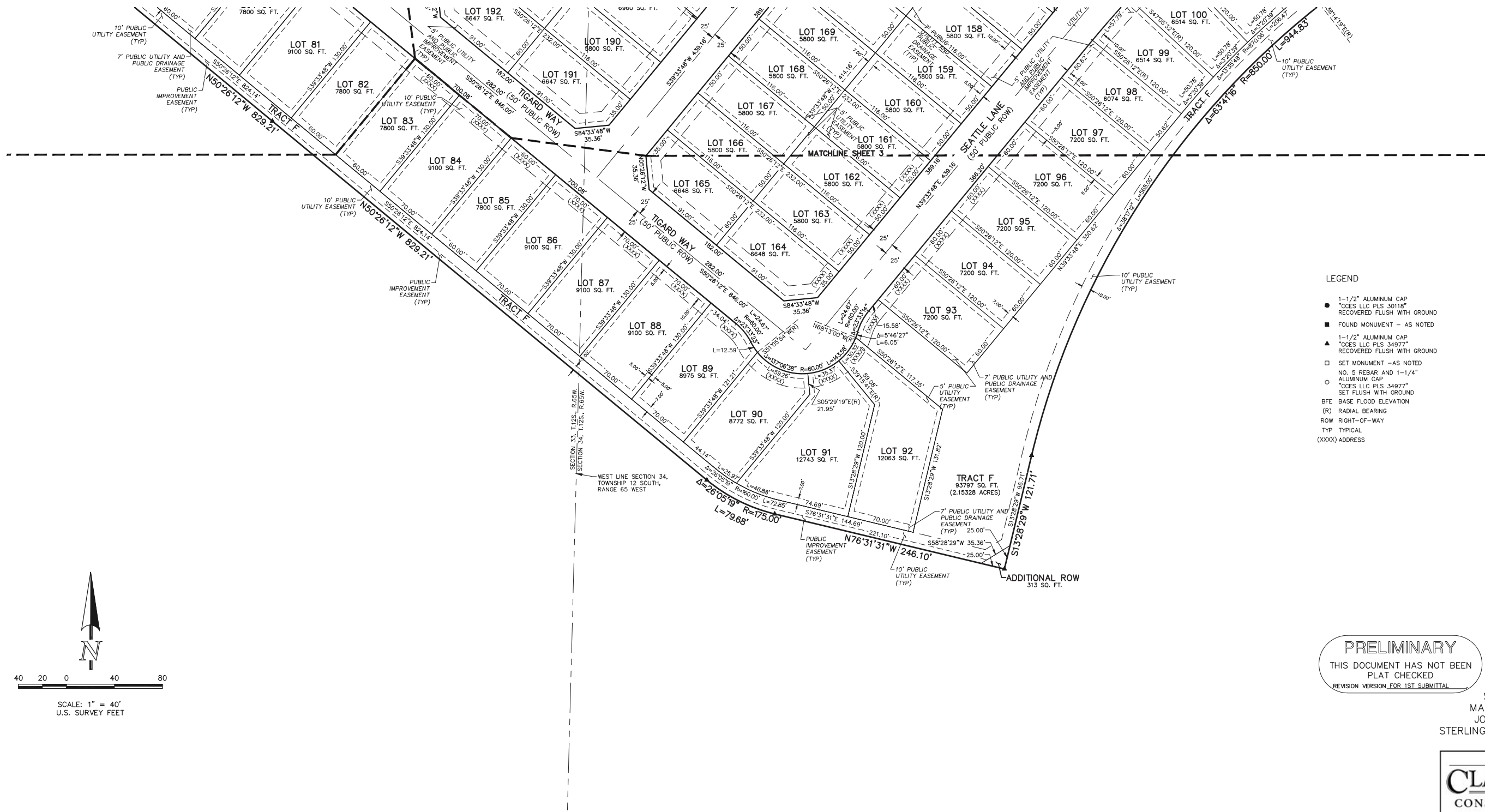


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

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A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



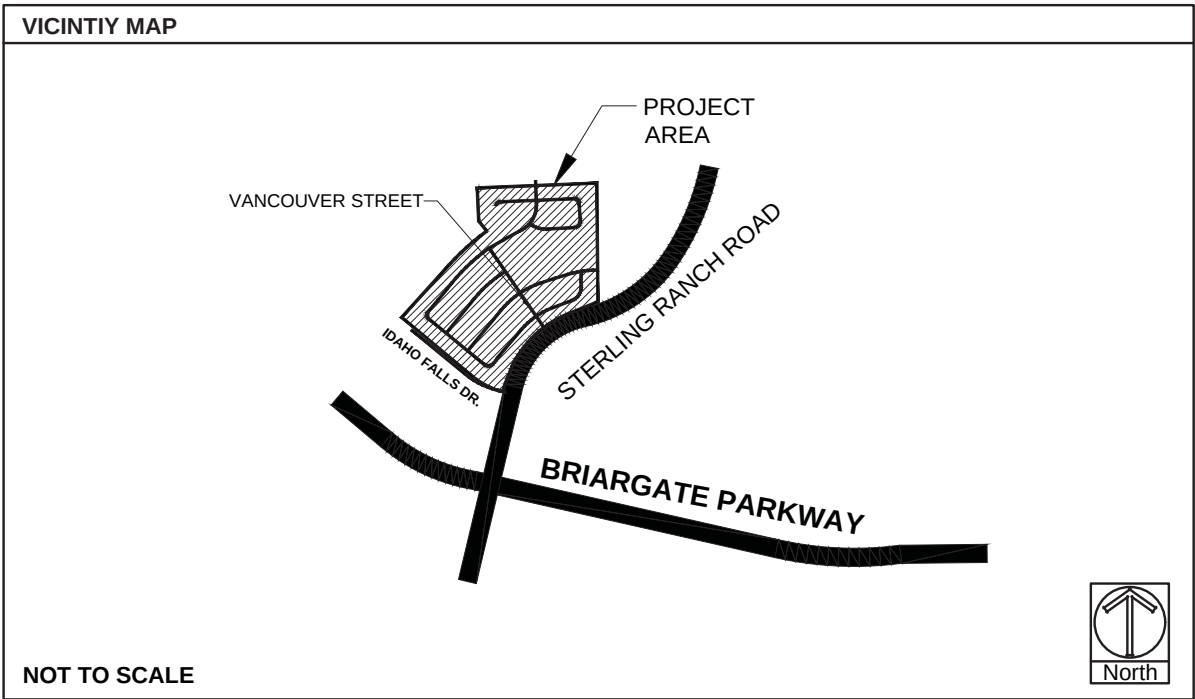
Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

IRRIGATION SYSTEM DESCRIPTION

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

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Sterling Ranch Road	Minor Arterial	20'/20'	1,274'	1/25	51 / 40
Idaho Falls Drive	Non Arterial	10'/10'	1227'	1/30	41 / 34
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
110 / 110	0 / 0	LS	75% / 75%		
70 / 70	0 / 0	LS	75% / 75%		



PLANTING LEGEND			
Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)			
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
ABM	10	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze
ANM	20	Acer platanoides	Maple, Norway
CCH	6	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)
COH	8	Celtis occidentalis	Hackberry
GSH	9	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline
MSS	23	Malus 'Spring Snow'	Crabapple, Spring Snow
TAL	14	Tilia americana	Linden, American
EVERGREEN TREES			
PIP	8	Picea pungens	Spruce, Colorado Blue
PON	44	Pinus ponderosa	Pine, Ponderosa
DECIDUOUS SHRUBS			
BRG	94	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow
COP	89	Contoneaster acutifolia	Contoneaster, peking
POA	136	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood
RGL	73	Rhus aromatica 'Gro-low'	Sumac, Gro-Low
SCL	16	Syringa x chinensis	Lilac, Chinese
EVERGREEN SHRUBS			
JBJ	56	Juniperus Sabina	Juniper, Buffalo
PGS	41	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue
ORNAMENTAL GRASSES			
CAA	100	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
PSR	99	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'
PERENNIALS			
GAM	56	Gaillardia aristata 'Monarch Mix'	Blanket Flower 'Monarch Mix'
HSO	10	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,761 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	71,803 SF
	1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,031 SF
	2-4" GRAY ROSE ROCK 3" IN DEPTH WITH WEED FABRIC	25,169 SF
	DECORATIVE BOULDER (COTTONWOOD)	47 TOTAL
	KENTUCKY BLUEGRASS SOD	31,355 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	197,147 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	259,168 SF

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.591.5313



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

DATE
6/22/2026

DRAWN BY
MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS

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Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



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LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1325 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.537.5313

DATE	REVISION	DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

DATE
6/22/2026

DRAWN BY
MB

DESCRIPTION
PRELIMINARY
LANDSCAPE -
OVERALL PLAN

SHEET #
L-1

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SEE SHEET L-TS FOR PLANTING
AND GROUND COVER LEGEND

CALLOUT KEY

PLANT ABBREVIATION

SITE CATEGORY ABBREVIATION

TREE CALLOUT

SHRUB & ORN. GRASS CALLOUT

PERENNIAL CALLOUT

PLANT QUANTITY

PLANT SYMBOL KEY

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

PLANT AND TREE WARRANTY NOTE

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

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

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

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-922-1387 FOR UTILITY LOCATIONS. TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE/UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

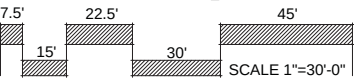
THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

NOT TO SCALE



Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1325 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.571.5313

DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

LOT 14
7931 SQ. FT.

JOB NUMBER
2794-0426

DATE: 6/22/2026
DRAWN BY: MB

DRAWING DESCRIPTION
PRELIMINARY
LANDSCAPE PLAN

SHEET #
L-2

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SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND

LOT 32
7800 SQ. FT.

LOT 31
7800 SQ. FT.

LOT 30
7800 SQ. FT.

LOT 29
8788 SQ. FT.

LOT 28
8788 SQ. FT.

LOT 27
7800 SQ. FT.

LOT 26
7800 SQ. FT.

LOT 25
7800 SQ. FT.

LOT 24
7800 SQ. FT.

LOT 23
7712 SQ. FT.

LOT 22
7389 SQ. FT.

LOT 21
9983 SQ. FT.

LOT 20
18454 SQ. FT.

LOT 19
8640 SQ. FT.

LOT 18
8745 SQ. FT.

LOT 17
8650 SQ. FT.

LOT 16
8324 SQ. FT.

LOT 51
8437 SQ. FT.

LOT 52
8750 SQ. FT.

LOT 53
7500 SQ. FT.

LOT 54
7500 SQ. FT.

LOT 55
7500 SQ. FT.

LOT 45
9379 SQ. FT.

LOT 46
7200 SQ. FT.

LOT 47
7200 SQ. FT.

LOT 48
7200 SQ. FT.

LOT 49
7200 SQ. FT.

LOT 50
8087 SQ. FT.

FAIRBANKS LANE

ANCHORAGE WAY

BISON VALLEY TRAIL

JUNEAU PATH

SEE SHEET L-2
SEE SHEET L-4

SEE SHEET L-2
SEE SHEET L-5

SEE SHEET L-4
SEE SHEET L-3

DECORATIVE ROCK, SEE
LEGEND FOR TYPE
DECORATIVE BOULDER

3 RAIL FENCE BY
DEVELOPER.

3 RAIL FENCE BY
DEVELOPER.

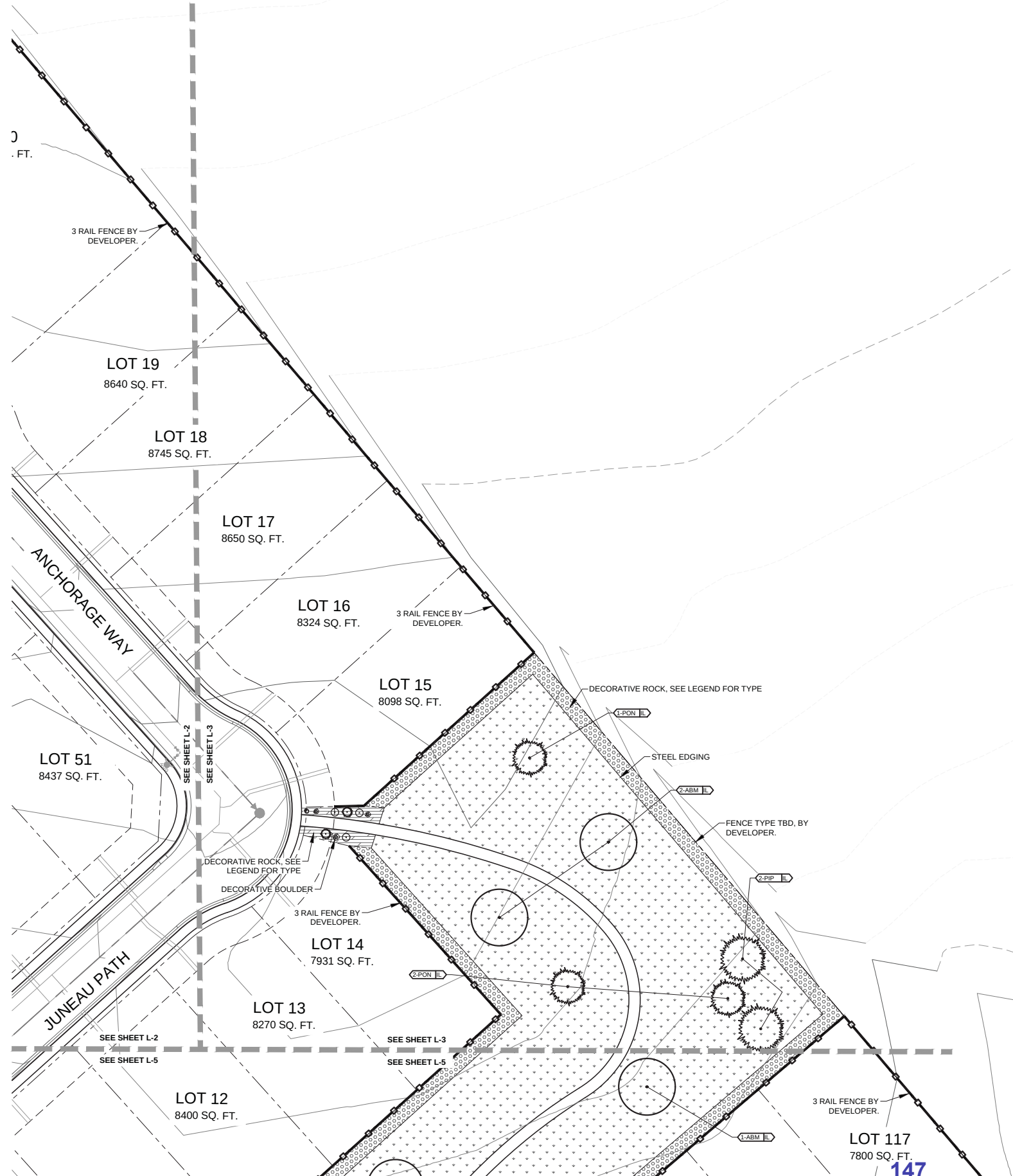
3 RAIL FENCE BY
DEVELOPER.

3 RAIL FENCE BY
DEVELOPER.

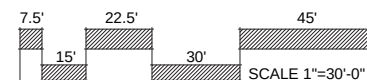
3 RAIL FENCE BY
DEVELOPER.

Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.571.5313

DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

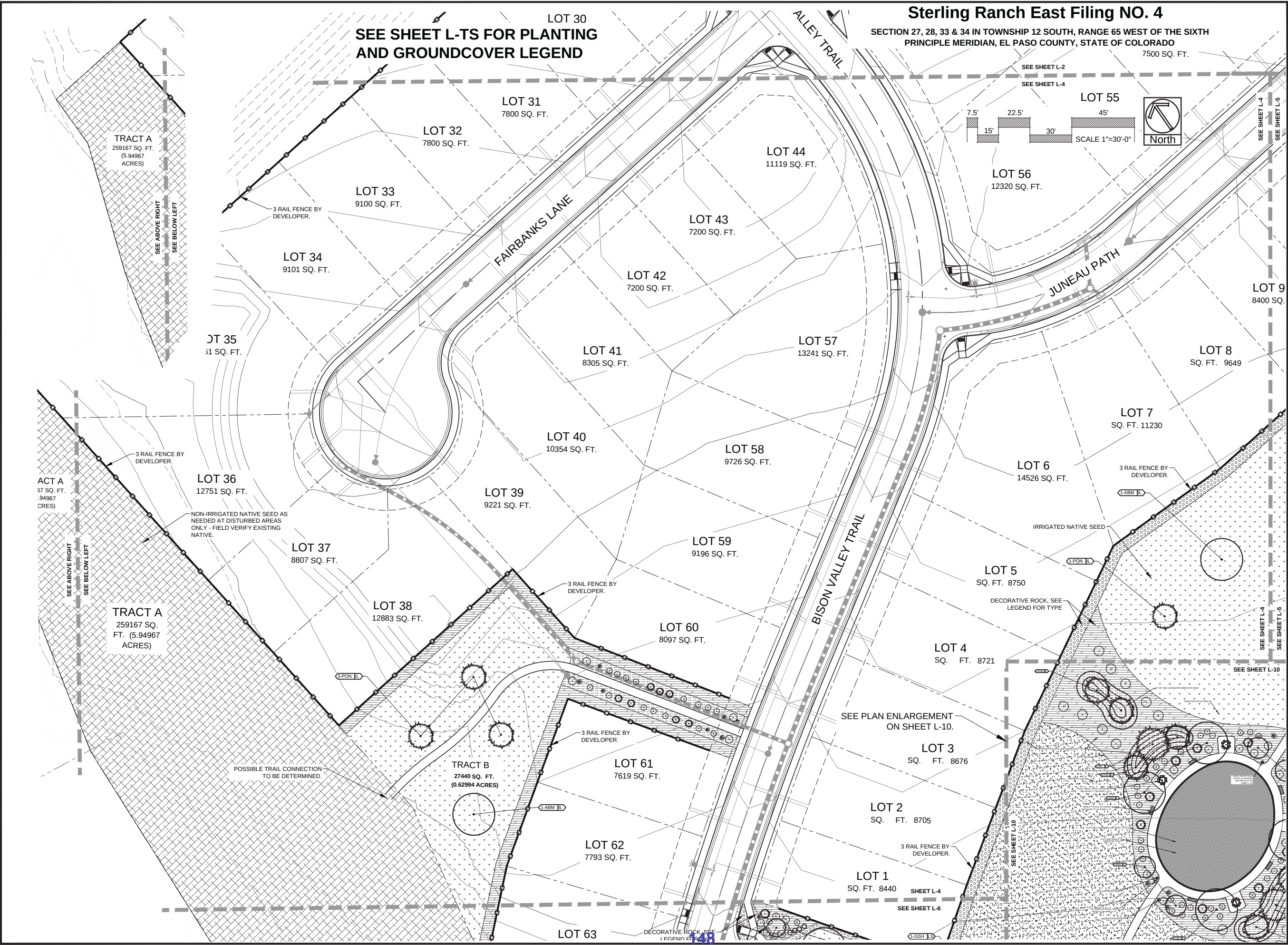
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PRELIMINARY
LANDSCAPE PLAN

SHEET #
L-3

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Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
7500 SQ. FT.



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1325 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.591.5513

DATE	REVISION	DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER	2794-0426
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SHEET #	L-4

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DATE **6/22/2026**

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**PRELIMINARY
LANDSCAPE PLAN**

SHEET #
L-5

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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1325 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
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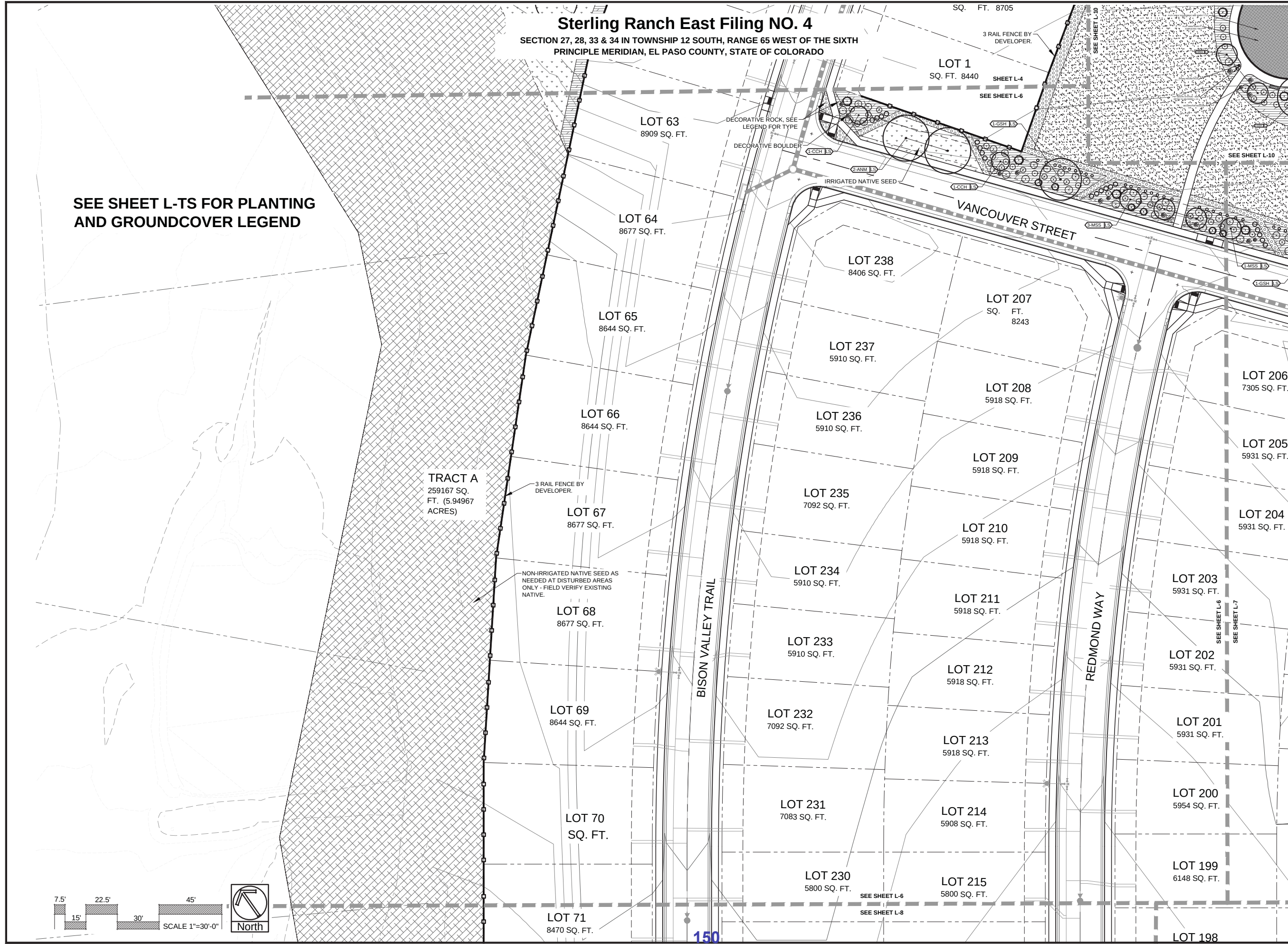
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Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

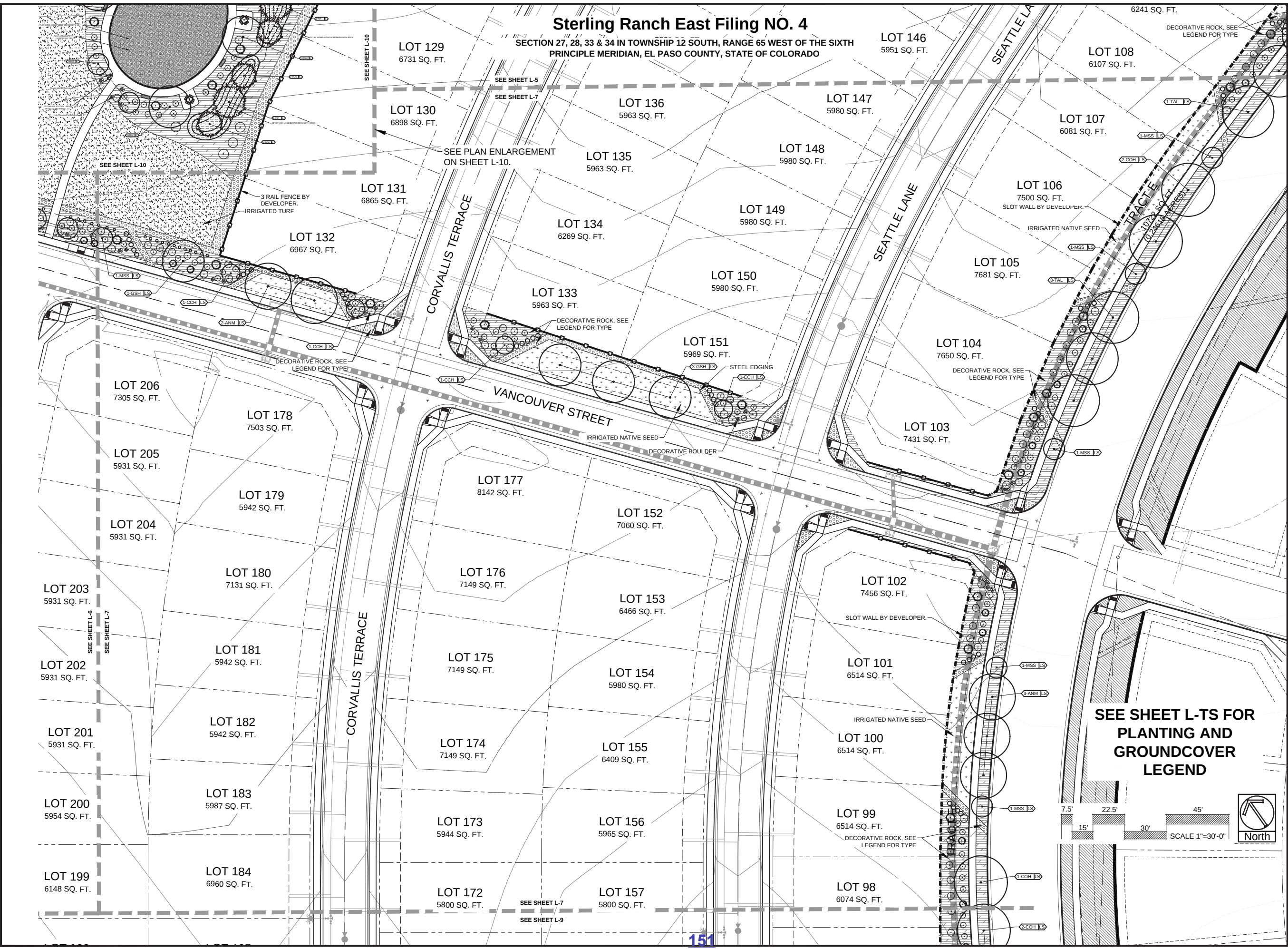
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SHEET #	L-6

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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



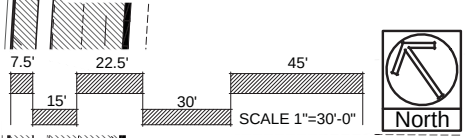
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1325 AEROPAZA DRIVE
COLORADO SPRINGS, CO 80916
719.571.5313

DATE	REVISION	DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

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



JOB NUMBER	2794-0426
DATE	6/22/2026
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-7

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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LOT 230
5800 SQ. FT.

LOT 215
5800 SQ. FT.

LOT 19
6148 SQ. FT.

LOT 19
5800 SQ. F.

LOT 19
5800 SQ. F

LOT 19
5800 SQ. F

LOT 19
5800 SQ. F

LOT 19
6060 SQ. FT.

LOT 19
5800 SQ. FT.

LOT 19



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLIS DRIVE
COLORADO SPRINGS, CO 80916

[illegible]

CLASSIC
COMMUNITIES

Sterling Ranch East Filing 4

Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER 2794-0426

DATE 6/22/2026

DRAWN BY MB

DRAWING DESCRIPTION

**PRELIMINARY
LANDSCAPE PLAN**

SHEET # L-8

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**SEE SHEET L-TS FOR PLANTING
AND GROUND COVER LEGEND**

152

IDAHO FALLS DRIVE

TRACT F

7.5' 15' 22.5' 30' 45'

SCALE 1"=30'-0"



Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.591.5313

DATE	REVISION	DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

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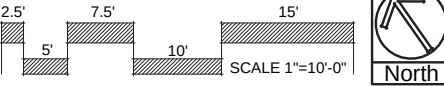
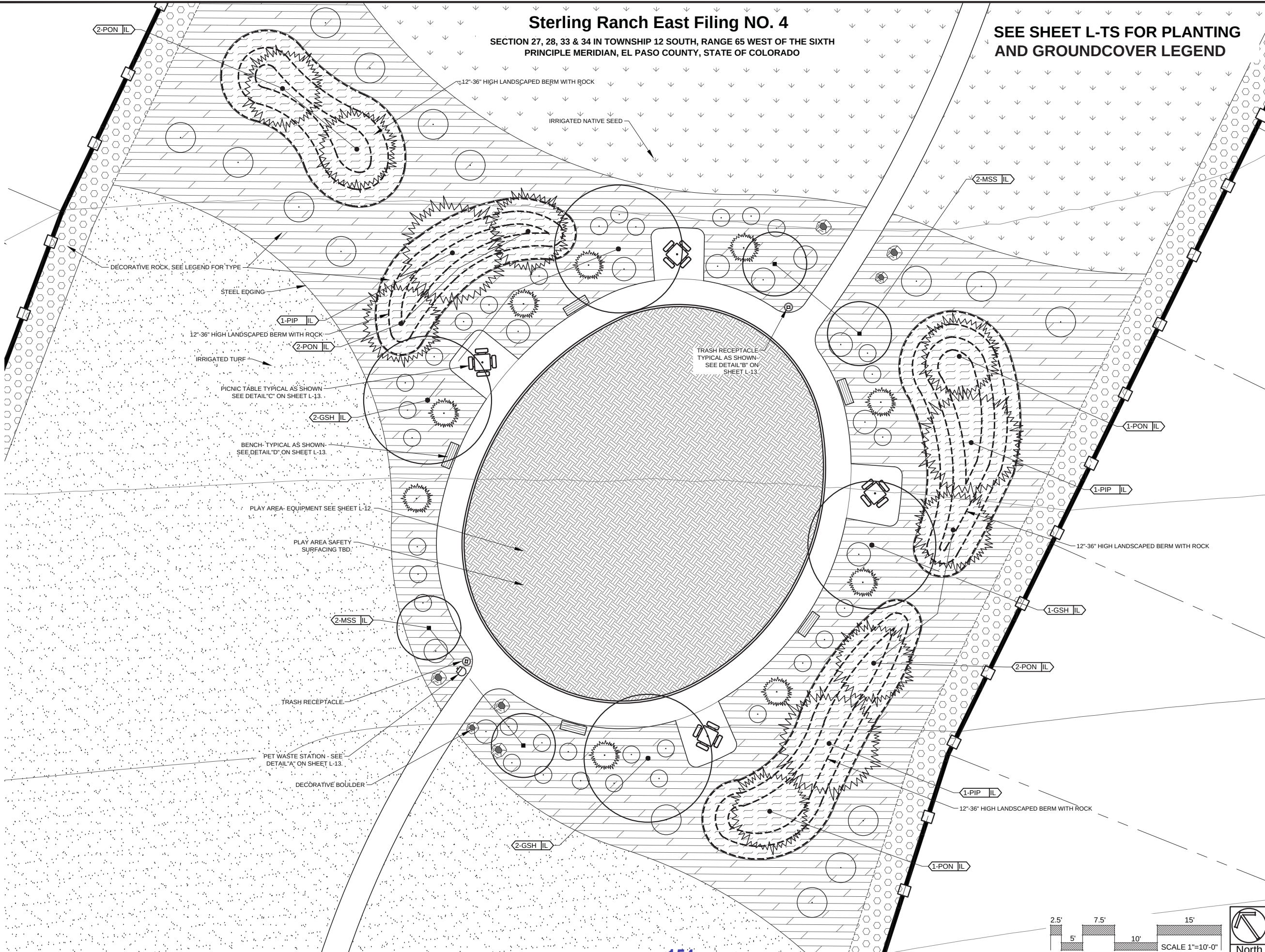
DATE
6/22/2026

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DRAWING DESCRIPTION
LANDSCAPE PLAN
- PLAY AREA
ENLARGEMENT

SHEET #
L-10

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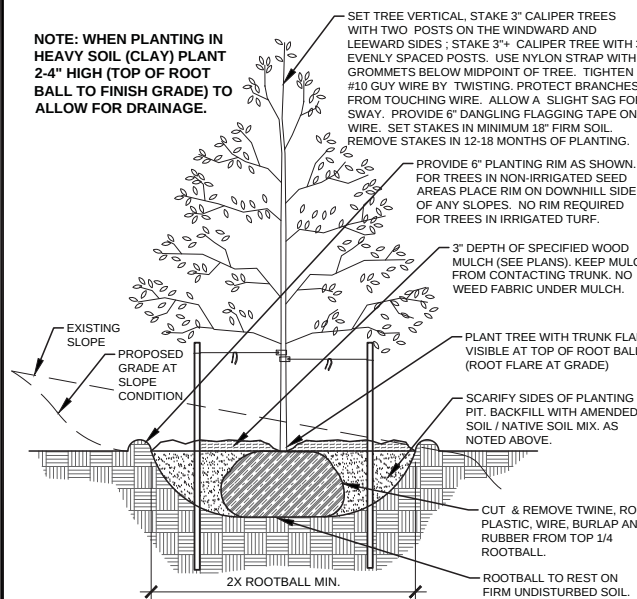


Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

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

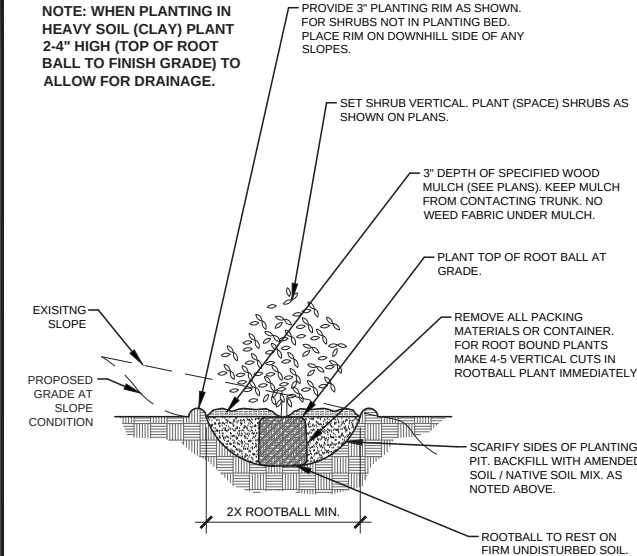
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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

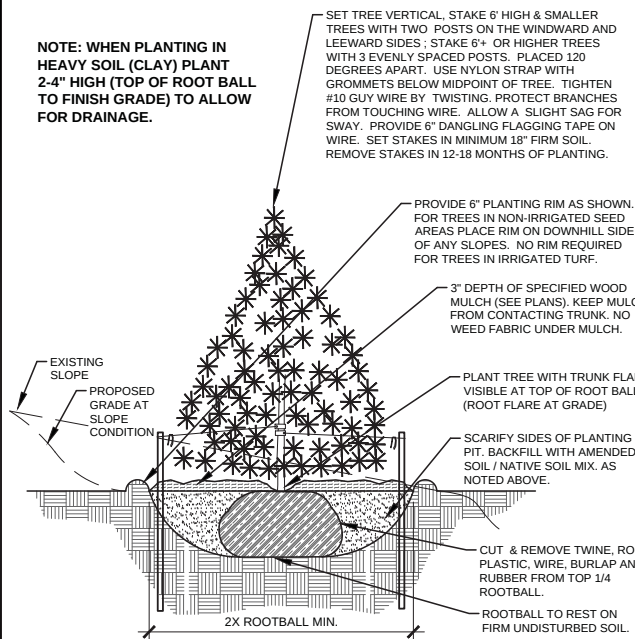
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DONT REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

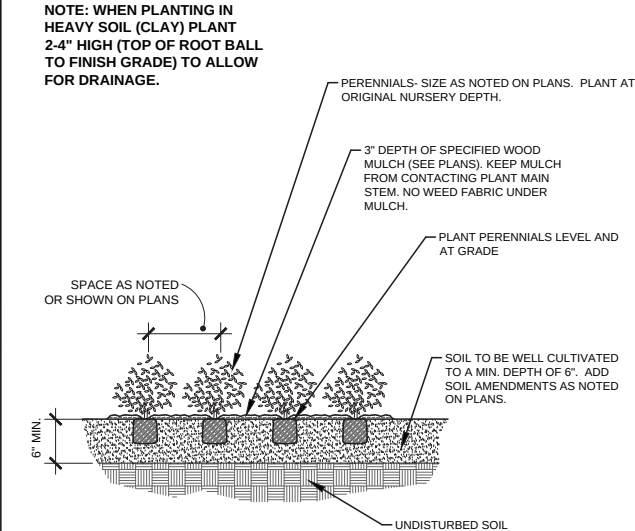
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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

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



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

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

LANDSCAPE INSTALLATION NOTES

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

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | |
|-----------------------|-----|
| --WHEATGRASS, WESTERN | 24% |
| --GRAMA, BLUE | 20% |
| --SULFALGRASS | 18% |
| --GRAMA, SIDEOTS | 13% |
| --GREEN NEEDLEGRASS | 6% |
| --DROPSSEED, SAND | 15% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF. TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- NON-IRRIGATED NATIVE SEED TO BE "SHOTGUN NATIVE GRASS SEED MIX" 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | |
|------------------------------|-----|
| --BIG BLUESTEM NATIVE | 20% |
| --WHEATGRASS, WESTERN NATIVE | 20% |
| --GRAMA, SIDEOTS NATIVE | 10% |
| --GREEN NEEDLEGRASS NATIVE | 10% |
| --LITTLE BLUESTEM NATIVE | 10% |
| --PRAIRIE, SANDREED NATIVE | 10% |
| --SWITCHGRASS NATIVE | 10% |
| --YELLOW INDANGRASS NATIVE | 10% |
- SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF. TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

DATE
6/22/2026

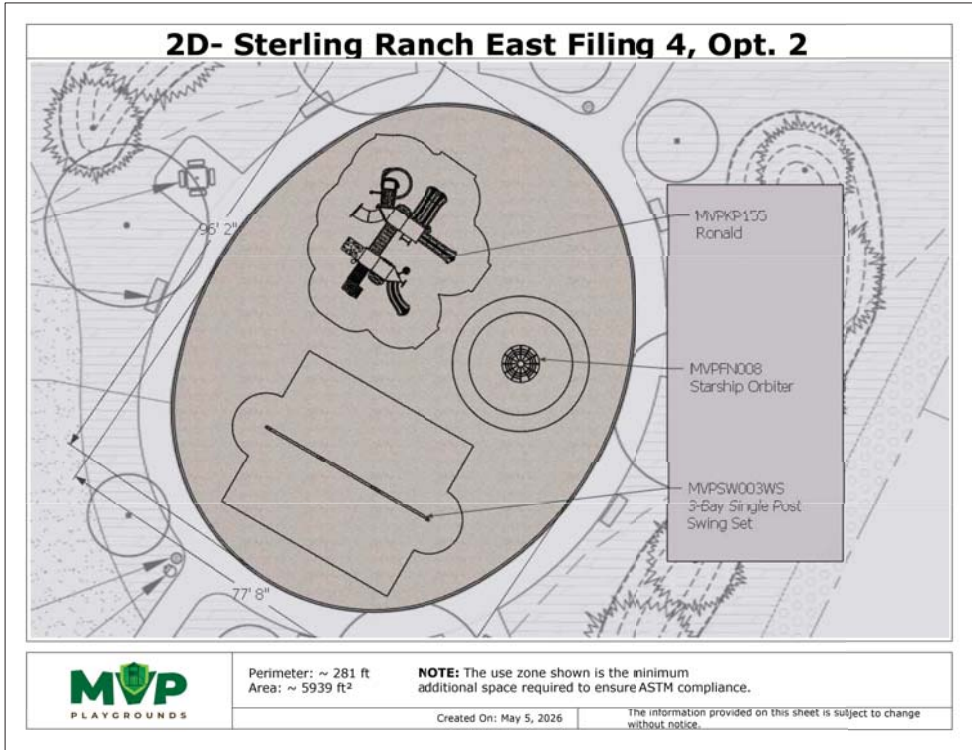
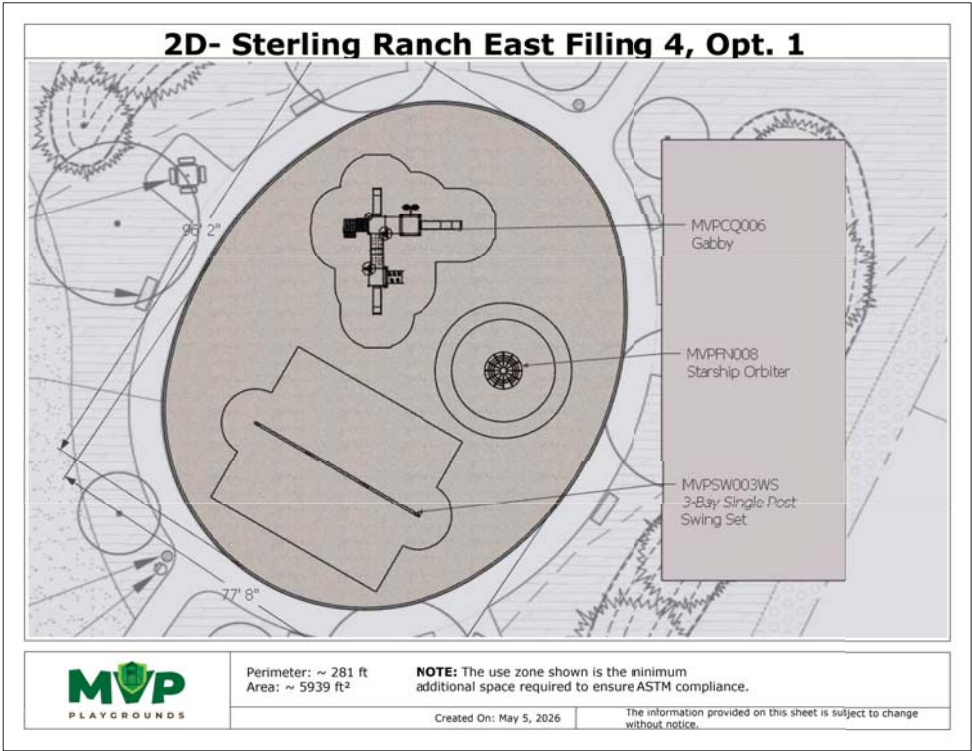
DRAWN BY
MB

DRAWING DESCRIPTION
PLANTING DETAILS
& NOTES

SHEET #
L-11
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Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



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



DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER	2794-0426
DATE	6/22/2026
DRAWN BY	MB
DRAWING DESCRIPTION	SITE DETAILS & NOTES
SHEET #	L-12
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Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



Model # EX-32

B TRASH RECEPTACLE

800.364.7681

www.DOGIPOT.com

The Green Solution to Dog Pollution.

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

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

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

SEPARATE SHIPPING BOX

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

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

INSTALLATION AND OPERATION INSTRUCTIONS

1. Select a good visible spot in your community or park where you want to install the All Aluminum **DOGIPOT®** Pet Station.
2. Prior to installation, remove the 1¼" x 1¼" x 4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before cementing. **Insert the larger portion of the mounting post (2" x 2" x 4") approximately 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix.** To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.
3. After the concrete is dry, insert the smaller portion of the post (1¼" x 1¼" x 4") into the larger cemented portion of the post (2" x 2" x 4") until the first 4 holes are lined up between the two posts. Use two (2) carriage bolts, washers and locknuts to fix the telescopic post in position, the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approximately 6'6".
4. Start by installing the **DOGIPOT®** Pet Sign on top of the 1¼" post, with the upper hole matching the most upper hole in the square post using the enclosed 2¼" bolts, washers and locknuts. Continue installing the Aluminum **DOGIPOT®** JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that the upper edge of the Dispenser is approximately **1" below** the lower edge of the **DOGIPOT®** Pet Sign.
5. Install the Aluminum **DOGIPOT®** Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2¼" bolt on top and the 2½" bolt below. **The upper edge of the trash receptacle must be approximately 12½" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open.** The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.
6. Insert one of the enclosed **OXO-BIODEGRADABLE DOGIPOT®** Litter Trash Bags into the trash receptacle, folding it over the interior retainer bands. Proper installation and general maintenance will help expand the life of the trash receptacle and dispenser unit. **DOGIPOT®** offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.
7. **ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!**

A PET WASTE STATION



Model # 358-V

C PICNIC TABLE



COLOR TO DETERMINED

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

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

Specifications

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



(V) Diamond

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

D BENCH



DATE	REVISION	DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER	2794-0426
DATE	6/22/2026
DRAWN BY	MB
DRAWING DESCRIPTION	SITE DETAILS & NOTES
SHEET #	L-13
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Iron Ridge Final Plat Filing No.1

Agenda Date: August 12, 2026

Agenda Item Number: #6 - D

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

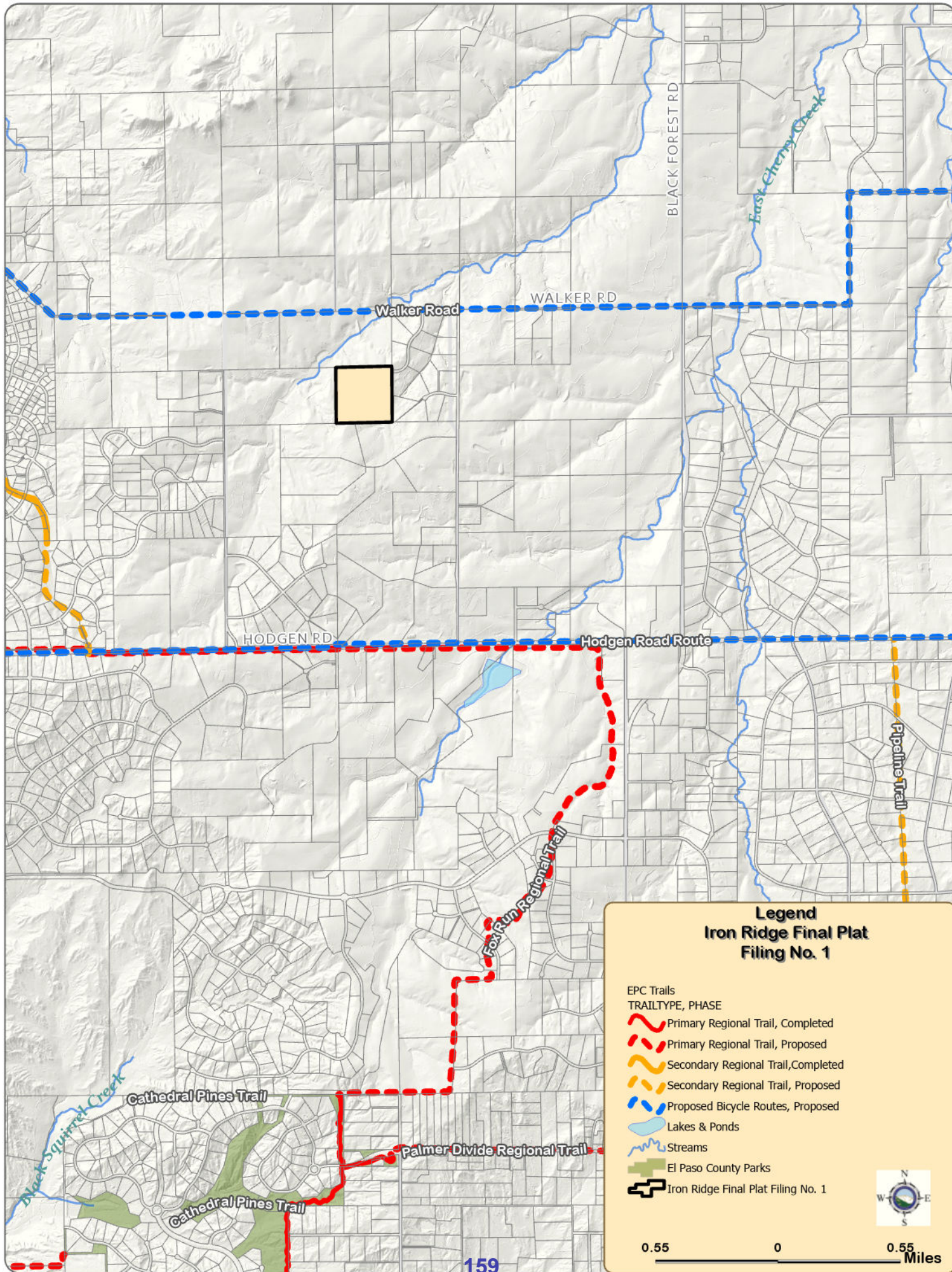
This final plat application consists of 14 single- family lots totaling 43.47 acres, with lot sizes consistent with the zoning district requirement of 2.5 acres in size. The subject lot is currently zoned RR-5, however, is going through the application process for a rezone to RR-2.5. The RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. The property is located east of Walker Road and Stepler Road intersection, in the eastern part of El Paso County. This final plat application is consistent with the Iron Ridge Preliminary Plan which was previously considered by the Parks Advisory Board in November, 2025.

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 Pinerias 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 \$7,070, as shown in the attached Development Application Review Form. Staff noted minor discrepancies between the Letter of Intent and the Final Plat regarding the number of lots. Staff requests a second review to ensure that all project documentation accurately reflects the correct number of lots and that this information is consistent across all submitted documents.

Staff Recommendation:

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Iron Ridge Final Plat Filing No. 1: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

July 5, 2026

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 Final Plat Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF-26-013	Total Acreage:	43.47
		Total # of Dwelling Units:	14
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.81
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	
0.0194 Acres x 14 Dwelling Units = 0.272	Neighborhood: 0.00375 Acres x 14 Dwelling Units =	0.00
Total Regional Park Acres: 0.272	Community: 0.00625 Acres x 14 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS	Urban Park Area: 1
Regional Park Area: 2	Neighborhood: \$119 / Dwelling Unit x 14 Dwelling Units = \$0
\$505 / Dwelling Unit x 14 Dwelling Units = \$7,070	Community: \$184 / Dwelling Unit x 14 Dwelling Units = \$0
Total Regional Park Fees: \$7,070	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Iron Ridge Final Plat Filing No. 1: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD

**Iron Ridge Filing 1
Letter of Intent**

April 14, 2026

File No.: SF26XX

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

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

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

Tax Schedule No: 6100000457
Acreage: 43.47 ac
Current Zoning: RR-2.5 (Residential Rural)
Overlay: None

Request:

Vertex Consulting Services, LLC, on behalf of Atticus Land, LLC, is respectfully submitting an application for approval of a final plat to create 15 lots and dedicate right-of-way. The property is located south of Walker Road and east of Stepler Road.

Deviation Requests (Administratively Approved with Preliminary Plan):

Deviation requests were approved with the Preliminary Plan (SP253):

- Colt Court is 2,647 feet in length
- Broken back curves on Iron Ridge 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.3 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

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 preliminary plan depicts a density transition from the 5-acre lots to the 2.5 acre lots. 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 wastewater 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 preliminary plan depicts lots of 2.5 acres or greater, consistent with the Placetype. Larger lots are included on the eastern boundary in an effort to create a density transition. No-build areas have been included in an effort to preserve views for the adjacent property owners. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 was 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. A finding in terms of water quantity, quality, and dependability was made with the preliminary plan.

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 recording of the final plat.

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. A finding of general conformance with the MTCP was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 in substantial conformance with the approved preliminary plan;

The subdivision is consistent with the preliminary plan.

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 meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the RR-2.5 zoning district. 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.

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

A water finding was made at the time of the preliminary plan.

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 Inc. 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.”

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;

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

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 be provided by public rights-of-way dedications from Iron Ridge Court. All lots depicted on the associated plat will have direct access to a public road. Please review the associated deviation requests regarding roadway design and length approved with the preliminary plan.

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

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

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

All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel. Tri Lakes Monument Fire Protection District determined a cistern to be required for the overall development at the time of the preliminary plan. The cistern will be installed with Filing 2 of the Iron Ridge Subdivision.

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.

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;

Potential off-site impacts include drainage and traffic. The drainage report prepared by All Terrain concludes there will be no offsite impacts. The traffic study prepared by SM Rocha concludes there will be no offsite impacts requiring further mitigation.

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;

All public improvements have been included in the financial assurance estimate as well as in the SIA. Drainage, bridge, park, and school fees will be paid at the time of plat recordation.

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

The subdivision meets all applicable sections of Chapter 6 and 8.

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 severed mineral rights.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee (Resolution Number 25-337). The developer will not be entering into a PID. Payment of the full fees will be required at time of building permit.

PUBLIC AND PRIVATE IMPROVEMENTS

Iron Ridge Court will be designed and constructed to County standards and dedicated to El Paso County for ongoing maintenance. A water quality feature will be constructed with the subdivision. The water quality feature will be maintained by the Iron Ridge HOA.

PUBLIC OUTREACH

Significant discussion and negotiation with the surrounding residential lots occurred with the preliminary plan. The proposed final plat is in conformance with the preliminary plan. The developer does not see the need to host a secondary meeting.

KNOW ALL MEN BY THESE PRESENTS:

That Atticus Land, LLC, being the owner of the described tract of land, to wit:

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.

OWNER'S CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of IRON RIDGE FILING NO. 1. 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.

Jake Decoto as Manager of Atticus Land, LLC (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by Jake Decoto as Manager of Atticus Land, LLC.

Witness my Hand and Seal: _____ Notary Public
My Commission Expires: _____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "IRON RIDGE FILING NO. 1" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

GENERAL NOTES:

- - 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
- The Basis of Bearings is the west line of of the northwest quarter of the southeast quarter, monumented as shown and assumed to bear North 0 degrees 33 minutes 24 seconds West.
- 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).
- 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.
- 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.
- This property contains a calculated area of 1,893,477 square feet or (43.4682 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.
- Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- The lined units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 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.
- 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.
- 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.

EASEMENTS:

All side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S CERTIFICATION:

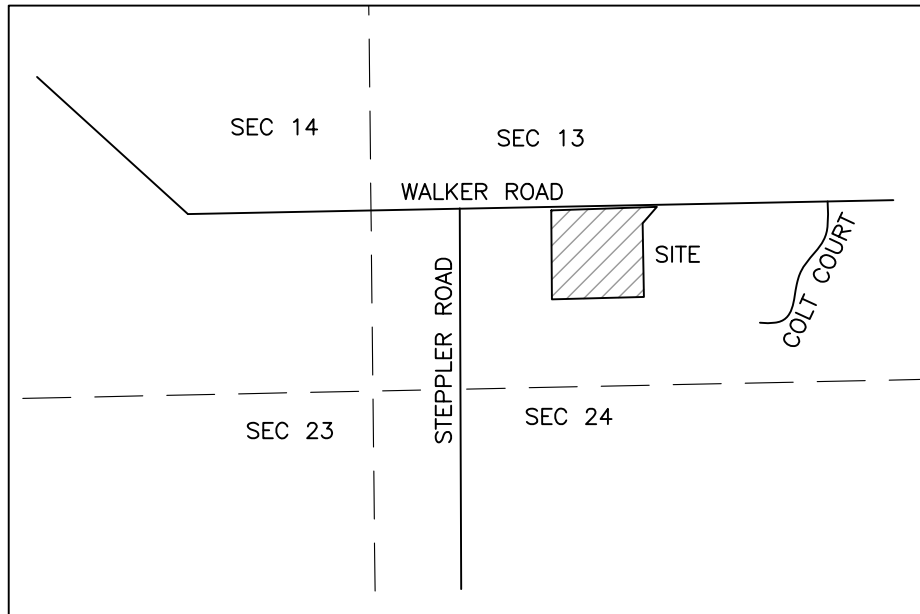
I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this ____th day of _____, 2026.



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

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



VICINITY MAP
(NOT TO SCALE)

IRON RIDGE ACREAGE TABLE	
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE	3.2720 AC
LOTS (14 TOTAL)	
TOTAL ACREAGE	40.1962 AC
TOTAL IRON RIDGE	
TOTAL ACREAGE	43.4682 AC

NOTES:

This property is subject to the following per the 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.

- Any interest which may have been acquired by the public in and to subject property by reason of Resolution of Board of County Commissioners dated and recorded October 3, 1887, in Road Book A at Page 78 which provided for public roads 60 feet in width being 30 feet on either side of section lines on the public domain. - also 6-20-1917 in Book 571 at Page 55.
- terms, conditions, provisions, burdens and obligations as set forth in Right-of-Way Easement as granted to Colorado Interstate Gas Company in instrument recorded November 19, 1971, in Book 2450 at Page 586.
- Oil and Gas Lease in favor of Walter A. Ohmart, Jr., recorded October 11, 1972 in Book 2530 at Page 716, and any and all assignments thereto or interests therein.
- Oil and Gas Lease in favor of Walter A. Ohmart, Jr., recorded May 11, 1973 in Book 2585 at Page 696, and any and all assignments thereto or interests therein.
- Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Tri-Lakes Fire Protection District, as evidenced by instrument recorded August 22, 2003, under Reception No. 203195306, and as amended by instruments recorded August 22, 2003 under Reception No. 203195307 and 203195311.
- Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Tri-Lakes Fire Protection District, as evidenced by instrument recorded April 19, 2004, under Reception No. 204061958.

PLAT NOTES:

- Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- Gas service is provided by Black Hills Energy. Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lo, tract or building site.
- There shall be no direct lot access to Walker Road. All lot access shall be via Brown Road to be paved with asphalt and maintained by the El Paso County Department of Transportation.
- Access to Lots 4, 5 & 7 are via a shared common access easement across Lots 5 & 7 as shown hereon. Ownership and maintenance is vested in the property owners.
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species.
- 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. 25-377), or any amendments thereto, at or prior to the time of building permit submittal. 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.
- Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners 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.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.

Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.

Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.

High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated,100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.

Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in.

Maintenance of defensible space shall be continued in continuum for the existence of the structure

- Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3.
- Per ECM section 1.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
- The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- There are 0.32 D.U. per acre.
- There are 14 lots in this subdivision.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for IRON RIDGE FILING NO. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for IRON RIDGE FILING NO. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder _____

OWNER:

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

School Fee - District# _____: _____

Park Fees: Regional: _____
Neighborhood: _____

Drainage Basin: _____
Drainage and Surety Fees: _____
Bridge Fee: _____

Project No.-25183
April 29, 2026
Sheet 1 of 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

FINAL PLAT
IRON RIDGE FILING NO. 1

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



PRELIMINARY
FOR REVIEW

FINAL PLAT
IRON RIDGE FILING NO. 1

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

PARCEL NO. 6100000269
REC. NO. 203214589
(NOT PART OF THIS SUBDIVISION)

WALKER ROAD
(60' RIGHT-OF-WAY)
BK. A, PG. 78
BK. 571, PG. 55

C 1/4, SEC. 13
2" ALUM. CAP
PLS 23890, 0.2 B.G.

NO. 4 REBAR
0.2 B.G.

NW1/4, SW1/4
PARCEL NO. 6100000374
REC. NO. 202225508
(NOT PART OF THIS SUBDIVISION)

N 0°33'24" W 1322.76 (M&R)

LOT 9
109,058 Sq. Ft.
(2,5036 ACRES)

LOT 8
155,888 Sq. Ft.
(3,5787 ACRES)

LOT 7
117,342 Sq. Ft.
(2,6938 ACRES)
(NET)
109,897 Sq. Ft.
(2,5229 ACRES)

LOT 5
111,036 Sq. Ft.
(2,5490 ACRES)

SW1/4, SE1/4
PARCEL NO. 6100000440
REC. NO. 224085992
(NOT PART OF THIS SUBDIVISION)

S 88°47'25" W 1329.10 (M&R)

LOT 6
112,263 Sq. Ft.
(2,5772 ACRES)

LOT 4
260,718 Sq. Ft.
(5,9853 ACRES)

LOT 3
112,618 Sq. Ft.
(2,5854 ACRES)

LOT 2
109,486 Sq. Ft.
(2,5135 ACRES)

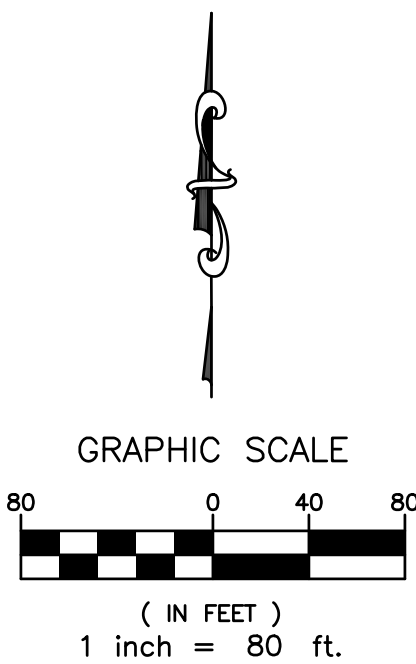
LOT 14
111,038 Sq. Ft.
(2,5491 ACRES)

LOT 1
109,196 Sq. Ft.
(2,5068 ACRES)

LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.14	100.00	32°10'07"	S 83°59'58" W	55.41
C2	7.51	60.00	7°10'28"	S 83°30'11" E	7.51
C3	59.81	60.00	57°06'57"	S 64°21'08" W	57.37
C4	64.05	60.00	61°09'55"	N 51°12'42" E	61.05
C5	63.41	60.00	60°33'22"	N 55°38'57" W	60.50
C6	31.45	60.00	30°01'42"	S 79°03'30" W	31.09
C7	36.53	60.00	34°53'09"	N 46°36'05" E	35.97
C8	70.42	100.00	40°20'44"	N 49°19'53" E	68.97
C9	262.77	60.00	250°55'31"	S 25°22'44" E	97.74

DRAINAGE EASEMENT CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C10	2.00	330.00	0°20'50"
C11	122.59	330.00	21°17'02"
C12	30.47	27.00	64°39'25"

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°29'13" W	84.10
L2	S 13°46'30" W	45.00
L3	S 19°24'46" E	188.71
L4	S 80°51'41" E	49.75
L5	N 25°19'00" E	63.62
L6	S 68°13'50" E	124.75
L7	S 0°28'24" E	39.60
L8	S 0°28'24" E	40.82
L9	N 63°54'57" W	61.77
L10	S 89°31'36" W	55.25
L11	N 39°48'05" W	98.26
L12	N 19°24'46" W	248.65



Project No.: 25133
April 29, 2026
Sheet 2 of 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

FINAL PLAT
IRON RIDGE SUBDIVISION NO. 1-FILING NO. 1

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldis.com
Gouldit.andSurveying.com



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Iron Ridge Final Plat Filing No.2

Agenda Date: August 12, 2026

Agenda Item Number: #6 - E

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

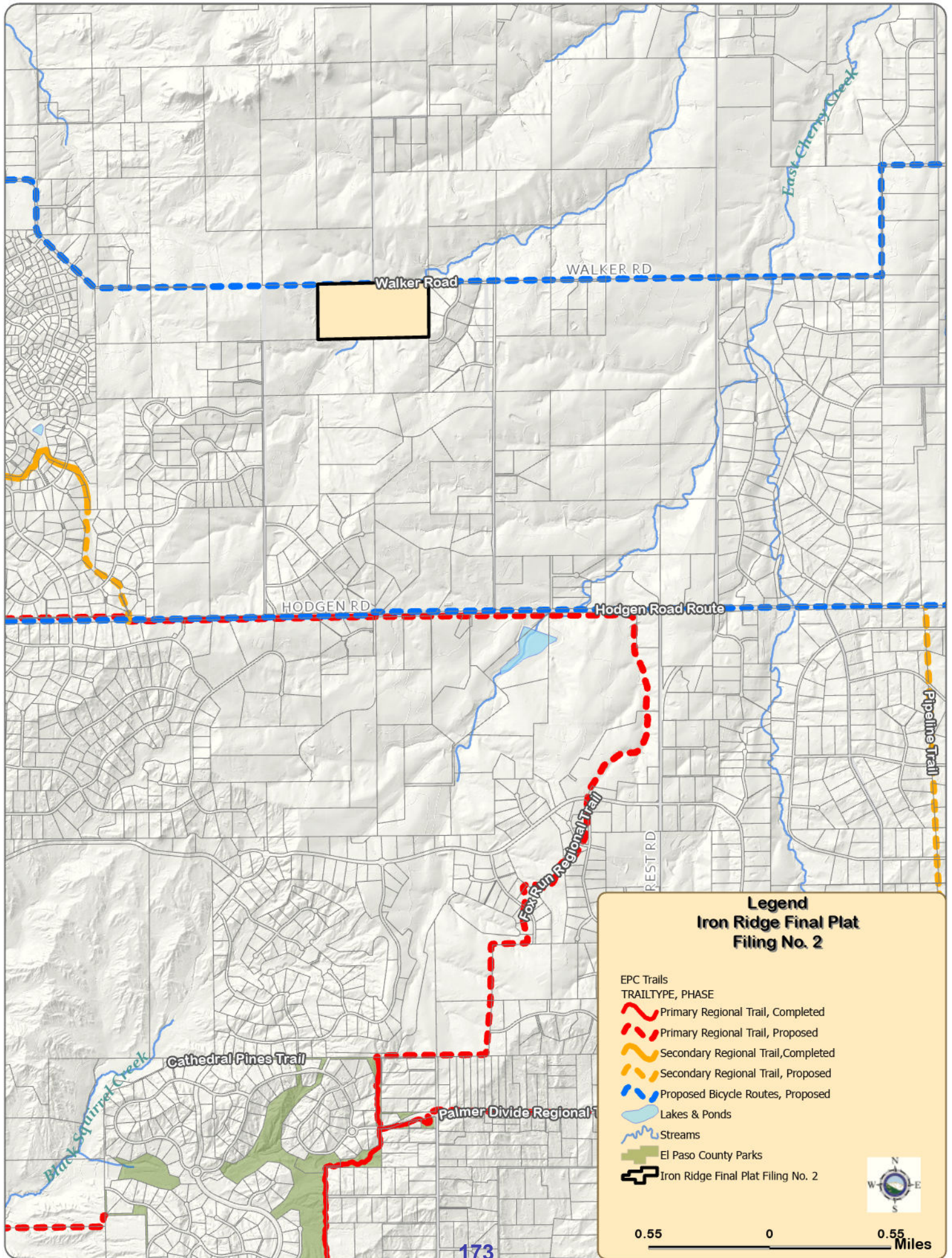
This final plat application consists of 14 single- family lots totaling 80 acres, with lot sizes consistent with the zoning district requirement of 2.5 acres in size. The subject lot is currently zoned RR-5, however, is going through the application process for a rezone to RR-2.5. The RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. The property is located east of Walker Road and Stepler Road intersection, in the eastern part of El Paso County. This final plat application is consistent with the Iron Ridge Preliminary Plan which was previously considered by the Parks Advisory Board in November, 2025.

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 Pinerias Open Space which is 4.98 miles southeast of the property. The closest El Paso County Park is the Fox Run Regional Park, which is 3.39 miles southwest of the property. Lastly, the closest El Paso County trail is the Fox Run Regional Trail which is 1.29 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 \$7,070, as shown in the attached Development Application Review Form. Staff noted minor discrepancies between the Letter of Intent and the Final Plat regarding the number of lots. Staff requests a second review to ensure that all project documentation accurately reflects the correct number of lots and that this information is consistent across all submitted documents.

Staff Recommendation:

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Iron Ridge Final Plat Filing No. 2: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

July 9, 2026

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 Final Plat Filing No. 2	Application Type:	Final Plat
PCD Reference #:	SF-26-012	Total Acreage:	80.00
		Total # of Dwelling Units:	14
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
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

Regional Park Area: 2

0.0194 Acres x 14 Dwelling Units = 0.272
Total Regional Park Acres: 0.272

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

NO

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 14 Dwelling Units = 0.00
 Community: 0.00625 Acres x 14 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 14 Dwelling Units = \$7,070
Total Regional Park Fees: \$7,070

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 14 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 14 Dwelling Units = \$0
Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Iron Ridge Final Plat Filing No. 2: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD

**Iron Ridge Filing 2
Letter of Intent**

April 14, 2026

File No.: SF26XX

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

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

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

Tax Schedule No: 6100000439
Acreage: 42.52 ac
Current Zoning: RR-2.5 (Residential Rural)
Overlay: None

Request:

Vertex Consulting Services, LLC, on behalf of Atticus Land, LLC, is respectfully submitting an application for approval of a final plat to create 15 lots and dedicate right-of-way. The property is located south of Walker Road and east of Stepler Road.

Deviation Requests (Administratively Approved with Preliminary Plan):

Deviation requests were approved with the Preliminary Plan (SP253):

- Colt Court is 2,647 feet in length
- Broken back curves on Iron Ridge 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.3 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

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 preliminary plan depicts a density transition from the 5-acre lots to the 2.5 acre lots. 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 wastewater 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 preliminary plan depicts lots of 2.5 acres or greater, consistent with the Placetype. Larger lots are included on the eastern boundary in an effort to create a density transition. No-build areas have been included in an effort to preserve views for the adjacent property owners. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 was 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. A finding in terms of water quantity, quality, and dependability was made with the preliminary plan.

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 recording of the final plat.

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. A finding of general conformance with the MTCP was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 in substantial conformance with the approved preliminary plan;

The subdivision is consistent with the preliminary plan.

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 meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the RR-2.5 zoning district. 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.

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

A water finding was made at the time of the preliminary plan.

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 Inc. 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.”

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;

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

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 be provided by public rights-of-way dedications from the extension of Colt Court. All lots depicted on the associated plat will have direct access to a public road. Please review the associated deviation requests regarding roadway design and length approved with the preliminary plan.

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

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

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

All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel. Tri Lakes Monument Fire Protection District determined a cistern to be required for the overall development at the time of the preliminary plan. The cistern will be installed with Filing 2 of the Iron Ridge Subdivision.

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.

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;

Potential off-site impacts include drainage and traffic. The drainage report prepared by All Terrain concludes there will be no offsite impacts. The traffic study prepared by SM Rocha concludes there will be no offsite impacts requiring further mitigation.

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;

All public improvements have been included in the financial assurance estimate as well as in the SIA. Drainage, bridge, park, and school fees will be paid at the time of plat recordation.

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

The subdivision meets all applicable sections of Chapter 6 and 8.

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 severed mineral rights.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee (Resolution Number 25-337). The developer will not be entering into a PID. Payment of the full fees will be required at time of building permit.

PUBLIC AND PRIVATE IMPROVEMENTS

Colt Court will be designed and constructed to County standards and dedicated to El Paso County for ongoing maintenance. A water quality feature will be constructed with the subdivision. The water quality feature will be maintained by the Iron Ridge HOA.

PUBLIC OUTREACH

Significant discussion and negotiation with the surrounding residential lots occurred with the preliminary plan. The proposed final plat is in conformance with the preliminary plan. The developer does not see the need to host a secondary meeting.

KNOW ALL MEN BY THESE PRESENTS:

That Atticus Land, LLC, being the owner of the described tract of land, to wit:

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.

OWNER'S CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of IRON RIDGE 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.

Jake Decoto as Manager of Atticus Land, LLC (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by Jake Decoto as Manager of Atticus Land, LLC.

Witness my Hand and Seal: _____ Notary Public
My Commission Expires: _____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "IRON RIDGE FILING NO. 2" EL Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

GENERAL NOTES:

- Recovered monument, marked as noted.
 - Recovered Aliquot monument, marked as noted.
 - Set no. 5 rebar 18" long & pink plastic cap marked "PLS 38556".
 - Record bearing & distance
 - Measured bearing & distance
 - A.G. - Above Grade
 - B.G. - Below Grade
- The Basis of Bearings is the south line of of the southeast quarter of the southeast quarter, monumented as shown and assumed to bear South 88 degrees 44 minutes 30 seconds East.
- 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).
- 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.
- 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.
- This property contains a calculated area of 1,852,350 square feet or (42.5241 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
- Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 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.
- 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.
- 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 18-4-506.

EASEMENTS:

All side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S CERTIFICATION:

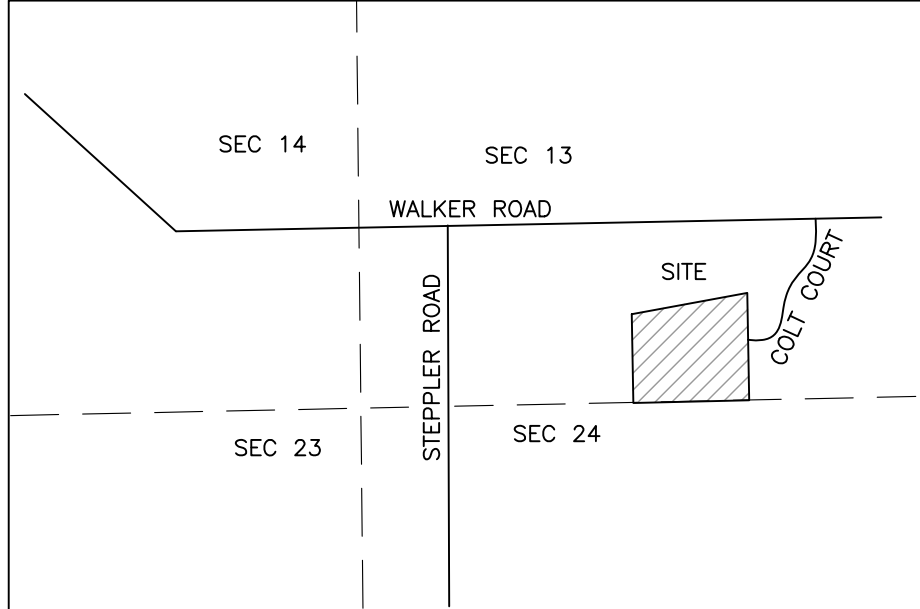
I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this ____th day of _____, 2026.



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

FINAL PLAT
IRON RIDGE FILING NO. 2
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

IRON RIDGE ACREAGE TABLE	
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE	2.1575 AC
LOTS (14 TOTAL)	
TOTAL ACREAGE	40.3666 AC
TOTAL IRON RIDGE	
TOTAL ACREAGE	42.5241 AC

NOTES:

This property is subject to the following per the 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.

- Any interest which may have been acquired by the public in and to subject property by reason of Resolution of Board of County Commissioners dated and recorded October 3, 1887, in Road Book A at Page 78 which provided for public roads 60 feet in width being 30 feet on either side of section lines on the public domain. - also 6-20-1917 in Book 571 at Page 55.
- terms, conditions, provisions, burdens and obligations as set forth in Right-of-Way Easement as granted to Colorado Interstate Gas Company in instrument recorded November 19, 1971, in Book 2450 at Page 586.
- Oil and Gas Lease in favor of Walter A. Ohmrt, Jr., recorded October 11, 1972 in Book 2530 at Page 716, and any and all assignments thereto or interests therein.
- Terms, conditions, provisions, burdens and obligations as set forth in Right-of-Way Easement recorded March 07, 1983 in Book 3684 at Page 510.
- Water rights as conveyed in Special Warranty Deed recorded April 21, 2004 under Reception No. 204063765, and any and all assignments thereto or interests therein.
- Easements, conditions, covenants, restrictions, reservations and notes on Improvement Survey Plat recorded may 16, 2025 under Reception No. 225900072.

PLAT NOTES:

- Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- Gas service is provided by Black Hills Energy. Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lo, tract or building site.
- All lot access shall be via Colt Court, an asphalt road maintained by the El Paso County Department of Transportation
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report, Drainage Report, Wildfire Hazard Report, Natural Features Report, Erosion Control Report.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species.
- 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. 25-377), or any amendments thereto, at or prior to the time of building permit submittal. 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.
- Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners 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.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.

Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.

Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.

High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated,100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.

Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in.

Maintenance of defensible space shall be continued in continuum for the existence of the structure

- Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3.
- Per ECM section 1.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
- The view corridor no-build areas depicted on lots 10, 11 13 & 14 are view corridor preservation. No structures requiring a building permit may be placed within the no-build area but driveways, septic systems, landscaping, chicken coops, and other improvements not requiring a building permit may be located within the no-build area. View easements are private easements and are not enforced by El Paso County.
- The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- There are 0.33 D.U. per acre.
- There are 14 lots in this subdivision.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for IRON RIDGE FILING NO. 2 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for IRON RIDGE FILING NO. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder _____

OWNER:

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

School Fee - District# _____: _____

Park Fees: Regional: _____
Neighborhood: _____

Drainage Basin: _____
Drainage and Surety Fees: _____
Bridge Fee: _____

Project No.-25133
April 29, 2026
Sheet 1 of 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

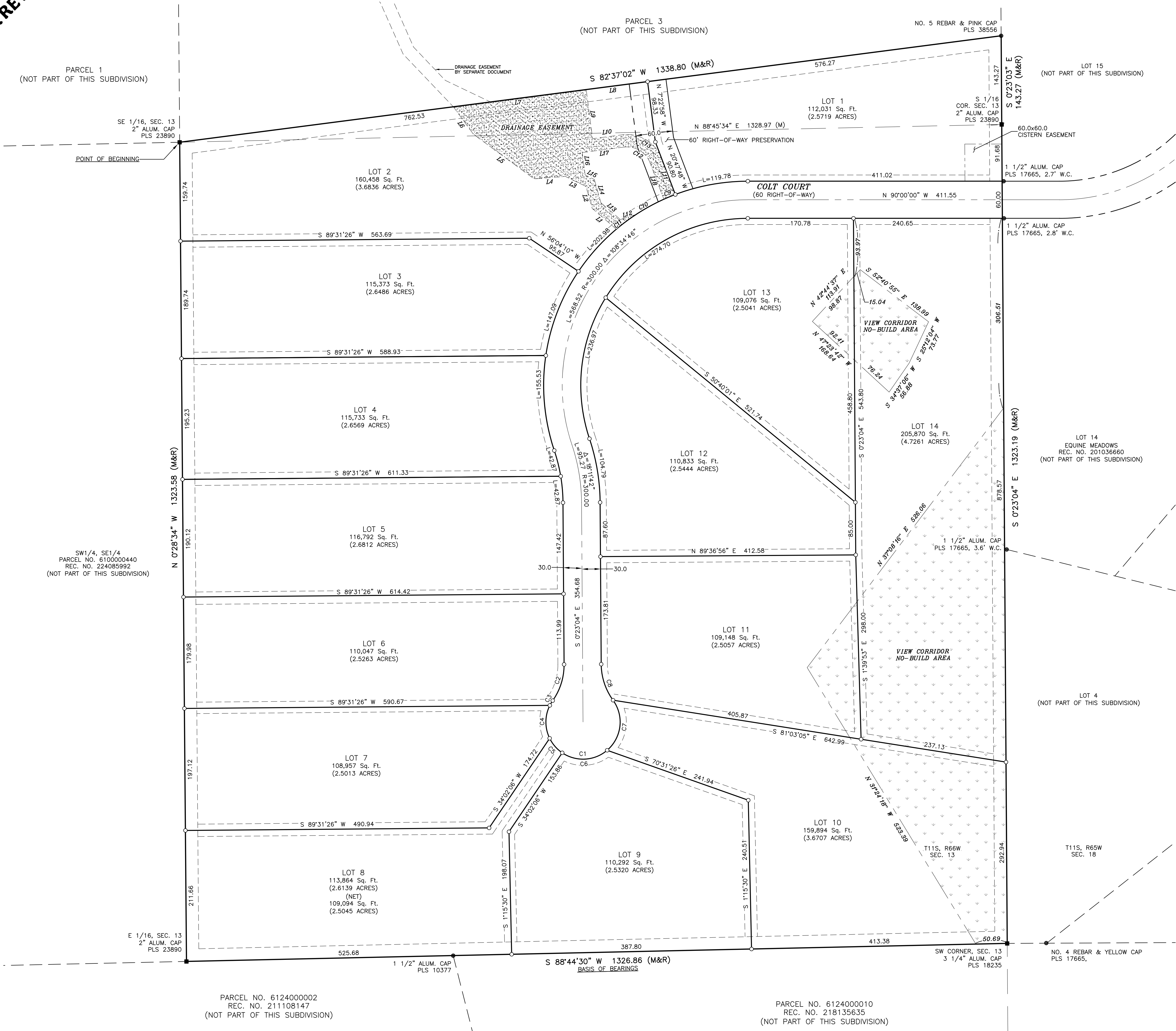
FINAL PLAT
IRON RIDGE FILING NO. 2

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



PRELIMINARY
FOR REVIEW

FINAL PLAT
IRON RIDGE FILING NO. 2
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.18	60.00	251°19'05"	S 89°36'56" W	97.50
C2	62.24	100.00	55°39'43"	N 1°28'42" E	61.24
C3	9.07	60.00	8°39'26"	S 30°56'45" W	9.06
C4	55.06	60.00	52°34'56"	S 0°19'34" W	53.15
C5	31.42	60.00	30°00'00"	S 40°57'54" E	31.06
C6	78.08	60.00	74°33'31"	N 86°45'20" E	72.68
C7	89.56	60.00	85°31'11"	S 6°42'59" W	81.47
C8	62.24	100.00	35°39'33"	S 18°12'51" E	61.24

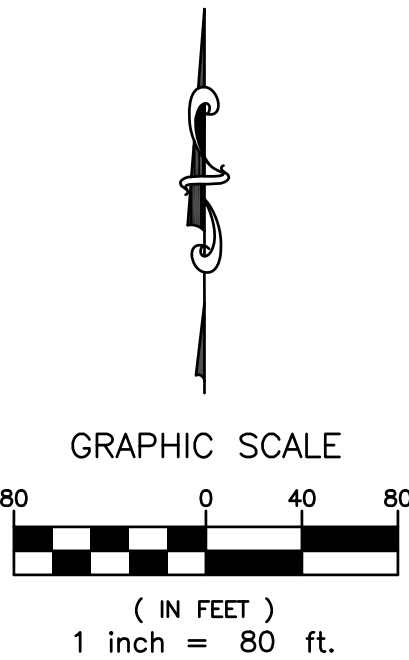
DRAINAGE EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	19.98	330.00	3°28'06"	S 6°28'09" W	19.97
C10	51.12	330.00	8°52'35"	N 61°17'49" E	51.07
C11	39.93	330.00	6°55'57"	S 53°23'33" W	39.90
C12	53.47	40.00	76°35'10"	N 59°05'23" W	49.57
C13	80.20	60.00	76°35'10"	S 59°05'23" E	74.36

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°18'50" W	51.61
L2	N 15°40'44" W	36.71
L3	N 64°12'42" W	37.45
L4	S 85°15'06" W	50.26
L5	N 53°39'16" W	122.09
L6	N 36°07'17" W	54.74
L7	N 82°37'02" E	216.50
L8	N 82°37'02" E	100.00
L9	S 7°22'58" E	80.00
L10	N 82°37'02" E	48.26
L11	S 20°47'48" E	62.27
L12	S 72°12'59" W	26.90
L13	N 49°18'50" W	41.48
L14	N 15°40'44" W	39.09
L15	N 64°12'42" W	16.51
L16	N 7°22'58" W	36.72
L17	N 82°37'02" E	67.69
L18	S 20°47'48" E	62.27



VIEW CORRIDOR/NO-BUILD AREAS:

The view corridor no-build areas depicted on lots 10, 11, 13 & 14 are view corridor preservation. No structures requiring a building permit may be placed within the no-build area but driveways, septic systems, landscaping, chicken coops, and other improvements not requiring a building permit may be located within the no-build area. View easements are private easements and are not enforced by El Paso County.



Project No.: 25133
April 29, 2026
Sheet 2 of 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

FINAL PLAT
IRON RIDGE SUBDIVISION NO. 1-FILING NO. 2

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
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Gouldt.andSurveying.com



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Marksheffel Crossing Sketch Plan

Agenda Date: August 12, 2026

Agenda Item Number: #6 - F

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S. Inc., on behalf of Rowley Ventures and RK Family Investments, for the Marksheffel Crossing Sketch Plan. The proposed development encompasses approximately 57.28 acres and is located north of the intersection of Marksheffel Road and U.S. Highway 24. The property is currently zoned I-3 (Industrial). The Sketch Plan establishes the overall development concept, including maximum residential densities and general land use categories, before more detailed plans and zoning applications are submitted during subsequent application stages such as the Preliminary Plan phase.

The current sketch plan proposes 86 dwelling units with a density of 8-10 du/ac on approximately 11.23 acres which will provide a transition from the existing single-family residential to the west. The project also includes 9.37 acres of commercial/retail, and 30.18 acres of industrial/warehouse development along Marksheffel Road. In addition, approximately 6.5 acres are designated for drainage and open space (11.35%).

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. However, staff note the Marksheffel Road Bicycle Route, located within public right-of-way, adjacent to this application which will not impact this application. The City of Colorado Springs has property north and east of the subject property and maintains city trails North, East, and South of the subject property including the Jimmy Camp Creek Trail and the E Fork Sand Creek Trail. Staff suggests the applicant contact the City of Colorado Springs to see if this application has any impact on their trail system.

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

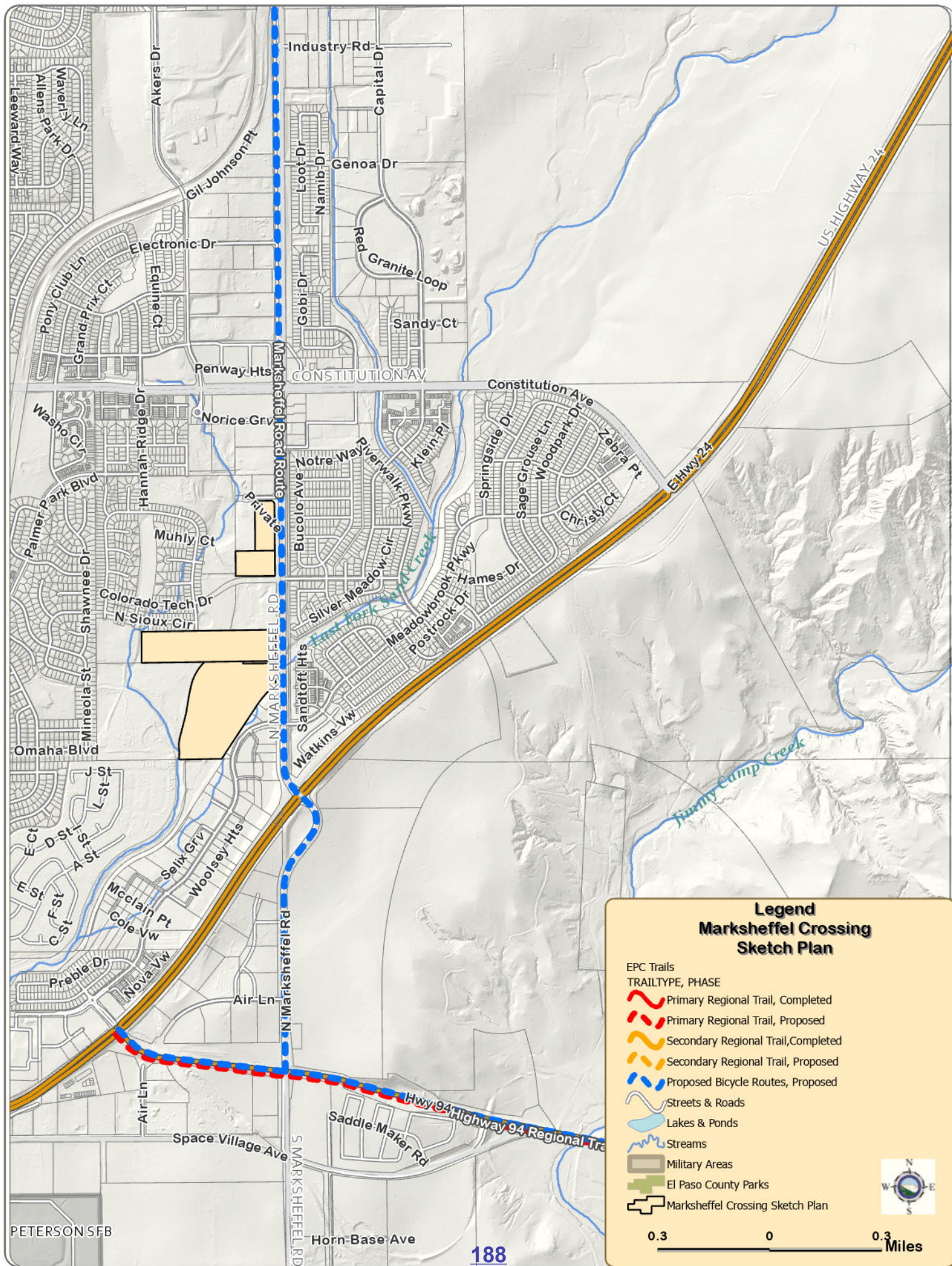
The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Additional Park land is not proposed with this Sketch Plan and the future residential development will pay fees in lieu of land dedication. There are no park fees required for the industrial and commercial uses.

El Paso County Parks staff would like to note that park fees will be calculated as the planning process moves forward through the preliminary and final plat stages. Consistent with the land

development code, this will include calculations for all residential dwelling units, as well as all industrial and commercial land uses based upon the number of established lots.

Recommended Motion (Preliminary Plan):

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Marksheffel Crossing Sketch Plan: Regional and urban park fees will be calculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized at time of the recording of the forthcoming Final Plat(s).



MARKSHEFFEL CROSSING SKETCH PLAN

LETTER OF INTENT

JUNE 2026

OWNER/ APPLICANT:

ROWLEY VENTURES LLC
4560 W 33RD STREET
DENVER, CO 80212

RK FAMILY INVESTMENTS LLC
4560 W 33RD STREET
DENVER, CO 80212

CONSULTANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073

SITE DETAILS:

TSN: 5405001004, 5405000055, 5405000033, 5405000050

ADDRESS: N MARKSHEFFEL RD, 1816 N MARKSHEFFEL RD, 7765 VENTURE ST

ACREAGE: 57.28 ACRES

CURRENT ZONING: I-3 CAD-O

CURRENT USE: LIGHT INDUSTRIAL, TRAILER AND CONEX STORAGE, VACANT

FILE #: SKP-26-XX

REQUEST

N.E.S. Inc. on behalf of Rowley Ventures LLC and RK Family Investments LLC requests approval of the Marksheffel Crossing Sketch Plan.

LOCATION AND SURROUNDING LAND USES

The 57.28-acre project site is comprised of 5 parcels and is situated along Marksheffel Rd, north of Hwy 24. The site is split by Colorado Tech Drive and two vacant parcels owned by Marksheffel Business Center LLC. The site is within the Cimarron Hills enclave of El Paso County. A portion of the East Fork of Sand Creek Tributary and an unnamed tributary run through the site in a southwesterly direction.

To the east, across Marksheffel Road, is detached single-family residential development. To the west, the site is adjacent to vacant properties with PUD, I-3, and unknown zoning. The site also abuts approximately 14 detached single-family lots within the subdivision immediately to the west. To the north and northwest are three parcels currently operating with warehouse and storage uses. To the south and southeast is an industrial and business park containing a mix of industrial and commercial uses.



PROJECT DESCRIPTION

The Marksheffel Crossing Sketch Plan is a mixed-use development including residential, commercial, and industrial uses across a 57.28-acre site. The project proposes 11.23 acres of residential development directly adjacent to existing residential development to the west; 9.37 acres of commercial/retail; and 30.18 acres of industrial/warehouse development along Marksheffel Rd. Approximately 6.5 acres are set aside for drainage and open space. The residential development is intended to allow up to 8-10 du/ac which will provide a transition from the existing single-family residential development to the west.

ACCESS AND CIRCULATION: The Sketch Plan anticipates a variety of access points due to the shape of the parcels. An existing right-in/right-out access on Marksheffel Rd from the existing industrial area will remain though improved to current standards. A secondary point of access into this industrial use area will be provided via Colorado Tech Drive and the parcels directly to the north. Public right of way, or access easement, will need to be provided by this land owner.

The residential area to the west will be accessed via an extension of Reed Grass Way from the Willshire Subdivision to the northwest.

Access to the commercial/retail area from Venture Street to the north and Colorado Tech Dr from the south will remain.

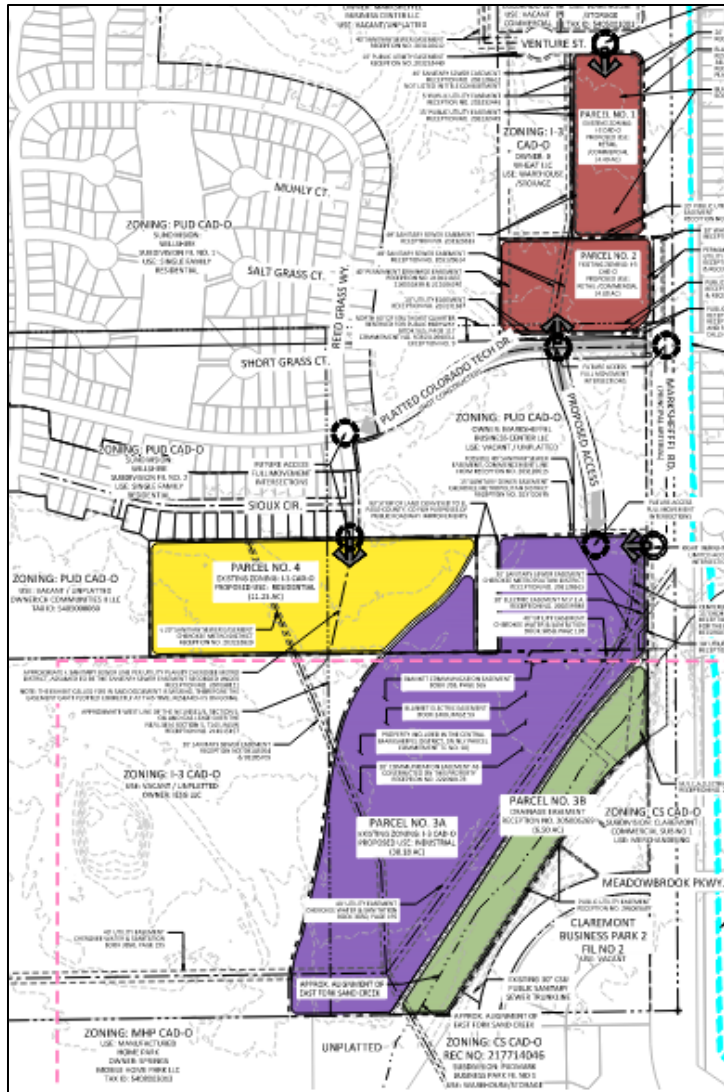
All proposed access points, including access to Marksheffel Rd will be reviewed with subsequent preliminary and site development plans.

COMPATIBILITY/TRANSITIONS: The proposed Sketch Plan is compatible with adjacent zoning and provides effective land use transitions that minimize potential impacts on surrounding development. Of the 57.28-acre site, approximately 39.55 acres currently operate with industrial uses. Of this area, 9.37 acres are proposed to transition to retail and commercial uses, which are less intense than the existing industrial operations and will provide future commercial services for surrounding residential and employment areas.

Approximately 30.18 acres are intended to remain industrial and will be redeveloped in accordance with current development standards, improving buffering, screening, and mitigation of off-site impacts. The proposed industrial and commercial development is located along Marksheffel Road, a principal arterial, and is consistent with the existing Industrial and Business Park to the south. In addition, approximately 11.23 acres adjacent to the Willshire Subdivision to the northwest are proposed for residential development. An existing drainage corridor will provide a natural internal buffer between the proposed residential and commercial areas.

COLORADO SPRINGS AIRPORT OVERLAY:

Per the recently completed Colorado Springs Airport Master Plan Update, Chapter 6, portions of the proposed site lie within the existing Airport Overlay Zone; however, impacts to future development are unknown at this time due to the conceptual nature of the Sketch Plan submittal. Residential development proposed within or near the 65 dB DNL noise contour associated with the Colorado Springs Airport (COS) is subject to additional review to evaluate compatibility with ongoing aviation



operations. Proposed residential, industrial and commercial uses within the Colorado Springs Airport (COS) Airport Overlay (AP-O) zone, and within the 65 dB DNL noise contour line, may be required to account for aviation-related noise exposure and potential associated land-use constraints. The existing Airport Overlay and FAA regulations identify the noise thresholds for various uses. Future development inside or near the 65 dB contour could require coordination with the airport and compliance with noise mitigation expectations. This may include a 30 dBA interior noise reduction for residential or office uses. However, this would not apply to warehouse/ industrial floor areas. As development proceeds beyond the sketch plan stage, compliance with the Airport Overlay Zone standards, FAA regulations, and applicable local land use procedures will further reviewed to ensure safe and compatible development.

Drainage: Development within the Marksheffel Crossing Sketch Plan Property is proposed to be urban residential, commercial, and industrial with associated curb, gutter, sidewalk and paved streets on all public and private streets and drive aisles. Overlot grading is anticipated for the majority of the development along with installation of urban utility mains and services. At all design points, where developed flows are greater than in the existing condition, detention facilities will be proposed providing an Excess Urban Runoff Volume (EURV) in the lower portion of the facility storage volume with an outlet control device.

FLOODPLAINS: Federal Emergency Management Agency, Flood Insurance Rate Map number 08041C0756G, effective date December 7, 2018, indicates the area in the vicinity of this project to be a Zone AE considered a Regulatory Floodway and an area of Special Flood Hazards.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

The site contains existing drainage features to include a sandy wash as shown within the drainage study, a constructed stormwater channel, a remnant pond, and the East Fork of Sand Creek along or near the southern portion of the property. No natural lakes or jurisdictional wetlands are present on the site. The proposed development does not propose wholesale realignment or elimination of existing drainageways. Intermittent and relatively permanent stream features will be preserved and incorporated into the site design through avoidance where practicable, appropriate setbacks, and stabilization measures. Any necessary crossings or localized impacts will be evaluated during design-level engineering and permitted in accordance with State of Colorado requirements and El Paso County Drainage Criteria Manual. Stormwater runoff will be managed through engineered drainage improvements designed to maintain existing flow patterns, protect downstream facilities, and reduce erosion.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

- Cherokee Metro District will provide water and wastewater services
- Colorado Springs Utilities (CSU) will provide natural gas service
- Mountain View Electrical Association (MVEA) will provide electric service
- Cimarron Hills Fire Protection District will provide fire protection and emergency services

- El Paso County School District 49

GEOLOGIC & SOIL HAZARDS:

The geologic hazard evaluation completed by CTL Thompson concludes that subsurface conditions at the Marksheffel Crossing Property generally consist of shallow areas of existing sandy fill underlain by natural silty to clayey sands and competent sandstone bedrock. Groundwater was encountered in several borings at depths ranging from approximately 9 to 22 feet and is expected to fluctuate seasonally; however, these conditions are considered manageable through standard drainage and foundation design practices. No geologic hazards were identified that would preclude development of the site. The report anticipates that conventional spread footing foundations bearing on natural soils or properly prepared structural fill will be feasible. Existing fill and loose soils, where encountered, can be mitigated through over-excavation and replacement with moisture-conditioned, compacted fill. Pavement support conditions are expected to be favorable with appropriate design, and effective control of surface drainage is identified as a critical element for long-term performance. Overall, the study finds the site suitable for the proposed development, subject to design-level geotechnical investigations and implementation of standard engineering and construction measures.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:

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

YOUR EL PASO MASTER PLAN

The Marksheffel Crossing Sketch Plan is partially included within the “Urban Residential” and “Employment Center” on the Placetypes Map as illustrated in the Master Plan. The primary land uses in the Urban Residential placetype include single-family detached, attached and multi-family residential. Supporting uses within the Urban Residential Placetype include mixed-use, restaurant, commercial retail, commercial service, office, parks and open space, and institutional uses.

The primary land uses in the Employment Center placetype include office, light industrial/business park, and heavy industrial. Supporting land uses include restaurant, commercial retail, and commercial service.

The proposed Sketch Plan meets the spirit and intent of the El Paso County Master Plan placetypes. The residential and commercial/retail uses are located within the Urban Residential placetype, where these uses are supported. The proposed industrial use is located within the Employment Center placetype, where industrial uses are supported.

Commercial/retail is also a supporting use in the Urban Residential placetype. As described in the Master Plan, “Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas.” The 9.04 acres planned for

commercial/retail is proposed along Marksheffel Rd, a principal arterial, on the perimeter of existing residential neighborhoods.

The project site is also identified as an Urban Residential ‘Priority Development Area.’ The Priority Development Areas chapter states, “development should be prioritized to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods.”

In the Areas of Change chapter of the County Master Plan, the Sketch Plan area is identified as a “Transition Areas.” The Plan states that, “Transition Areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.” The Marksheffel Crossing Sketch Plan will transform over 64 acres of long vacant and underutilized parcels along Marksheffel Rd in a way that is complimentary to the built-out areas surrounding the site.

The proposed mix of residential, commercial, and industrial land uses in this Sketch Plan is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” This Sketch Plan is supportive of Goal 1.1 to “ensure compatibility with established character and infrastructure capacity,” and Goal 1.3 which seeks to “encourage a range of development types to support a variety of land uses.” The proposed Sketch Plan integrates into the surrounding area by situating compatible land uses near each other and providing land use transitions between differing uses while accommodating a variety use types. Existing infrastructure and future improvements will provide the required capacity to support the planned level of development much like adjacent developments have done so in the past.

WATER MASTER PLAN

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

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

Goal 4.2 – Support the efficient use of water supplies.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 5, the Cherokee Metropolitan District Service Areas. This growth area is not projected to experience significant growth by 2040 or 2060. Region 5 has sufficient supply and existing infrastructure in the area to serve this development.

The Cherokee Metropolitan District (CMD) maintains a diversified and reliable groundwater-based water supply portfolio capable of meeting existing demands and supporting future development through full district buildout. CMD’s supplies include renewable groundwater from the Upper Black Squirrel Creek Basin, supplemental Denver Basin groundwater used strategically as a bridge and drought protection source, and dedicated non-potable irrigation systems. Total decreed water rights exceed current and projected commitments, and water use efficiency has improved significantly since 2011 due to

conservation measures and tiered rate structures. Actual water deliveries remain well below legal commitments across all customer categories, resulting in a documented operational surplus.

CMD is well positioned to serve new development within its service area, including remaining undeveloped acreage, while maintaining a long-term water supply surplus. Planned and recently completed well development projects, combined with ongoing acquisition of additional renewable water rights and implementation of a replacement plan, further strengthen system reliability and flexibility. CMD's projected surplus exceeds estimated future demands at full buildout, providing sufficient capacity for growth, redundancy during drought conditions, and potential higher-density development. Overall, the CMD water resource report affirms that adequate, sustainable water resources are available to support proposed development within CMD's service area consistent with El Paso County requirements.

TRAFFIC AND THE MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The Marksheffel Crossing Sketch Plan does not include any roadway segments identified in the 2045 MTCP. Marksheffel Road, State Highway 24, and the adjacent section of Reed Grass Way are all identified as non-county-maintained roadways.

The *Rowley Property Sketch Plan – Traffic Impact Study (March 2026)* completed by SM Rocha concludes the Traffic Impact Study concludes that the proposed Marksheffel Crossing Property Sketch Plan is anticipated to generate minimal incremental traffic impacts to the surrounding roadway network. With conservative assumptions applied, future traffic operations at study intersections are projected to be comparable to Year 2045 background conditions, indicating that site-generated traffic does not materially worsen regional congestion. The study identifies that existing and future deficiencies at key intersections, particularly along Marksheffel Road at Constitution Avenue, Colorado Tech Drive, and U.S. Highway 24, are largely attributable to regional growth. Given the sketch plan level of detail, improvements are limited to conceptual, major infrastructure needs, with refinement to occur as land uses and densities become more defined during subsequent development stages. Overall, the study finds the proposed development acceptable from a traffic operations standpoint, subject to future coordination and implementation of identified improvements.

EL PASO COUNTY PARKS MASTER PLAN

The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Additional Park land is not proposed with this Sketch Plan and the future residential development will pay fees in lieu of land dedication. There are no park fees required for the industrial and commercial uses.

PROJECT JUSTIFICATION

The Marksheffel Crossing Sketch Plan addresses the Sketch Plan Review Criteria in Chapter 7.2.1.D.1.C of the LDC as follows:

1. 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 El Paso County Master Plan as outlined above and is consistent with surrounding uses, both existing and proposed.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;

The Sketch Plan meets all technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. The Marksheffel Crossing Sketch Plan achieves this by proposing new development that is consistent with the policies of the El Paso County Master Plan in a manner that is compatible with surrounding development.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

The proposed Sketch Plan is compatible with adjacent zoning and provides effective land use transitions that minimize potential impacts on surrounding development. Of the 57.28-acre site, approximately 39.55 acres currently operate with industrial uses and will be buffered from adjacent uses by drainage or road ways. Of this area, 9.37 acres are proposed to transition to retail and commercial uses, which are less intense than the existing industrial operations and will provide future commercial services for surrounding residential and employment areas. Approximately 30.18 acres are intended to remain industrial and will be redeveloped in accordance with current development standards, improving buffering, screening, and mitigation of off-site impacts. The proposed industrial and commercial development is located along Marksheffel Road, a principal arterial, and is consistent with the existing Industrial and Business Park to the south.

In addition, approximately 11.23 acres adjacent to the Willshire Subdivision to the northwest are proposed for residential development. An existing drainage corridor will provide a natural internal buffer between the proposed residential and commercial areas.

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

Region 5 (Cherokee Metro District Service Area) of the El Paso County Water Master Plan has sufficient supply and existing infrastructure in the area to serve this development. Discussions of water quantity sufficiency and dependability of supply for this project are included in the submitted Water Feasibility Report, prepared by Cherokee Metro District.

Cherokee Metro District will be the water service provider to the property. Please see the District Boundary Descriptions and the Water Feasibility Report submitted with this application. Finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

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

The proposed Sketch Plan lies within the service area boundaries for the Cimarron Hills Fire Protection District, School District 49, CSU for natural gas, and MVEA for electric service. Letters of commitment from these service providers are included in the application. The proposed residential development will pay fees in lieu of land dedication to School District 49 and El Paso County Parks. Parks in the surrounding area are sufficient to accommodate the small number of additional units proposed with this development.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The geologic hazard evaluation completed by CTL Thompson concludes that subsurface conditions generally consist of shallow areas of existing sandy fill underlain by natural silty to clayey sands and competent sandstone bedrock. Groundwater was encountered in several borings at depths ranging from approximately 9 to 22 feet and is expected to fluctuate seasonally; however, these conditions are considered manageable through standard drainage and foundation design practices. No geologic hazards were identified that would preclude development of the site.

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

The geologic hazard evaluation completed by CTL Thompson concludes that subsurface conditions at the Marksheffel Crossing Property generally consist of shallow areas of existing sandy fill underlain by natural silty to clayey sands and competent sandstone bedrock. Groundwater was encountered in several borings at depths ranging from approximately 9 to 22 feet and is expected to fluctuate seasonally; however, these conditions are considered manageable through standard drainage and foundation design practices. No geologic hazards were identified that would preclude development of the site. The report anticipates that conventional spread footing foundations bearing on natural soils or properly prepared structural fill will be feasible.

Existing fill and loose soils, where encountered, can be mitigated through over-excavation and replacement with moisture-conditioned, compacted fill. Pavement support conditions are expected to be favorable with appropriate design, and effective control of surface drainage is identified as a critical element for long-term performance. Overall, the study finds the site suitable for the proposed development, subject to design-level geotechnical investigations and implementation of standard engineering and construction measures.

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];

There are no known mineral deposits on this site.

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

The subject property contains gently sloping terrain generally ranging from 0 to 9 percent, draining southerly through a disturbed central drainage corridor associated with the identified sandy wash

and associated stormwater conveyance features. Natural landforms on the site have been substantially modified by historic grading, utility installation, roadway construction, and adjacent urban development. Soils across the site consist primarily of well-drained sandy loams and sands that are non-hydric and highly erosive. No unique, sensitive, or irreplaceable landforms as defined by El Paso County Land Development Code Chapter 6 were identified on the property.

An office-level ecological assessment, conducted by ECOS Ecosystem Services, in 2025 identified no wetlands meeting the criteria of the Clean Water Act or regulated by the State of Colorado. However, the existing sandy wash, the constructed stormwater channel, and the East Fork of Sand Creek are considered intermittent to relatively permanent streams and may constitute jurisdictional waters pursuant to federal and state regulations. These aquatic features represent localized development constraints requiring appropriate setbacks, avoidance where practicable, and potential permitting if impacts are proposed. Riparian vegetation on the site is limited, fragmented, and largely associated with disturbed channel margins. These areas may be enhanced or stabilized through standard mitigation measures including erosion control, channel stabilization, and revegetation consistent with County drainage and stormwater standards.

No threatened or endangered species habitat, critical wildlife habitat areas, or protected natural resources were identified that would prohibit or preclude development of the property. With compliance to applicable El Paso County Land Development Code standards, Clean Water Act permitting requirements, and implementation of customary mitigation measures, the site is considered suitable for development.

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

The Marksheffel Crossing Sketch Plan lies within the Cimarron Hills Fire Protection District. A will serve letter from the Fire Department is provided. The closest fire station is Cimarron Hills Fire Station 1 at 1885 Peterson Rd. This station is 2 miles from the site (4-minute drive). Fire hydrants will be included and will be identified as part of future Site Development Plans.

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

The proposed subdivision is appropriate for the site and will be further designed to address and mitigate identified constraints related to topography, soils, geologic hazards, environmental resources, floodplain conditions, airport overlays, and utilities. Site topography is generally gentle and suitable for development, with drainageways incorporated through grading, setbacks, and stormwater management. Subsurface conditions consist of sandy soils with low to non-expansive characteristics; shallow groundwater, erosion potential, and areas of undocumented fill will be addressed through design-level geotechnical investigations and standard mitigation measures.

An environmental review confirmed the absence of jurisdictional wetlands, critical wildlife habitat, or protected natural resources that would preclude development. Intermittent drainage features and the East Fork of Sand Creek represent manageable constraints and will be accommodated through avoidance where practicable, stabilization, and permitting as required. Floodplain areas, where present, will be addressed in compliance with FEMA mapping and El Paso County drainage standards.

The property is served by Cherokee Metropolitan District, which has demonstrated adequate and sustainable water supply capacity to serve the proposed development.

Portions of the site are located within the Colorado Springs Airport Overlay (AP-O) zone and near the 65 dB DNL noise contour; future development will comply with Airport Overlay Zone standards, FAA regulations, and applicable noise mitigation requirements. Overall, the subdivision design demonstrates compliance with the El Paso County Land Development Code and appropriately mitigates all identified site constraints.

P:\RK Family Investments\Rowley Sketch Plan\Admin\Submittals\Sketch Plan\1st Submittal\Rowley Project Statment 6.22.26.docx

MARKSHEFFEL CROSSING

EL PASO COUNTY

SKETCH PLAN

GENERAL NOTES

- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN, AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED WITH FUTURE SUBMITTALS.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.FOR RESIDENTIAL USE AREAS SCHOOL AND PARKS FEES WILL BE PAID IN LIEU OF LAND DEDICATION. THERE ARE NO SCHOOL OR PARKS FEES REQUIRED FOR COMMERCIAL OR INDUSTRIAL USES.
- A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
- THERE IS NO PROPOSED PHASING AS THE DIFFERENT LAND USE AREAS MAY BE DEVELOPED INDEPENDENTLY OF ONE ANOTHER AND ARE NOT RELIANT UPON SUBSEQUENT DEVELOPMENT FOR UTILITIES OR ROADWAY IMPROVEMENTS.
- A MAXIMUM OF 86 DWELLING UNITS ARE ALLOWED WITHIN THE MARKSHEFFEL CROSSING SKETCH PLAN.
- ALL PUBLIC STREETS SHALL BE DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS OR TO ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE OWNED AND MAINTAINED BY THE COUNTY.THE FOLLOWING SERVICE PROVIDERS SHALL SERVICES THIS PROJECT
WATER/WASTEWATER: CHEROKEE METROPOLITAN DISTRICT
GAS: COLORADO SPRINGS UTILITIES
ELECTRIC: MOUNTAIN VIEW ELECTRICAL ASSOCIATION
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH FUTURE SUBDIVISION PLATS. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217089667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

GEOHAZARD NOTES

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL | THOMPSON, INC. DATED MAY 11, 2026, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (EROSION AND EXPANSIVE BEDROCK). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ OR WITHIN THE SUBDIVISION FILE OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT TEAM. CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT TEAM, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

CTL | THOMPSON, INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

FEMA NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0752G AND 08041C0756G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THAT AREAS IN THE VICINITY OF THESE PARCELS OF LAND TO BE ZONES AE AND AO (AREAS DETERMINED TO BE WITHIN A 100-YEAR YEAR FLOODPLAIN)

SITE DATA

TAX SCHEDULE NUMBER :	5405000033, 5405000049, 5405000050, 5405000055, 5405001004
TOTAL AREA:	57.28 AC
DRAINAGE BASIN:	SAND CREEK FOFO4000
CURRENT ZONES:	LIMITED INDUSTRIAL (I-2) HEAVY INDUSTRIAL (I-3) COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-O)
PROPOSED USE:	RETAIL / COMMERCIAL RESIDENTIAL INDUSTRIAL OPEN SPACE / DRAINAGE

LAND USE TABLE

PARCEL	SIZE	PROPOSED USE	NET UNITS	PROPOSED BLDG SF	MAX. BLDG HEIGHT
1	4.49 AC	RETAIL / COMMERCIAL	--	55,000 SF	45'
2	4.88 AC	RETAIL / COMMERCIAL	--	55,000 SF	45'
3A	30.18 AC	INDUSTRIAL	--	440,000 SF	45'
3B	6.50 AC	OPEN / DRAINAGE	--	--	--
4	11.23 AC	RESIDENTIAL	86 DU	--	45'

LEGAL DESCRIPTION

LOT 3 AS PLATTED MARKSHEFFEL BUSINESS CENTER FILING NO. 1 RECORDED OCTOBER 3, 2003 UNDER RECEPTION NUMBER 203232449 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

THE ABOVE LOT AS SURVEYED HAS AN AREA OF 195,419 SQUARE FEET (4.486 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TOGETHER WITH

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 SE1/4 NE1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWO:

BEGINNING AT A NO. 4 REBAR WITH ILLEGIBLE AND BROKEN 1-INCH DIAMETER YELLOW CAP AT THE NORTHWEST CORNER OF SAID S1/2 SE1/4 SE1/4 NE1/4, AS SHOWN ON THE LAND SURVEY PLAT RECORDED OCTOBER 3, 2011 UNDER DEPOSIT NO. 211900077 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, FROM WHICH A NO. 4 REBAR WITH 1-INCH DIAMETER BLUE CAP STAMPED "RMLS 19625" BEARS NORTH 00°22'36" WEST A DISTANCE OF 785.00 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 89°05'36" EAST ON THE NORTHERLY LINE OF SAID S1/2 SE1/4 SE1/4 NE1/4, A DISTANCE OF 586.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED PARCEL NO. 01 RECORDED OCTOBER 3 2011 UNDER RECEPTION NUMBER 211096238 OF SAID RECORDS;

THENCE SOUTH 00°23'34" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 327.31 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 5;

THENCE SOUTH 89°07'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2011 UNDER RECEPTION NUMBER 211096236 OF SAID RECORDS;

THENCE SOUTH 00°24'45" EAST ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 40.01 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°35'59" WEST ONT THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 555.99 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°24'11" WEST ON THE WEST LINE OF SAID TRACT OF LAND AND THE WEST LINE OF SAID S1/2 SE1/4 SE1/4 NE1/4, A DISTANCE OF 362.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 212,679 SQUARE FEET (4.882 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TOGETHER WITH

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 OF SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT A 3-1/2-INCH ALUMINUM CAP STAMPED BY LS 22103 AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, FROM WHICH A 3-1/4-INCH ALUMINUM CAP STAMPED BY PLS 30829 AT THE NORTH ONE-QUARTER OF SAID SECTION 5 BEARS NORTH 00°23'39" WEST A DISTANCE OF 5234.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN:

THENCE NORTH 00°23'39" WEST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1374.53 FEET (1374.42 FEET OF RECORD) TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 AND IN WARRANTY DEED RECORDED JANUARY 20, 2006 UNDER RECEPTION NUMBER 206009136 OF SAID RECORDS;

THENCE NORTH 89°07'48" EAST ON THE NORTHERLY LINE OF SAID PARCELS OF LAND, A DISTANCE OF 643.69 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777;

THENCE NORTH 00°24'45" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, ON THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 441.85 FEET (441.91 FEET OF RECORD) TO THE NORTHWEST CORNER THEREOF BEING AN ANGLE CORNER IN THE SOUTHERLY LINE OF LOT 39 PLATTED IN WILSHIRE SUBDIVISION FILING NO. 2A RECORDED MARCH 16, 2015 UNDER RECEPTION NUMBER 215713599 AND AMENDED BY AFFIDAVITS RECORDED APRIL 10, 2015 UNDER RECEPTION NUMBER 215034501 AND RECORDED MAY 13, 2015 UNDER RECEPTION NUMBER 215047438, ALL OF SAID RECORDS;

THENCE NORTH 89°07'48" EAST ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID WILSHIRE SUBDIVISION FILING NO. 2A, A DISTANCE OF 1896.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2005 UNDER RECEPTION NUMBER 205205951 OF SAID RECORDS;

THENCE SOUTH 00°24'45" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 17, 2005 UNDER RECEPTION NUMBER 205023100 OF SAID RECORDS, A DISTANCE OF 782.91 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 37°21'14" EAST;

THENCE ON THE COMMON LINE BETWEEN THE PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 AND CLAREMONT

COMMERCIAL SUBDIVISION NO. 1 RECORDED SEPTEMBER 2, 2015 UNDER RECEPTION NUMBER 215713672 OF SAID RECORDS, ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°15'46", HAVING A RADIUS OF 1132.18 FEET FOR AN ARC DISTANCE OF 380.64 FEET;

THENCE SOUTH 33°23'00" WEST ON SAID COMMON LINE, A DISTANCE OF 921.20 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°09'50" WEST ON SAID SOUTH LINE A DISTANCE OF 603.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JANUARY 20, 2006 UNDER RECEPTION NUMBER 206009136;

THENCE ON THE EASTERLY AND NORTHEASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING EIGHTEEN COURSES:

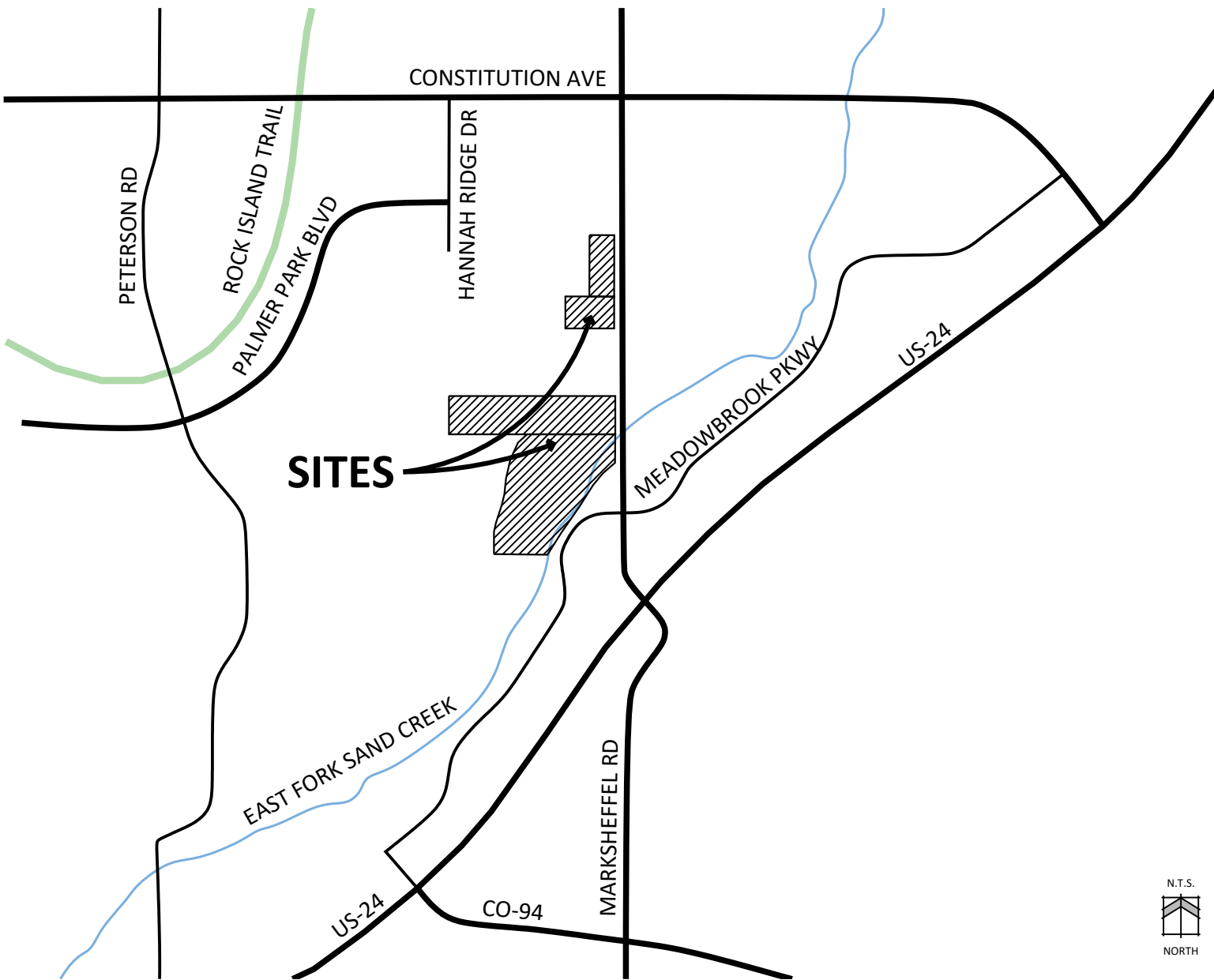
- THENCE NORTH 00°08'35" WEST A DISTANCE OF 117.38 FEET (117.63 FEET OF RECORD) TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 89°23'56" EAST;
- THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°42'45", HAVING A RADIUS OF 482.95 FEET FOR AN ARC DISTANCE OF 199.87 FEET;
- THENCE NORTH 12°43'04" EAST A DISTANCE OF 341.70 FEET;
- THENCE NORTH 07°00'16" EAST A DISTANCE OF 94.42 FEET;
- THENCE NORTH 07°27'40" EAST A DISTANCE OF 91.84 FEET;
- THENCE NORTH 08°13'56" EAST A DISTANCE OF 78.64 FEET;
- THENCE NORTH 09°25'59" EAST A DISTANCE OF 67.31 FEET;
- THENCE NORTH 11°11'17" EAST A DISTANCE OF 57.87 FEET;
- THENCE NORTH 13°35'26" EAST A DISTANCE OF 50.41 FEET;
- THENCE NORTH 16°37'52" EAST A DISTANCE OF 45.04 FEET;
- THENCE NORTH 20°06'48" EAST A DISTANCE OF 41.87 FEET;
- THENCE NORTH 23°41'04" EAST A DISTANCE OF 40.58 FEET;
- THENCE NORTH 27°13'33" EAST A DISTANCE OF 39.76 FEET;
- THENCE NORTH 30°44'37" EAST A DISTANCE OF 39.03 FEET;
- THENCE NORTH 34°13'35" EAST A DISTANCE OF 38.39 FEET;
- THENCE NORTH 37°39'53" EAST A DISTANCE OF 37.82 FEET;
- THENCE NORTH 41°03'08" EAST A DISTANCE OF 37.32 FEET;
- THENCE NORTH 44°23'05" EAST A DISTANCE OF 32.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 89°07'48" WEST ON THE COMMON LINE BETWEEN SAID PARCEL OF LAND AND SAID PARCEL A DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777, A DISTANCE OF 889.74 FEET TO THE POINT OF BEGINNING.

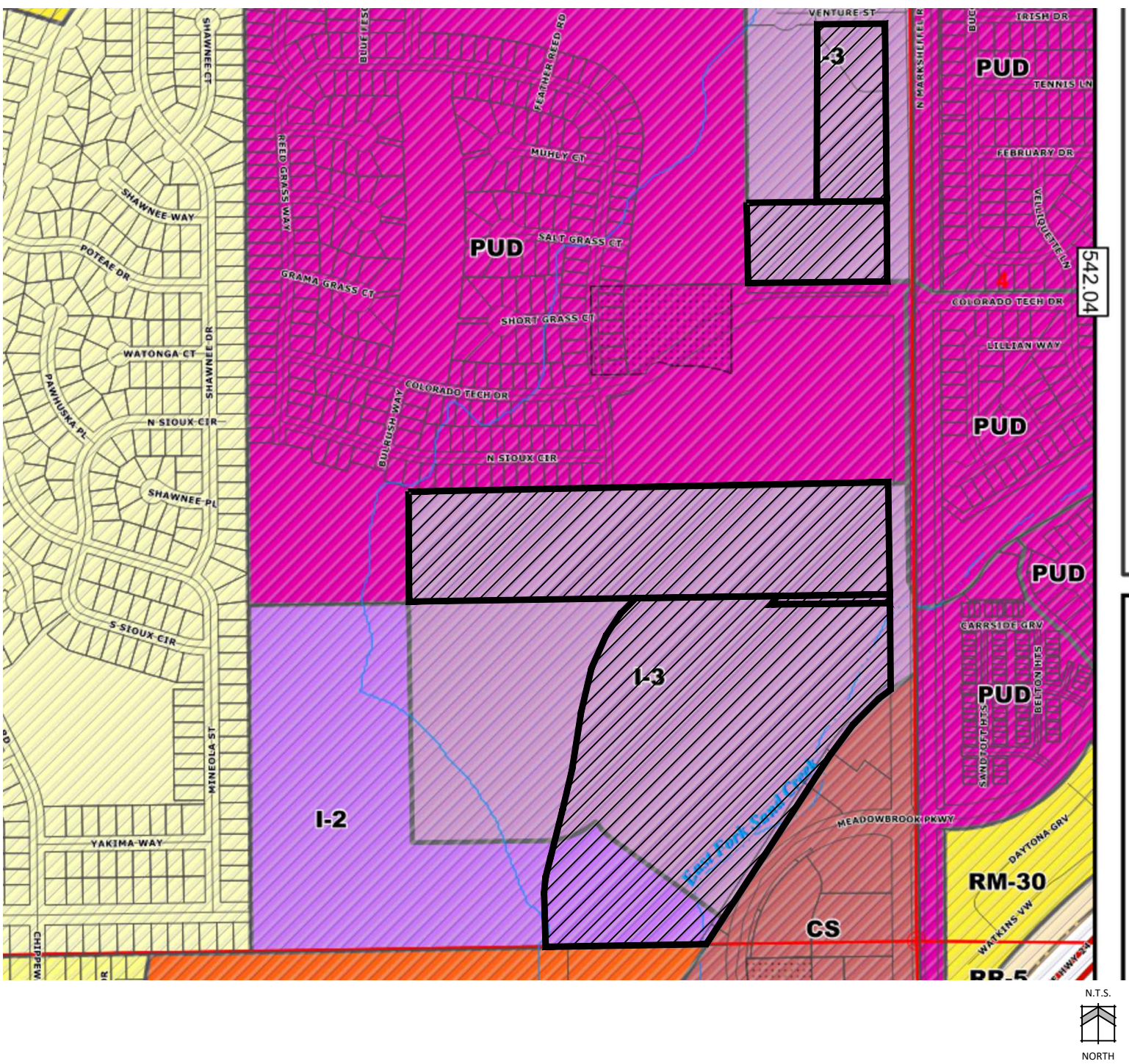
EXCEPTING THEREFROM A STRIP OF LAND EIGHTY (80.00) FEET IN WIDTH CONVEYED TO EL PASO COUNTY, COLORADO FOR PUBLIC ROADWAY PURPOSES BY DEED RECORDED JULY 12, 1989 IN BOOK 5648 AT PAGE 434 OF SAID RECORDS.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 2,086,932 SQUARE FEET (47.909 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

VICINITY MAP



SURROUNDING ZONING MAP



PROJECT TEAM

OWNERS:	RK FAMILY INVESTMENTS, LLC. 4560 W. 33RD AVE. DENVER, CO 80212	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
	ROWLEY VENTURES LLC 7765 VENTURE ST. COLORADO SPRINGS, CO 80951	CIVIL:	CLASSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719-) 785-0790

SHEET INDEX

NUMBER	SHEET DESCRIPTION
1	COVER
2	ADJACENT LAND OWNERS
3	SKETCH PLAN
4	HAZARDS AND CONSTRAINTS



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

MARKSHEFFEL CROSSING SKETCH PLAN

PROJECT INFO

DATE: 06/15/2026
PROJECT MGR: J. ALWINE
PREPARED BY: A. NETTER

STAMP

SKETCH PLAN

ISSUE INFO

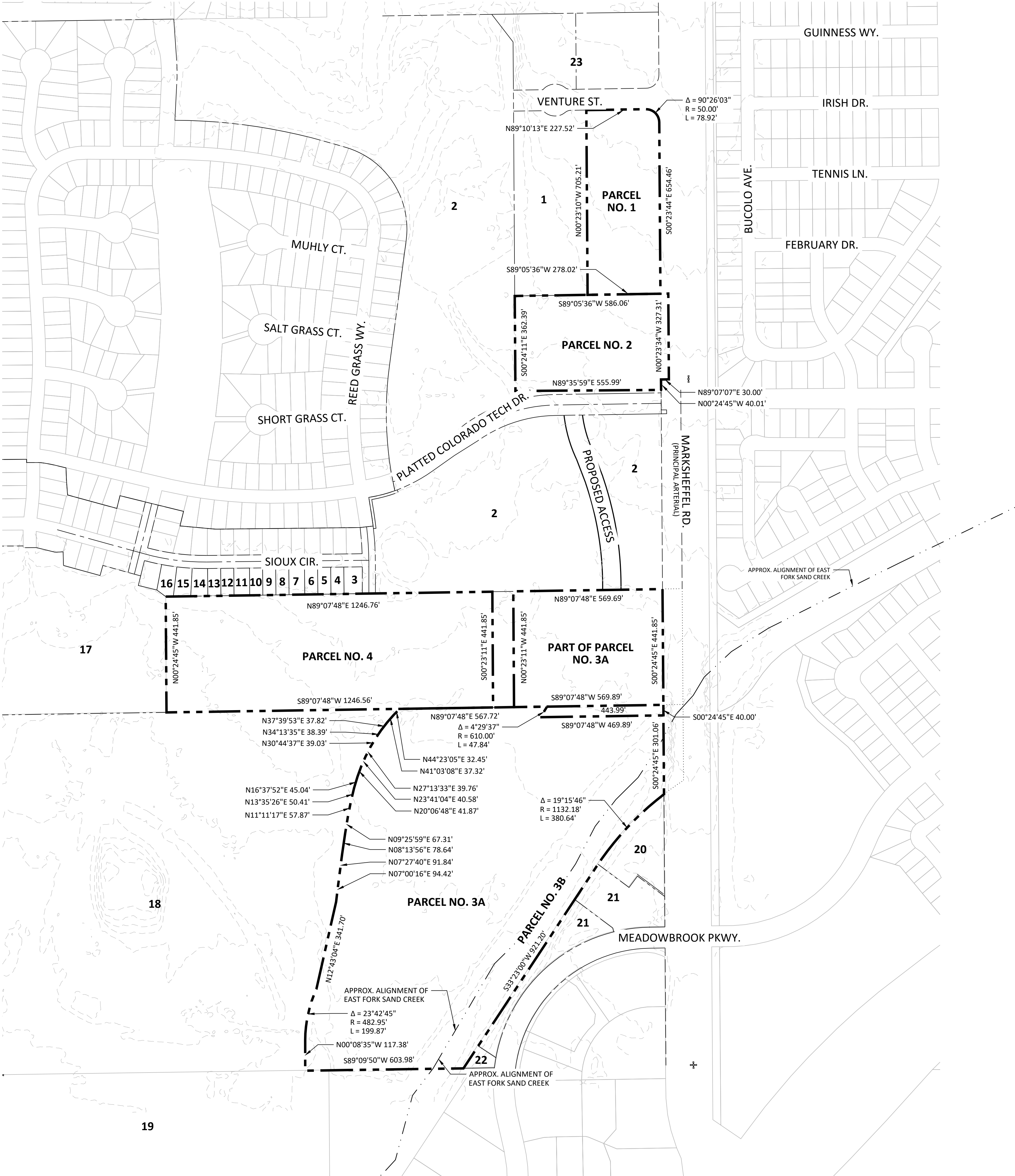
DATE: BY: DESCRIPTION:

ISSUE / REVISION

COVER SHEET

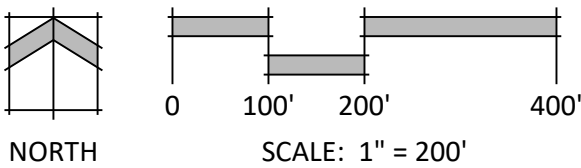
1
1 OF 4

PLAN FILE #



ADJACENT PROPERTY OWNERS

PROPERTY ID	OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP
1	B WHEAT LLC	7715 VENTURE ST	COLORADO SPRINGS, CO 80951
2	MARKSHEFFEL BUSINESS CENTER LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
3	SCHOENFELD DILLON SCHOENFELD BRITTANY	7677 SIOUX CIR	COLORADO SPRINGS, CO 80915
4	BLOCKED BY REQUEST	BLOCKED BY REQUEST	BLOCKED BY REQUEST
5	ADEROUJ IDRIS	7653 N SIOUX CIR	COLORADO SPRINGS, CO 80915
6	HUMPHREY CARL G HUMPHREY MAYA	7641 N SIOUX CIR	COLORADO SPRINGS, CO 80915
7	ZAMORA CARRIE ZAMORA ROBERT J	7629 N SIOUX CIR	COLORADO SPRINGS, CO 80915
8	BURKS ROSALYN SALINA TUCKER DALLAS M	7617 N SIOUX CIR	COLORADO SPRINGS, CO 80915
9	COUSAR MICHAEL L COUSAR MONICA L	7605 N SIOUX CIR	COLORADO SPRINGS, CO 80915
10	BALL ARTHUR R JR	7593 N SIOUX CIR	COLORADO SPRINGS, CO 80915
11	TAPIA DOMINICK L	7581 N SIOUX CIR	COLORADO SPRINGS, CO 80915
12	ROBERTSON TERENCE CORDELL ROBERTSON CHRISTINE DOWELL	7569 N SIOUX CIR	COLORADO SPRINGS, CO 80915
13	ESPARZA JOSE G MATRAVERS JESSICA	7557 N SIOUX CIR	COLORADO SPRINGS, CO 80915
14	CUTHBERTSON WESTLEY JOE CUTHBERTSON AMANDA ROSE	7545 N SIOUX CIR	COLORADO SPRINGS, CO 80915
15	PHILLIPS ABRANDA M	7533 N SIOUX CIR	COLORADO SPRINGS, CO 80915
16	GORE COLIN A	7521 N SIOUX CIR	COLORADO SPRINGS, CO 80915
17	CH COMMUNITIES II LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
18	IESG LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
19	SPRINGS MOBILE HOME PARK LLC	8350 E RAINTREE DR STE 220	SCOTTSDALE, AZ 85260
20	LAND FIRST INC C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW	COLORADO SPRINGS, CO 80921
21	MALLERY LLC	7575 PINERY CIR	COLORADO SPRINGS, CO 80908
22	CASE INTERNATIONAL COMPANY	119 N WAHSATCH AVE	COLORADO SPRINGS, CO 80903
23	RBNB VENTURE LLC	210 SAINT PAUL ST APT 204	DENVER, CO 80206



N.E.S. Inc.
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Fax 719.471.0267

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MARKSHEFFEL
CROSSING
SKETCH
PLAN

DATE: 06/15/2026
PROJECT MGR: J. ALWINE
PREPARED BY: A. NETTER

SKETCH PLAN

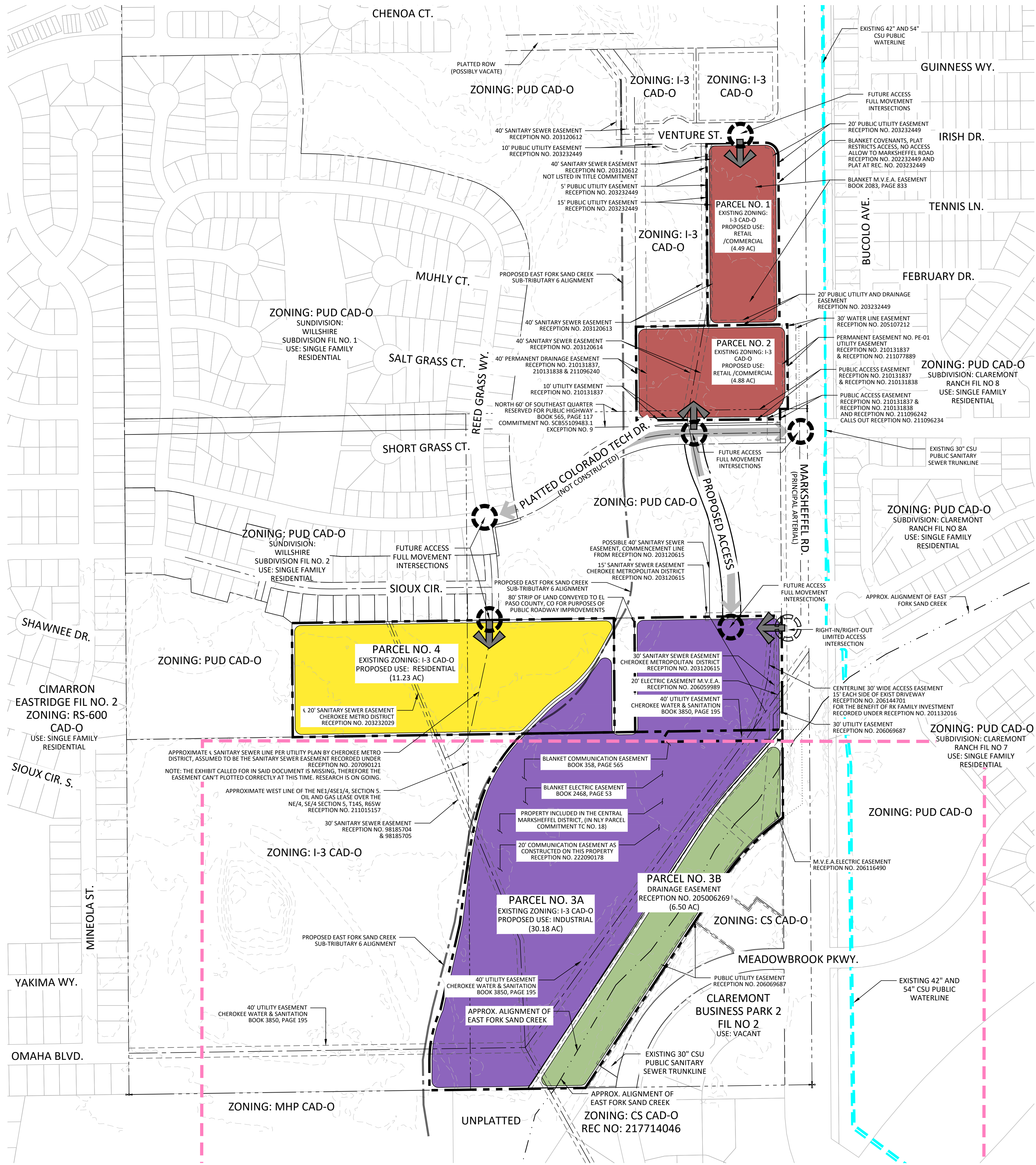
DATE: BY: DESCRIPTION:

PARCEL MAP

2

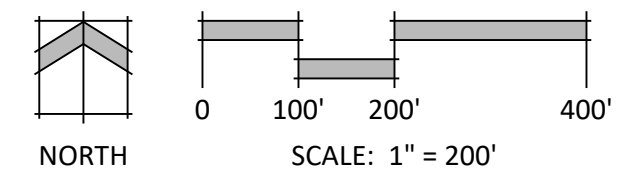
2 OF 4

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LINE TYPE LEGEND

	UTILITIES
	ROWLEY PROPERTY LINE
	EASEMENTS
	FULL MOVEMENT INTERSECTION
	RIGHT-IN/RIGHT-OUT INTERSECTION
	ACCESS POINT
	PROPOSED RETAIL / COMMERCIAL
	PROPOSED RESIDENTIAL
	PROPOSED INDUSTRIAL
	DRAINAGE AREA
	AIRPORT PROTECTION ZONE (APZ) 2



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MARKSHEFFEL CROSSING SKETCH PLAN

DATE: 06/15/2026
PROJECT MGR: J. ALWINE
PREPARED BY: A. NETTER

SKETCH PLAN

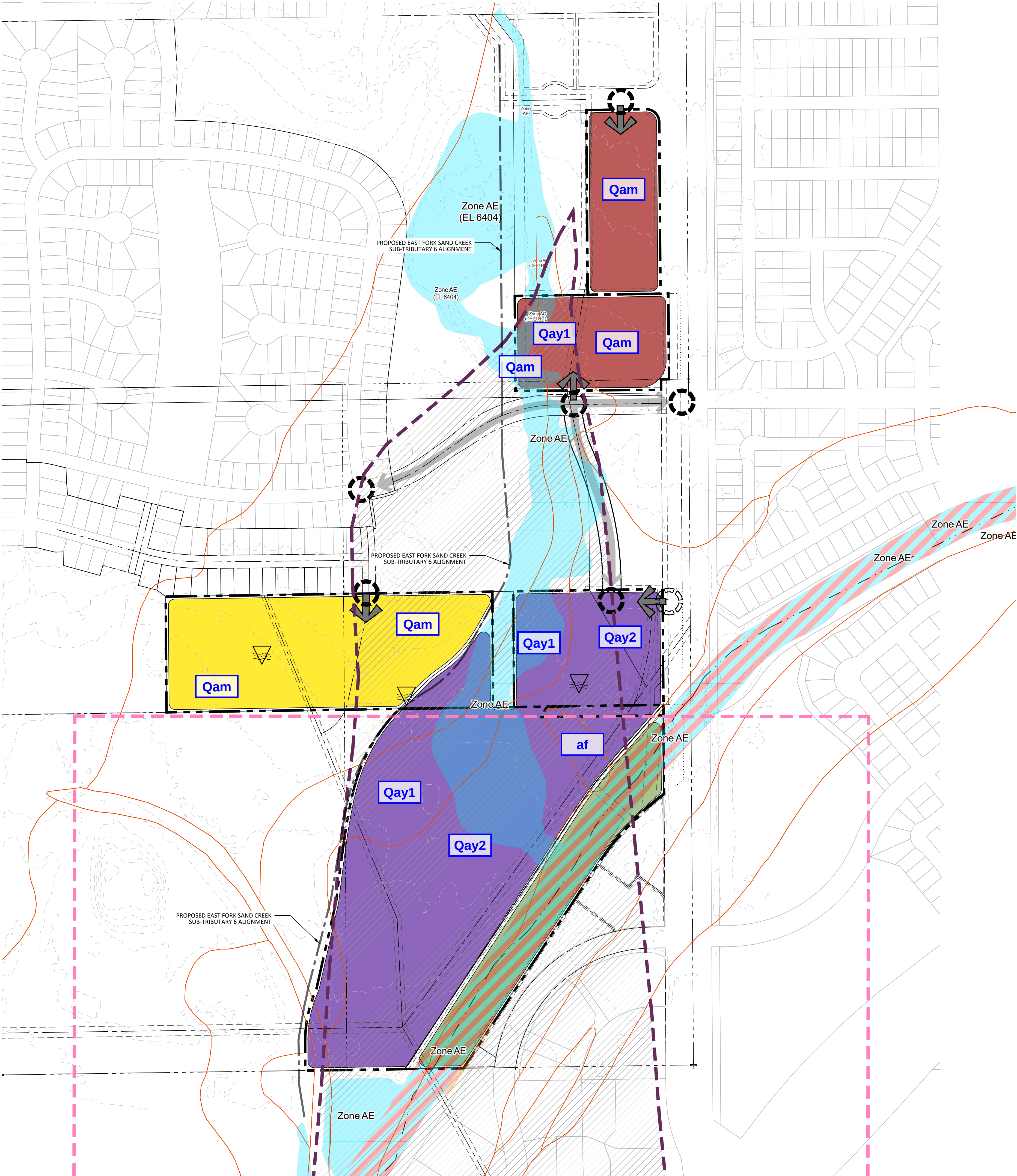
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SKETCH PLAN

3

3 OF 4

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LINE TYPE LEGEND

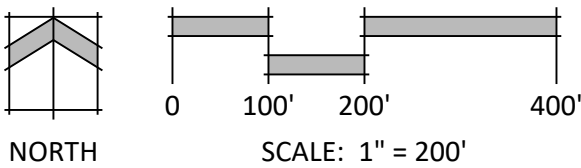
- ROWLEY PROPERTY LINE
- FULL MOVEMENT INTERSECTION
- RIGHT-IN / RIGHT-OUT INTERSECTION
- ACCESS POINT
- PROPOSED RETAIL / COMMERCIAL
- PROPOSED RESIDENTIAL
- PROPOSED INDUSTRIAL
- OPEN SPACE / DRAINAGE AREA
- GEOLOGICAL UNIT AREAS
- COS AIRPORT NOISE CONTOUR (65 dB)
- AIRPORT PROTECTION ZONE (APZ) 2
- AREAS WITH SHALLOW GROUNDWATER

GEOLOGIC SOIL AREA NOTES

- Qam** ALLUVIAL DEPOSITS. SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. MIDDLE ALLUVIUM (LATE PLEISTOCENE) - POORLY SORTED SAND AND SUBORDINATE AMOUNTS OF GRAVEL. LIGHT BROWNISH-GRAY, PALE BROWN, LIGHT YELLOWISH-BROWN, AND GRAYISH-BROWN. ESTIMATED THICKNESS IS 20 TO 50 FEET.
- Qay1** ALLUVIAL DEPOSITS. SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. YOUNG ALLUVIUM ONE (LATE HOLOCENE). UNIT EXISTS ON NARROW FLOOD PLAINS AND FLOORS OF STREAM CHANNELS. LIGHT BROWNISH-GRAY, GRAYISH-BROWN, AND DARK GRAYISH-BROWN, POORLY SORTED SAND, SILTY SAND, AND MINOR PEBBLE GRAVEL. ESTIMATED TO BE 2 TO 8 FEET THICK.
- Qay2** ALLUVIAL DEPOSITS. SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. YOUNG ALLUVIUM TWO (LATE TO MIDDLE HOLOCENE). SIMILAR TO Qay1. EXPECT THAT IT INCLUDES SEVERAL THIN BEDS AND LENSES OF DARK GRAYISH-BROWN TO VERY DARK GRAYISH-BROWN SEDIMENT. ESTIMATED THICKNESS TO BE 10 TO 20 FEET.
- af** ARTIFICIAL FILL

FEMA FLOODPLAIN ANALYSIS NOTE

PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOODPLAIN. MAPPING OF THE 100-YEAR FLOODPLAIN, INCLUDING ZONES AE AND AO MAPPING IN THE FEMA PANELS, HAVE A 1% CHANCE OF BEING SUBJECT TO INUNDATION ANNUALLY.



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MARKSHEFFEL
CROSSING
SKETCH
PLAN

DATE: 06/15/2026
PROJECT MGR: J. ALWINE
PREPARED BY: A. NETTER

SKETCH PLAN

DATE: BY: DESCRIPTION:

HAZARDS AND
CONSTRAINTS

4

4 OF 4

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	Construction
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	Bid
Kyle Melvin	Homestead Ranch Regional Park Trail Improvements	Phase III trail improvements	Objective 1 - Infrastructure	Construction
Kyle Melvin	Park Pavilion Repair & Painting – Phase 1	Repair and paint park pavilions in Bear Creek Regional Park	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Restroom Improvements	Clean, seal, epoxy restroom floors	Objective 1 - Infrastructure	Contract Award
Adam Baker	Falcon Regional Park Dog Park Improvements	Install gravel and picnic tables in existing shade structure	Objective 1 - Infrastructure	Complete
Jamie Haas	Fountain Creek Nature Center Landscape Improvements	Install new irrigation and landscape	Objective 1 - Infrastructure	Complete
Jamie Haas	Fountain Creek Regional Park Improvements	Replace wood fence around Duckwood trailhead parking lot	Objective 1 - Infrastructure	Complete
Scott Myers	Fox Run Regional Park Irrigation Controllers	Relocate irrigation controllers from basements of Pine Meadows and Oak Meadows restrooms	Objective 1 - Infrastructure	In-Progress
Scott Myers	Playground Rules Signs	Install / Update playground rules signs at all County playgrounds	Objective 4 - Health and Safety	Complete
Adam Robertson	Pikes Peak Center Landscape Bed Renovation	Convert two existing landscape beds from wood mulch to gravel	Objective 1 - Infrastructure	Complete
Adam Robertson	Bear Creek Regional Park Landscape Improvements	Renovate the north landscape bed at the intersection of 21st Street and Argus	Objective 1 - Infrastructure	In-Progress
Ben Dumakowski	Fox Run Regional Park Signage Improvements	Update and consolidate Stella Road entrance signage	Objective 1 - Infrastructure	Complete
Ben Dumakowski	Fox Run Regional Park Dog Park Improvements	Install double gates for utility vehicle access	Objective 1 - Infrastructure	Complete

2026 ACTION PLAN

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	Contract Signed
Ashlyn Mathy	Land Development Code Update	Participating in Land Development Code Update	Objective 1 - Infrastructure	In Progress
Jason Meyer	FEMA Project- Falcon & Fountain Creek Trail	Advance FEMA funded projects at Falcon Regional Park and Fountain Creek Regional Trail	Objective 1 - Infrastructure	Scoping
Jason Meyer	FEMA Project- Hanson Trailhead	Select concept and advance design of Hanson Trailhead	Objective 1 - Infrastructure	Design
Jason Meyer	Ute Pass Regional Trail Phase 2	Construction between Winnemucca Road and US 24	Objective 1 - Infrastructure	Project Kickoff 2/5
Jason Meyer	Bear Creek Regional Park Sport Courts	Renovate the Tennis courts, add pickleball courts, Replace the Archery Range, and expand the parking lot	Objective 1 - Infrastructure	Procurement
Ross Williams	Fountain Creek Regional Park Well Replacement & Pond	Well replacement, pond dredging, lining, new irrigation, sidewalks	Objective 1 - Infrastructure	Scoping
Ross Williams	Pineries Open Space Phase 2	Construction of equestrian parking lot	Objective 1 - Infrastructure	Scoping
Ashlyn Mathy	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Procurement
Ashlyn Mathy	Trail Counter Program	Install automated trail counters in six regional parks	Objective 1 - Infrastructure	In Progress
Ross Williams	Willow Springs Ponds Rehabilitation	Research water rights, start concept plan	Objective 1 - Infrastructure	Scoping
Ross Williams	Paint Mines Formation Protection	Installation of fencing, barriers, wayfinding, and trail improvements	Objective 1 - Infrastructure	Scoping
Ross Williams	E-Bike Policy Update	Update E-Bike Policy	Objective 1 – Service Quality	In Progress
Ashlyn Mathy	Fountain Creek Regional Trail at Southmoor Drive	Enhancements to the Fountain Creek Regional Trail at Southmoor Drive	Objective 1 - Infrastructure	In Progress
Jason Meyer	Ring the Peak Trail	Ring the Peak Trail Development	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.	Objective 2: Respond to Growing Community	23%
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	Objective 1: Infrastructure	Completed
Jessica Miller	Wayfinding Signs at FCNC	Design and install wayfinding signs on trails surrounding FCNC.	Objective 1 & 3: Infrastructure & Health & Safety	Current inventory completed.
Victoria Dinkel	Tiger Salamander Exhibit	Research, design, and install a permanent public exhibit of the Tiger Salamander.	Objective 2: Respond to Growing Community	Materials received: working with Facilities for instillation.
Kylee Taylor	50 th Anniversary	Work to plan, coordinate, and execute a year-long celebration of Bear Creek Nature Center's 50 th Anniversary.	Objective 2: Respond to Growing Community	In progress: main event on August 22.
Mary Jo Lewis	Bear Creek Exhibit	Coordinate the design, creation, and installation of A Closer Peek at Bear Creek: new exhibit.	Objective 2: Respond to Growing Community	Working on Phase 4: Fabrication & Production
Skyle Bogle	Fair Printed Material	Adjust Digital and Print communications timelines to allow for detailed review and editing across all communication channels.	Objective 2: Respond to Growing Community	On Target: working with Communications
Skye Bogle	Fair Website Updates	Streamline fair website to create a user-friendly experience and increase accessibility.	Objective 2: Respond to Growing Community	Completed
Theresa Odello	Recreation Registration Software	Assist with ease of participant registration by rolling out a new registration module, to include staff training and implementation.	Objective 2: Respond to Growing Community	Second training set for June 11

PARKS DEPARTMENT							
July 2026 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2026				2025	2024
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	167,421	\$ 12,579		\$ 166,059	\$ 175,420
County Fair / Fairgrounds		\$ 301,000	\$ 273,630	\$ 27,370		\$ 148,850	\$ 302,368
Total		\$ 481,000	\$ 441,051	\$ 39,949		\$ 314,909	\$ 477,788
<u>Fundraising Revenue</u>		2026	2026			2025	2024
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 116,000	\$ (36,000)		\$ 109,500	\$ 112,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 85,000	\$ (40,000)		\$ 65,000	\$ 62,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 116,633	\$ (106,633)		\$ 55,072	\$ 38,800
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,822	\$ 18,178		\$ 11,863	\$ 5,805
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 70,000	\$ 80,000
Total		\$ 200,000	\$ 394,455	\$ (194,455)		\$ 311,435	\$ 299,605
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>		2026	2026	2025	2025	2024	2024
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>
January	1	1000	N/A	10	1626	10	1072
February	11	877	N/A	11	893	15	898
March	59	2436	N/A	86	2997	15	292
April	381	10619	4.86	325	10789	278	7613
May	537	18209	4.53	482	17943	491	16030
June	608	19605	4.85	614	20885	635	23181
July	431	16144	4.91	579	19616	579	20387
August							
September							
October							
November							
December							
Total	2028	68890	4.78	2107	74749	2023	69473

<u>Parks Facility Reservations</u>		2026	2026	2025	2025	2024	2024	
July		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
<u>Bear Creek Regional Park</u>								
Archery Lanes				72	144	48	192	
Athletic Fields		46	2140	42	2010	51	2775	
Pavilions		94	4199	109	5443	134	6384	
Trails		1	400	1	150	1	400	
Vendor		1	4			8	22	
Tennis Courts						2	8	
Pickleball Courts		62	261	13	94	34	258	
<u>Black Forest Regional Park</u>								
Athletic Fields		2	200	1	60	20	800	
Pavilions		25	957	30	1160	25	1037	
Vendor								
Tennis Courts / Pickleball Courts		8	32	23	89	10	35	
<u>Falcon Regional Park</u>								
Baseball Fields		22	704	45	1800	42	960	
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields		2	120	8	600	1	75	
Pavilions		39	2122	46	1970	33	1587	
Trails								
Disc Golf Course		1	50					
Vendor				2	5			
<u>Fox Run Regional Park</u>								
Athletic Fields		16	480	17	510	20	580	
Gazebo		70	3175			3	300	
Warming Hut						1	10	
Pavilions				87	3870	70	3212	
Vendor				1	2	1	2	
Trails		1	60	1	60	1	50	
<u>Homestead Ranch Regional Park</u>								
Pavilions		32	394	62	705	62	744	
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		2	410	1	400	1	800	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail		1	400	1	400	2	100	
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		6	36	8	83	4	16	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		431	16144	579	19616	579	20387	

		2026	2026	2026	2025	2025	2024	2024
<u>Fairgrounds Facility Reservations</u>								
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		48	1,393	n/a	40	1745	17	385
February		26	865	n/a	24	1165	19	770
March		17	798	n/a	18	1225	22	1000
April		32	1375	n/a	15	1360	26	6873
May		51	2684	n/a	20	1572	26	4657
June		48	1653	n/a	29	733	50	6639
July		26	199	n/a	18	890	8	415
August								
September								
October								
November								
December								
Total		248	8,967	N/A	164	8,690	168	20,739
<u>Fairgrounds Facility Reservations</u>		2026	2026	2025	2025			
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lion's Club Meeting		1	50	1	20			
Jr. Livestock Committee Meeting		1	20	1	50			
4-H Hitch'N'Post Meeting		1	20	1	20			
4-H Club Meeting		1	20	1	30			
<u>Grand Stands Building</u>		5	15	1	5			
Rental - Fire Prarie Salsa (S. Kitchen)		8	32	1	125			
Rental - Garza Catering (S. Kitchen)		8	40					
Rental - Paradise Cafe (N. Kitchen)								
<u>Poultry Barn</u>								
<u>Grounds & Stable</u>				3	300			
<u>Livestock Arena</u>								
Open Ride		1	2	4	40			
<u>Whittemore - Fairgrounds</u>								
<u>Small Animal Barn</u>				2	100			
<u>Arena</u>				3	200			
Month Total Fair Facility Reservations		26	199	18	890			

Vandalism Report								
Incident	Date	Location	Area	Cost				
Graffiti removal, repainting	1/6/2026	Crew Gulch Tunnel	South District	\$500				
Graffiti removal, repainting	1/7/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	1/13/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	1/21/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	Reacurring issue	Fontaine Tunnel	South District	\$1,000				
Graffiti removal, repainting	Reacurring issue	Crews Gulch Tunnel	South District	\$1,750				
Carving, Graffiti removal on trees	2/16/2026	Willow Springs Park	South District	\$250				
			Total	\$5,000				
Volunteerism		2026		2025		2024		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		149	717	131	779	167	827	
February		118	570	149	813	272	1,259	
March		184	855	168	995	234	1,009	
April		395	1,318	187	1,123	421	1,724	
May		391	1,830	288	1,852	607	2,617	
June		393	2,005	525	4,490	669	2,831	
July		386	2,525	470	3,269	628	5,290	
August								
September								
October								
November								
December								
Totals		2016	9,820	1918	13,321	2998	15,557	
		2026						
July		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		5	169					
Fairgrounds Corporation		4	24					
Fair and Events Center		95	706					
Friends of the Nature Centers		43	739					
Adopt-A-Park / Trail / Volunteer Projects		239	887					
Total		386	2,525					
Programming		2026	2026	2026	2025	2025	2024	2024
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		43	1134	4.99	41	846	48	1434
February		49	1424	4.98	39	1032	49	1995
March		83	2772	4.97	95	2626	79	3920
April		164	13396	4.98	177	14160	172	4379
May		123	6409	4.97	183	10024	170	6313
June		90	8825	4.99	113	4655	98	8080
July		94	33201	4.97	147	34866	87	33789
August								
September								
October								
November								
December								
Totals	800 / 21,000	646	67161	4.98	795	68209	703	59910

		2026	2026	2026				
July	Facility	Programs	Attendance	Evaluation				
Archery Camp	BCRP	6	75	4.80				
Awesome Arthropods	FCNC	13	173					
Nature Adventures: Cicadas in Concert	FCNC	2	50	4.90				
2s & 3s Outdoors: Beaver the Builder	FCNC	2	60					
Firefly Night Hike	FCNC	3	60					
Nature Camp: Wild Child Adventures	FCNC	5	150	5.00				
Nature Camp: Cattail Kids	FCNC	5	150	5.00				
Birthday Party: Nature Detectives	FCNC	1	24					
Birthday Party: Big Bugs	FCNC	1	24					
Birthday Party: Walk the Wetlands	FCNC	1	20					
Mile High Bug Club Moth Night	FCNC	1	35					
Program Room Rental	FCNC	1	25					
Group Visit: Adult Care Group	FCNC	2	22					
Group Visit: PPSC	FCNC	2	16					
Group Visit: CMZ Teens	FCNC	1	12					
Group Visit: New Horizons	FCNC	1	33					
FEPCNC Staff & Volunteer Events	FCNC	3	40					
Trailability Program	BCNC & FCNC	9	24					
Nature Camp: powerful pollinators	BCNC	5	150	5.00				
Birthday Reservations	BCNC	3	50					
Nature Explorers: Happy Herps	BCNC	2	31	5.00				
Aspen Bonsai Workshop	BCNC	1	12					
Nature Camp: Bird is the word	BCNC	5	150	5.00				
The Buzz on Bumblebees	BCNC	1	8					
CPW Bear Wise	BCNC	1	100					
Room Rental	BCNC	1	20					
Little Wonders: Going on a bear hunt	BCNC	2	37	5.00				
Kids Night Out: summer Fun	BCNC	1	14					
Group Visit: Dragon Fly	BCNC	1	12					
Group Visit: Capstone Advantage	BCNC	1	12					
Group Visit: Special kids special families	BCNC	1	12					
Group Visit: Rise up	BCNC	1	29					
Incredible Insects	BCNC	1	30	5.00				
El Paso County Fair	FEC	8	31541					
TOTALS		94	33201	4.97				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	786	821	0	0				
February	1030	1124	0	94				
March	1709	1495	0	0				
April	913	1175	911	0				
May	1757	1576	1721	239				
June	3151	1962	1210	2899				
July	2719	1841	1975	2548				
August								
September								
October								
November								
December								
Totals	12065	9994	5817	5780				

ADMINISTRATIVE SERVICES

MONTHLY REPORT - July 2026

General Updates:

1. Facility rentals have generated \$167,421, which is 93% of our annual \$180,000 revenue goal.

Special Events: June/July

1. Staff and Park Security was excited to work with a Denver based drone show provider to bring a drone show to life for this year's Pikes Peak or Bust Rodeo. The drones took off from the employee parking lot at Bear Creek Regional Park which was the perfect display area for the America 250 / Colorado 150 drone series. The same provider also agreed to bring the show to the El Paso County Fair to provide a safer option for the cancelled firework show.
2. The Kit Carson Riding Club hosted its annual *Trail Versatility Challenge* at the Bear Creek Regional Park Equestrian Skills Course. Participants mastered new obstacles and sharpened essential trail-riding skills, boosting confidence for both horses and riders. Established in 1942, the Kit Carson Riding Club is the oldest active riding club in Colorado.
3. The Widefield Community Park's disc golf course was the venue for a disc golf tournament as part of the Rocky Mountain State Games. The Rocky Mountain State Games is Colorado's largest annual multi-sport festival held at premier venues throughout the Pikes Peak region.
4. Several fundraiser running events were held throughout our trail systems to include the *4th of July Fun Run* with 1,000 participants running the New Santa Fe Regional Trail, Ducks Unlimited using the Section 16 for their fundraiser event and Mad Moose Events holding their international *Pikes Peak Ultra* running event on the west trail system of Bear Creek Regional Park.
5. Several companies included bounce houses and food trucks in their event throughout the County Park system. Several day camps also kicked off in the month of July.
6. Eleven commercial photography permits for engagement and astro photography have been issued for the Paint Mines Interpretive Park.

COMMUNITY OUTREACH

MONTHLY REPORT – JULY 2026

El Paso County Fair: United We Celebrate – July 11 -18

Building on the strong momentum of previous years, the 2026 El Paso County Fair continued to strengthen its partnership program. More than 45 local businesses and organizations invested in the Fair's success, including four new partners. Together, they contributed \$116,000 in cash sponsorships and more than \$150,000 in in-kind support.

The continued growth of our sponsorship program is reflected in the strength of these relationships. More than half of our partners committed to multi-year agreements, and sponsor retention exceeded 90%. These results demonstrate the lasting value of our partnerships and the confidence our sponsors have in supporting the El Paso County Fair year after year.

Bear Creek Nature Center: August 22

Mark your calendar for Bear Creek Nature Center's 50th Anniversary "Bear-thday" Celebration on Saturday, August 22, from 10:00 a.m. to 2:00 p.m.!

Be sure to register for the free Living History Walk and visit ElPasoCo.com/bcnc50 to view your official invitation, explore the day's activities, and discover all the exciting ways we're celebrating 50 years of connecting our community with nature.

2025 Creek Week Cleanup: September 26th - October 4th

The Fountain Creek Watershed needs your help!

Trash and debris often find their way into our creeks and waterways, clogging drainage systems, harming wildlife, impacting water quality, and diminishing the beauty of our natural spaces.

Join the largest watershed-wide cleanup in Colorado and help make a lasting difference. During Creek Week, volunteers remove litter from creeks, trails, parks, and open spaces throughout the watershed. Individuals, families, clubs, schools, neighborhoods, businesses, and community groups are all encouraged to form a Creek Crew and get involved.

Get outside, give back, and help protect the places we all enjoy—for our community and for everyone living downstream.

For more information, go to www.fountain-crk.org.

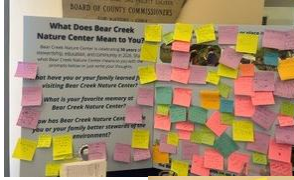
RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT – JULY 2026

Programs & Special Events:

- In partnership with Hardy Bonsai, Bear Creek Nature Center hosted an **Aspens Bonsai class** on July 18th. Participants learned about the art of bonsai, how to prune and wire their new aspen tree, and took it home with them! Connecting this mindful and nurturing art form with native species of plants was a new program that brought new attendees to both the Nature Center and the Hardy Bonsai business. Bear Creek Nature Center values these partnerships, which enable us to expand our mission-aligned program offerings while also attracting a new audience to the nature centers and County Parks. 
- Archery Camp** wrapped up in July after serving 65 children across five sessions at the Bear Creek Regional Park Archery Range. In partnership with Archery School of the Rockies, the camps provided youth with hands-on instruction in archery safety, shooting technique, range rules, and skill development in a supportive outdoor recreation setting. Participant feedback was very positive, with an overall satisfaction score of 4.8 out of 5. The strong participation and high satisfaction reflect continued community interest in youth archery opportunities and the value of structured outdoor recreation programming.
- Fountain Creek Nature Center looks over a wetland, special for many reasons, including being a home to lighting bugs, or fireflies! This July we hosted three of our annual **Firefly Night Hikes** to offer more people the chance to spot a firefly and to better gauge what time of summer they like. Guests learned the science behind this special bug, made a cute glow-in-the-dark craft, and discovered what habitat to find them in and how to protect them. 
- Fountain Creek Nature Center hosted the Mile High Bug Club for a **Moth Night!** Armed with white sheets, bright lights, and cameras, over thirty people were able to see the bugs that only come out at night, including many that staff had never seen before! A few ten-lined June beetles were natural stars, and a mantid fly was a cool find. Moths ranged in size and color; one was as small as a spec and another was fluffy white. Swarms of caddisflies and mayflies appeared, not surprising with all the surrounding water they need for their larval stages. Bug-lovers of all ages were present, including some very knowledgeable kids! 

Outreach Events and Other Items:

- One of the various ways El Paso County's Bear Creek Nature Center has commemorated its 50th Anniversary this year is with a nature center display that highlights the history of Bear Creek Nature Center and invites visitors to share, either with a simple post-it note, or a longer form, **what Bear Creek Nature Center means to them**. These comments demonstrate the positive impacts Bear Creek has had, and continues to have, on our community over the course of five decades. Some quotes include, *"This place has been like a second home and the staff like family. I've been going here for many years and will always be back."* – Jade Swartz, Teen Volunteer. *"This place and the people who staff it are pure magic! CO Springs is so fortunate to have the 2 nature centers."* 

- Fountain Creek Nature Center said thank you to our part-time Nature Interpreter of over six years, Andy Talley. After many years with the Nature Centers, and decades as a career-long environmental educator, **Mr. Andy has retired.** The Nature Centers have been extremely lucky to have him on our team. Beyond his vast knowledge of wildlife, his unique skill set includes storytelling, music, Native American culture, and even a Santa-stand-in! We will miss his creative and meaningful programing. Don't worry, he'll be back as a Volunteer!



El Paso County Fair:

- Bear Creek and Fountain Creek Nature Centers staff members** participated in the El Paso County Fair, hosting a nature center information and activity booth daily. Over the course of the week, staff engaged with almost 900 visitors to the table, who learned more about El Paso County Parks and Nature Centers and engaged in fun, hands-on activities and crafts. Staff also provided support for other Fair events including auto races, rodeo and Sensory Day.
- Staffing the **El Paso County Fair gates** was the primary **Recreation Services** project in July, supporting daily operations and guest access throughout the eight-day event. A team of 12 Gate Attendants, along with one Paint Mines Interpretive Staff member, worked approximately 700 combined hours to staff the three public gates at the fairgrounds. Their work supported ticketing and getting an accurate count of fair attendance, which is vitally important to the success of the event.
- The **121st El Paso County Fair** celebrated this year's theme, "**United We Celebrate,**" honoring the 250th anniversary of the United States and Colorado's 150th anniversary. Throughout the fair, we welcomed more than 31,000 guests to the fairgrounds, where they enjoyed free daily entertainment, 4-H programming, ticketed events, a variety of vendors and sponsors, and an outstanding selection of food trucks. This year also marked the launch of our Fair Ambassador Program, which brought together employees from County departments to staff the information booth and enhance the guest experience. Friday's highlights included the Auto Races and a spectacular drone show that illuminated the night sky, creating a memorable experience for attendees. We concluded the fair on Saturday with two longstanding traditions, the Junior Livestock Sale and the Demolition Derby, bringing the El Paso County Fair to a successful close.





Special Events and Program Calendar

August 13 - September 9, 2026

Date	Day of Week	Program	Location	Target Audience	Notes*
August 13	Thursday	2s & 3s Outdoors: Snake, Rattle & Roll!	Fountain Creek Nature Center	Children ages 2-3 with a caregiver	9-10:15am, \$3/person
August 14	Friday	2s & 3s Outdoors: Snake, Rattle & Roll!	Fountain Creek Nature Center	Children ages 2-3 with a caregiver	9-10:15am, \$3/person
August 15	Saturday	Intermediate Plein Air with soft pastels	Bear Creek Nature Center	18+ only	12-4pm, \$55/person, supplies provided
August 15	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	10-11:30am, \$5/person
August 15	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
August 15	Saturday	Freaky Flora	Fountain Creek Nature Center	Best for ages 10+	1-3pm, \$5/person
August 26	Wednesday	Little Wonders: Creek Livin'	Bear Creek Nature Center	Children ages 2-3 with a caregiver	9-10:15am, 1-2:15pm, \$3/person
August 22	Saturday	Bearthday Party: Bear Creek 50th	Bear Creek Nature Center	All Ages	10-2pm, Free
September 4	Friday	Nature Adventures: Mushroom Power-Up	Fountain Creek Nature Center	Children ages 3-6 with a caregiver	9-10:30am, \$3/person
September 4	Friday	Nature Adventures: Mushroom Power-Up	Fountain Creek Nature Center	Children ages 3-6 with a caregiver	9-10:30am, \$3/person
September 5	Saturday	Monarch Magic	Fountain Creek Nature Center	Best for ages 5+	10-11:30am, \$5/person
September 5	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com

* Nature Center Members may receive an additional discount

PARK PLANNING & PARK OPERATIONS DIVISIONS

MONTHLY REPORT – JULY 2026

Bear Creek Regional Park Sports Courts – This project will revitalize a popular area of the park by addressing critical needs and improving public amenities. Of the four existing tennis courts, two are closed and the remaining two are in disrepair; these will be replaced with six new pickleball courts and two new tennis courts. The archery range will be refurbished within its current configuration, while the parking lot will be expanded and paved to improve access. Additionally, the plaza area will be upgraded with new site furnishings, creating a more welcoming and functional space for visitors. 75% design plans were delivered in May, and construction estimating is due in June. Once estimates are received and approved by the County, the plans will be submitted for permitting and regulatory review. Construction is anticipated to start late July.

Fountain Creek Regional Park Pond and Paving – The Duckwood pond serves as the main irrigation source for Fountain Creek Regional Park and is in need of improvement due to its age. The surrounding sidewalks are also in need of assessment to ensure compliance with ADA standards. This project will start with a design phase to look at the pond and surrounding area, then proceed with a construction phase. This project will assess the pond liner, well pump, shoreline, and surrounding pathways in 2026.

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 2025. The RFP for construction was advertised and responses received in August 2025. Project was awarded to Timberline Building Systems. Construction began in October 2025. The project has made significant progress due to our mild winter with anticipated completion by late July 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 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 in late 2025. The team has chosen a preferred concept and is working towards a preliminary design. Once the preliminary design is completed a presentation will be given to the Park Advisory Board.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan (2022) identified the need to improve the condition of trails and site drainage. Since then, trail improvements have been completed in phases. Phase two was completed September 2025. The third, and final phase of trail improvements include grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park. The third phase has been awarded to Timberline Building Systems with project construction beginning August 2026.

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. The Woodlake Trail repairs were completed in August 2025. Repairs at Falcon Regional Park are scheduled for July. Repairs to the Fountain Creek Regional Trail are on hold pending completion of a Colorado Springs Utilities powerline replacement project.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, over 4,800 linear feet of new post and dowel fencing was installed within the park in 2025. The next planned improvement includes construction of low-profile post and chain fencing along the trails within the formations themselves. The fencing will be designed and installed to ensure the trails are demarked while limiting visual impacts to the formations. This project is currently navigating various funding resources for Phase II implementation in the spring of 2027.

Pineries Open Space – The Pineries Open Space Phase II Improvements Project includes development of an equestrian parking lot near the outbuildings at the main trailhead as outlined in the Pineries Open Space Master Plan. The current parking lot will be converted to accommodate standard vehicle parking only. Supporting site furnishings and necessary utilities will also be installed. If funding allows, improvements to the outbuildings will be completed to support maintenance operations. The Phase II Construction Document Update is under contract with Wilson and Company and progressing towards completion in August 2026, while the project team is currently working on Phase II construction funding for the spring of 2027.

Ute Pass Regional Trail – El Paso County was previously awarded three federal grants between 2019-2022 to fund design and construction of a 1.5-mile segment of the Ute Pass Regional Trail from Winnemucca Road to Hwy 24. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting, regulatory approvals, and coordination with several agencies was completed in 2025. AA Construction was selected to construct the trail in 2026. Vegetation removal was completed in March, Construction of the concrete trail was started on April 20th and will continue throughout the year.

Black Forest Section 16 Trailhead Parking Lot Expansion- This project involves the expansion of an equestrian parking lot, including the addition of equine amenities, gates, and signage. State Land Board approval for the parking lot expansion has been obtained. Facilities Contracting was awarded a contract to complete the civil work this summer. A separate scope of work for the fencing portion is being developed by staff.

Trail Counter Program (2026) – As part of a new trail counter program, six trail counters have been purchased and installed across all districts by Parks Operations staff. Planning staff provided a presentation to the Park Advisory Board in February. As of August 1st, 2027, the counters have totaled over 300,000 trips.

Development Application Reviews – Staff reviewed 5 development applications for endorsement at the August 2026 meeting and provided 15+ internal administrative comments for applications reviewed during June and July 2026.

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 and Matrix Design Group to perform a comprehensive inventory and condition assessment of the entire regional park system. This project was launched in February with completion by the end of year. A presentation was provided to the Park Advisory Board in March. The project team finalized data schema organization in May. Data collection will begin in June.

Fountain Creek Watershed 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 – The Park Planning Division has been awarded a \$140,000 Community Development Block Grant to pave in concrete approximately 775 feet of the Crews Gulch Regional Trail from the Widefield Park primary entrance at Drury Lane to Bella Vista Lane. The project will take place in spring 2027. The Parks Department has also been awarded a \$200,000 grant from Lyda Hill Philanthropies for the Paint Mines Interpretive Park Stewardship & Access Enhancement Project, and furthermore, the Planning staff has begun the application process for a \$400,000 grant from Great Outdoors Colorado (GOCO) to supplement the same project. Lastly, the Park Planning and Community Outreach Divisions have been working closely with Scheels to secure a \$250,000 grant for 2027 implementation of the Pineries Open Space Phase II Improvement Project.

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 and creekbank stabilization opportunities. These projects include the Vollmer and Shoup Road Roundabout Design, North Calhan Highway Expansion Design, Vollmer and Burgess Road Roundabout, Stapleton Road and East Highway 24 Intersection Improvements, Judge Orr Road and East Highway 24 Roundabout Design, Fountain Creek and Highway 85 Bridge Replacement, Colorado Springs Utilities Midway to Kelker Powerline Replacement, Colorado Springs Utilities North Monument Creek Interceptor, Colorado Springs Utilities Stratmoor Valley Creekbank Stabilization, Colorado Springs Utilities Carson Bridge Creekbank Stabilization, 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 July. Irrigation audits and repairs, required on-line EPC training courses, playground inspections, irrigated turf mowing and trimming operations, vegetation management, landscape bed maintenance, trail maintenance, El Paso County Fair assistance, and daily illegal camping checks were priorities during the reporting period.

The Central team continue their bi-weekly monitoring visits to Rainbow Falls Historic Site to check for trash, graffiti, and Flash Cam responsiveness. During this reporting period, staff completed trimming operations and vegetation management at the site.

Staff completed two visits to the Ute Pass Regional Trail during the reporting period to inspect for trail erosion and trash accumulation. Trash collection, corridor clearing and vegetation management were also completed during these visits.

The Downtown team's priorities during the reporting period included irrigation audits and repairs, vegetation management, irrigated turf mowing and trimming operations, and landscape bed maintenance.

Downtown staff are in the process of renovating multiple overgrown landscape beds on the south side of the EPC Courthouse. Staff will be removing all existing plant material, adding boulders, rock mulch, and new plant material. This renovation will provide a cleaner look to the area and help the team manage these beds more efficiently.

A task order has been submitted for a tree replacement project on the Vermijo corridor, adjacent to the EPC Courthouse. Twenty-one Accolade Elms, four hot wing Tartarian Maples, and six Greenspire Lindens will be added to the existing landscape area, replacing the original honey locusts that did not fare well in that environment. We hope to have this project completed in the next reporting period, allowing for the new trees to acclimate and harden before the winter season.

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

The East District team's primary focus this month was final preparations event operation support for the El Paso County Fair. The Fair was once again a success, with very few significant issues during the eight-day event. We appreciate the support provided by the other park districts through staffing and

equipment resources. This event would not be possible without exceptional teamwork and collaboration across our division.

Following the County Fair our team focused on restoring the grounds, preparing facilities for rental activities, and returning operations to normal. The Fairgrounds are now fully prepared to support regularly scheduled events.

Construction of the new Fairgrounds storage building was completed, including all punch list items, prior to the Fair. The building was immediately put into service for event storage, and the team plans to install shelving and organize the permanent storage layout this fall.

The Parks team assisted with Fair preparations and provided staff support throughout the event. With the Fair concluded, the team has shifted its focus back to park operations and is catching up on routine maintenance that was deferred during Fair preparations.

The final phase of trail construction at Homestead Ranch Regional Park is underway. The contractor has begun staging materials and started work on the switchback section of the trail. Staff will continue coordinating closely with the contractor to complete the project by the end of the summer.

The Homestead Ranch Regional Park restroom renovation project has been awarded, and staff are coordinating the construction schedule with the contractor. Due to the County Fair and contractor availability, work is tentatively scheduled to begin in August. We look forward to completing both projects this year and continuing to enhance Homestead Ranch Regional Park.

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 staff has been working diligently this month to keep all irrigation systems operating properly. We have been conducting weekly irrigation audits to keep ahead of all required repairs and upgrades. The high temperatures and infrequent rainfall this summer have made it a top priority. The growth regulator, fertilizer, and soil amendment applications have helped our parks stay healthy this season.

The lake and gazebo renovation project at Fox Run Regional Park is near completion! The ADA parking, sidewalks, ribbon curb, and upgrading lighting are finished. The irrigation system and creek recirculation pump have also been installed. Gutters and new exterior paint were also completed on the Warming Hut. The landscape upgrades are nearly finished including seeding, landscape beds, and lake edge plantings. The new pavilion area is an impressive upgrade and will be a very popular area within County Parks. We are excited to open the area to the public and we are confident that it has been worth the wait.

Our team recently assisted in hosting the El Paso County Fair. The crew supported the east district staff and took pride in helping put on another successful fair. The east district does a great job of setting everyone up for success during this large event. Nice job!

We have also filled the vacant Park Maintenance Technician III position this reporting period. Brian Rizzo has been selected as our new PMT III. He has a wide variety of experiences in this field, and we are excited to have him on our team.

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

Management Summary: The south district team has experienced a significant reduction in full-time and part-time staff during the July reporting period. Our primary focus has been providing operational support for the County Fair, maintaining high customer service standards for reserved facilities, and sustaining maintenance standards.

Additional efforts were made to assess, prioritize, and complete repairs to the irrigation system in Fountain Creek Regional Park. Our goal is to maximize watering efficiency during this period of drought and limited well production.

Crews also completed extensive trail apron mowing, corridor pruning, and weed management operations along several miles of regional trails. Efforts were extended into trailheads, parking lots, and drainage infrastructure.

The team successfully hosted several large events to include a disc golf tournament at Widefield Community Park, a County Commissioner social event, and multiple large-scale sports events.