

PARK ADVISORY BOARD

Meeting Agenda

Wednesday, September 9, 2026, at 1:30 p.m.
Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Creek Week Summary	Alli Schuch	Information
B. Section 16 Parking Lot Project Update	Ashlyn Mathy	Information
C. El Paso County Fair Review	Janna Tidwell	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. Falcon Reserve Final Plat	Ashlyn Mathy	Endorsement
B. Timbers of Black Forest Subdivision	Ashlyn Mathy	Endorsement
C. Trinity Ranch Preliminary Plan	Ashlyn Mathy	Endorsement
D. Schmidt PUDSP	Ashlyn Mathy	Endorsement
7. Information / Action Items		
N/A		

	<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the August 12, 2026
El Paso County Park Advisory Board Meeting
Fountain Creek Nature Center
320 Pepper Grass Lane, Fountain, CO 80817*

Members Present:

Vincent Prins, Vice Chair
Janna Blanter, 3rd Vice Chair
Jane Newman, Secretary
Bryan Williams
Andrew Dwyer
Abriana Cuvelier

Staff Present:

Janna Tidwell, Executive Director
Sabine Carter, Administrative Coordinator
Ross Williams, Senior Park Planner
Ashlyn Mathy, Park Planner
Theresa Odello, Division Manager – Rec. & Cultural Services
Mary Jo Lewis, Bear Creek Nature Center Supervisor
Kylee, Taylor, Interpretive Program Specialist

Absent: Thomas Lachocki, John Wallace, Jill Sevits

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Vincent Prins, Vice Chair. The Vice Chair recessed the meeting at 1:32 pm since a quorum was not established. Meeting called back to order by Vice Chair Vincent Prins at 1:45pm after a quorum was established.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Bryan Williams seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Jane Newman made a motion to approve the meeting minutes of June 10, 2026. (The July meeting was cancelled. No meeting minutes). Janna Blanter seconded the motion. The motion carried. 5 - 0.**
4. Introductions and Presentations:

Vice Chair Vincent Prins welcomed Janna Tidwell and congratulated her on her position as Executive Director. Janna Tidwell provided a brief introduction of her professional career.

A. Board Member Discussion

Vice Chair Vincent Prins announced the resignation of Chairman Thomas Lachocki from the Park Advisory Board effective July 22, 2026, due to moving to Denver. Vincent Prins on behalf of the board, thanked Thomas Lachocki on his services to the Park Advisory Board. Mr. Prins highlighted the value and insightfulness Chair Lachocki brought to the board.

Janna Blanter moved to endorse the resignation of Chair Thomas Lachocki as a member of the Park Advisory Board. Bryan Williams seconded the motion. The motion carried 5 – 0.

(Abriana Cuvelier joined the meeting at 13:50pm)

B. Bear Creek Nature Center's 50th Bear-thday Celebration

Kylee Taylor provided a PowerPoint presentation and highlighted the history of the Bear Creek Nature Center. Mary Jo Lewi provided an overview of the marketing efforts to promote the 50th anniversary. She also highlighted the many activities scheduled for the all-day celebration on August 22nd at the Bear Creek Nature Center. Ms. Taylor and Ms. Lewis addressed questions by board members. Andrew Dwyer asked if there has been an increase in attendance due to marketing efforts and Mr. Lewis confirmed and added that she has seen a significant increase.

Commission Wyson on behalf of the Boad of County Commissioners welcomed the newly appointed Parks Department Executive Director Janna Tidwell. He is looking forward to the upcoming Bear Creek Nature Center 50th Birthday celebrations and encouraged the board to spread the word about this exciting event.

5. Citizen Comments:

N/A

6. Development Applications:

A. Ben Lomand Mountain Village Preliminary Plan

Ross Williams provided an overview of the Ben Lomand Mountain Village Preliminary Plan. The purchase would pertain to the 100 acres open space only. The Town of Palmer Lake will not run water or sewer to the property. The open space is not a buildable area. Most roads leading to the property are privately owned. Should this open space be acquired by El Paso County, it would be accessible by the New Santa Fe Open Space only. Mr. Williams also addressed questions by board members.

Bryan Williams recommended 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). Janna Blanter seconded the motion. The motion passed 6 - 0.

B. Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Amendment

Ross Williams provided an overview of the Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Amendment.

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

C. Sterling Ranch East Filing No. 4 Final Plat

Ross Williams provided an overview of the Sterling Ranch East Filing No. 4 Final Plat and addressed questions by the board members.

Jane Newman recommended 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. Abriana Cuvelier seconded the motion. The motion passed 6 - 0.

D. Iron Ridge Final Plat Filing No.1

Ashlyn Mathy provided an overview of the Iron Ridge Final Plat Filing No.1

Abriana Cuvelier recommended 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. Bryan Williams seconded the motion. The motion passed 6 - 0.

E. Iron Ridge Final Plat Filing No.2

Ashlyn Mathy provided the board with an overview of the Iron Ridge Final Plat Filing No.2

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

F. Marksheffel Crossing Sketch Plan

Ashlyn Mathy provided the board with an overview of the Marksheffel Crossing Sketch Plan

Bryan Williams recommended 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). Jane Newman seconded the motion. The motion carried 6 - 0

7. Information / Action Items:

N/A

8. Monthly Reports:

Vice Chair Vincent Prins commented that he is now American Red Cross certified thanks to a certification course led by Theresa Odello who provided the course to staff and interested board members.

Andrew Dwyer stated that he noticed that park facility rentals are slightly down. Sabine Carter explained that this decrease is due to several field rental cancellations, which occurred because sports camp organizers were unable to fill their registrations this year.

9. Board/Staff Comments:

Brian Bobeck updated the board on the Fox Run Regional Park and Gazebo renovation projects, and Homestead Ranch Regional Park projects and improvements. Construction at Fox Run for the Pond and Gazebo renovations started last Fall and we are in the final stages of completing the construction punch list. The Grand opening is scheduled for later this Fall. The project will be a great edition to Fox Run Regional Park. Trail improvements at Homestead Ranch Regional Park started last week and are focusing on minor trail realignments, drainage and stormwater improvements. The restrooms at Homestead Ranch will also see upgrades to the partitions, fresh paint, new sinks and improvements to the outside of the building. Vice Chair Vincent Prins inquired about the improvement to the Bear Creek sport courts. Brian Bobeck stated that we are in the design and finance phase. Groundbreaking will be this Fall weather permitting. The tennis courts will be constructed with concrete slabs.

RECORD OF PROCEEDINGS

Theresa Odello highlighted the upcoming training opportunities for volunteers: CPR, youth mental health first aid certification, etc. are offered through El Paso County Public Health. Ms. Odello distributed the new Fall Events guides.

Ross Williams updated the board on the status of the Fountain Creek Regional Trail south of Camping World. Colorado Springs Utilities conducted a massive utility pole replacement. During the construction, the trail was destroyed due to heavy-duty equipment use. Two miles of the trail were rebuilt to County standards and are now open for public use again.

Jane Newman complimented Ashlyn Mathy on the recently completed equestrian parking lot expansion at Black Forest Section 16. Ashlyn Mathy stated that she will provide the board with a project presentation at the next meeting.

10. Adjournment:

Jane Newman made a motion to adjourn. The meeting was adjourned at 14:58 pm.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2026 Creek Week Summary

Agenda Date: September 9, 2026

Agenda Item Number: #4 - A

Presenters: Dana Nordstrom, Comm. Outreach Specialist
Alli Schuch, Fountain Creek Watershed District
Executive Director

Information: X **Endorsement:**

Background Information:

Staff will provide an overview of **Creek Week 2026**, the 13th annual watershed-wide community cleanup, and highlight the importance of volunteer stewardship in protecting the Fountain Creek Watershed. The presentation will include the history of Creek Week, its continued growth as the largest watershed cleanup event in Colorado, and opportunities for community members, businesses, schools, clubs, and neighborhoods to participate.

Creek Week will take place **September 26–October 4, 2026**, with the Kick-Off celebration at **Fountain Creek Nature Center** and the closing celebration at **Bear Creek Nature Center**. Cleanup opportunities will be available throughout County Parks and the watershed, including Fox Run Regional Park, Bear Creek Dog Park, the Santa Fe Regional Trail, and many other locations.

Registration opens:

- **Crew Leaders:** August 17, 2026
- **Crew Members:** August 28, 2026

The presentation will emphasize Creek Week's vision of achieving and sustaining a healthy Fountain Creek Watershed by engaging volunteers to remove litter and debris, improve water quality, protect wildlife habitat, and strengthen community stewardship.

The presentation will highlight:

- The history and growth of Creek Week since its founding in 2014.
- Creek Week's impact as Colorado's largest watershed-wide cleanup event.
- The environmental importance of removing litter and debris from waterways, parks, trails, and open spaces.
- Volunteer opportunities for individuals, families, schools, businesses, clubs, and neighborhood groups.
- Key dates for Creek Week 2026, including registration, kickoff, cleanup events, and the closing celebration.
- The positive community impact created through partnerships with local governments, nonprofits, businesses, and thousands of volunteers.

Staff will also discuss how Creek Week reflects El Paso County's Core Values through:

- **Service Focused** – Empowering residents to improve and care for the parks, trails, open spaces, and waterways they enjoy.
- **Collaborative** – Building strong partnerships with County departments, the Fountain Creek Watershed District, municipalities, schools, businesses, nonprofit organizations, and community volunteers.
- **Accountable** – Demonstrating responsible stewardship of County parks, trails, open spaces, nature centers, and natural resources while protecting water quality and wildlife habitat.
- **Transparent** – Engaging the public through open communication, volunteer recruitment, and community outreach that encourages participation throughout El Paso County.
- **Trustworthy** – Continuing a successful 13-year tradition of community stewardship by delivering meaningful volunteer opportunities that produce measurable environmental benefits and strengthen public trust through lasting partnerships.



FOUNTAIN CREEK
WATERSHED DISTRICT

2026 CREEK WEEK PRESENTATION FOR FCWD MEMBER GOVERNMENTS





FOUNTAIN CREEK
WATERSHED DISTRICT

FCWD Mission



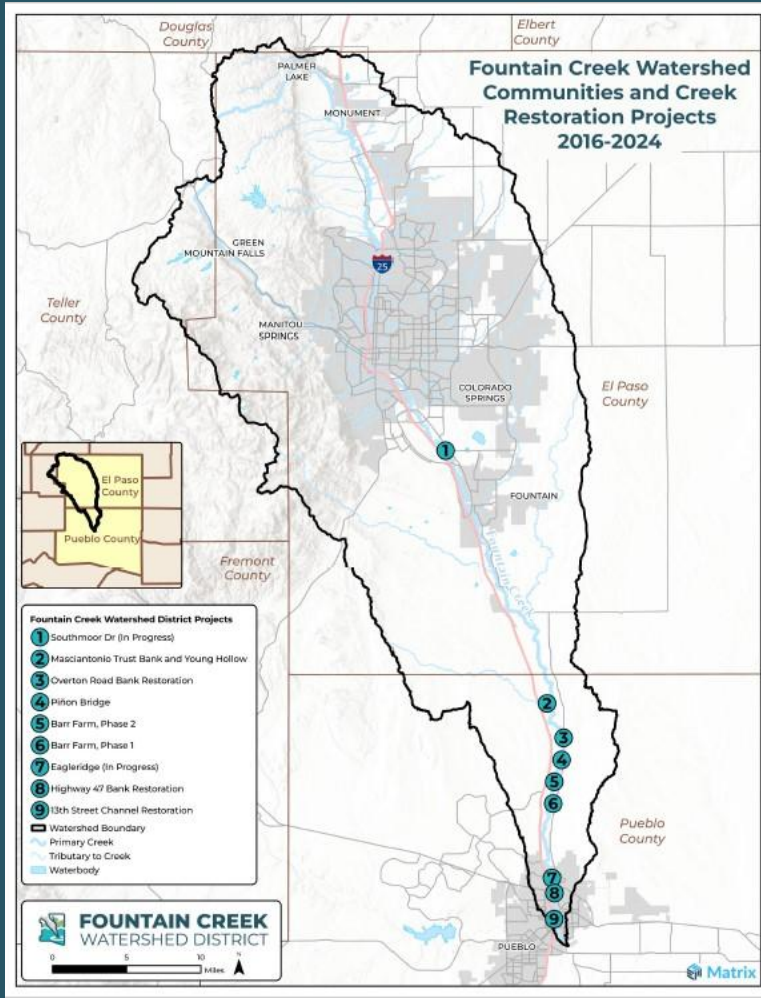
To serve as stewards of the Fountain Creek Watershed, working collaboratively to protect, restore, and sustain its health. Through innovative watershed management, inclusive engagement, and partnership-driven solutions, we strive to inspire a shared commitment to the long-term resilience and vitality of our watershed and its diverse communities.

Protect and enhance the health of the Fountain Creek Watershed



FOUNTAIN CREEK
WATERSHED DISTRICT

DISTRICT EFFORTS – HAPPY 17TH BIRTHDAY!



- Established by State Legislature in 2009
- 23 plans and studies
- 22 restoration projects
- Robust suite of outreach/education programs
- Projects funded by C.S. Utilities
(\$50M 1041 permit for SDS)
- Supported by 9 member governments



OUTREACH AND EDUCATION

FOUNTAIN CREEK WATERSHED DISTRICT

- Creek Week: 12 years, 25K+ participants, 190+ tons removed
- Great American Cleanup: 5 years, 2k+ participants, 40+ tons removed
- FC Brewshed® Alliance: Liquid Lectures, Collab Brew, Hydration Celebrations
- Watershed Warrior Volunteers
- Scoop the Poop Events
- Fishing Derbys
- Native Plant Promotion/Pollinator Parties
- Rain Barrel Sale
- Presentations/Teaching





FOUNTAIN CREEK
WATERSHED DISTRICT

Creek Week...



- **What:**
 - A 9-day, watershed-wide litter & debris collection event
- **Who:**
 - Service groups, neighborhood associations, scouts, schools, churches, clubs, individuals...and more!
- **Why:**
 - Raise awareness about the Fountain Creek watershed, our water supply, the District, and littering issues to make our communities cleaner, safer, and more beautiful
- **Where:**
 - The Fountain Creek Watershed...and beyond!



FOUNTAIN CREEK
WATERSHED DISTRICT

Our Impact Goes Beyond the Watershed...



Garbage Patch



Rubbish soup map



Trash in the Ocean

Last year: 2025 Data

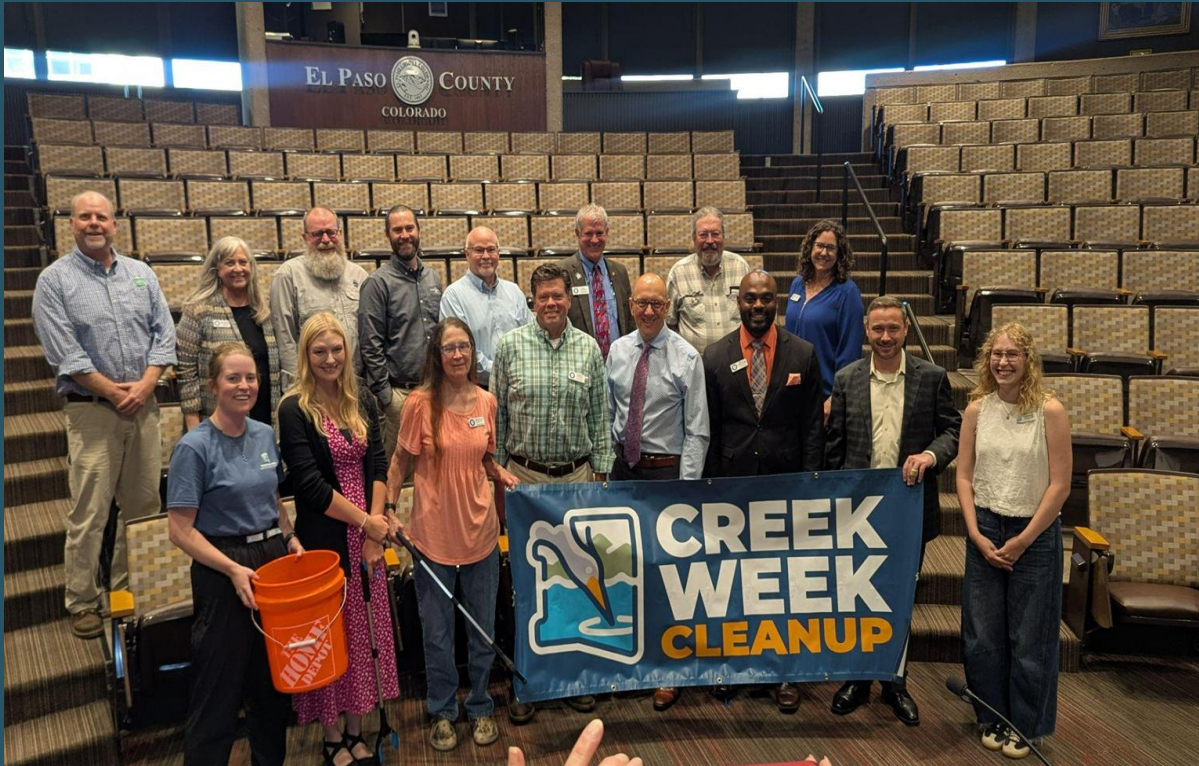
70 cleanup crews
~1,500 Volunteers
Worked ~500 hours
To fill ~1,705 bags

=

~16.5 tons of litter and
debris removed!



This year... Creek Week 2026: Sept. 26th - Oct. 4th



Over 50 public events to choose from
Pick a Date, Pick a Location, and Pick it Up!

What residents can do?



- **How to get involved?**

Creek Week cleanups happen across the watershed - from Palmer Lake to Pueblo - over nine action-packed days of service and stewardship! Whether you're ready to lead a cleanup or simply want to lend a hand, there's a role for everyone.

- **Want to Host a Cleanup?**

Register as a Crew Leader to organize a cleanup at your chosen site. We'll provide guidance and offer free cleanup supplies if needed.

- **Want to Join a Cleanup?**

Register as a Crew Member to sign up for an existing cleanup—no planning required. Just show up, pitch in, and make a difference!

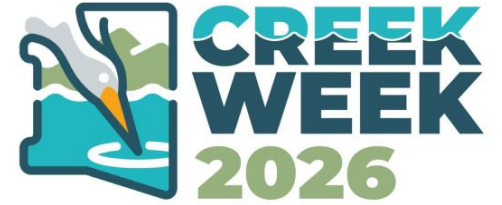


www.fountain-crk.org



FOUNTAIN CREEK
WATERSHED DISTRICT

Your Leadership Matters. By proclaiming Creek Week, You:



- Recognize the importance of the Fountain Creek Watershed to your community.
- Mobilize residents, schools, businesses and organizations to participate.
- Lead by example by showing that watershed stewardship is a community priority.
- Connect your community to a watershed-wide effort.



FOUNTAIN CREEK
WATERSHED DISTRICT

Thank You,

**Alli Schuch, Executive
Director
FCWD Board of Directors
FCWD Staff**



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Black Forest Section 16 Trailhead Parking Lot Expansion Project

Agenda Date: September 9, 2026

Agenda Item Number: #4 - B

Presenter: Ashlyn Mathy, Parks Planner

Information: X **Endorsement:**

Background Information:

The Black Forest Section 16 Trailhead, located at 8510 Burgess Road in Colorado Springs, is a 640-acre State Land Board property operated by El Paso County under a lease that includes the trailhead and approximately four miles of perimeter trail. The existing trailhead provides gravel parking for standard vehicles and equestrians, along with restroom facilities and site furnishings. High use of the trailhead has resulted in conflicts between vehicle and equestrian parking and limited overall parking capacity.

The County has received State approval to improve and expand the trailhead. The primary project objective is to provide dedicated equestrian parking while increasing standard vehicle parking capacity and improving overall site circulation and drainage.

Major improvements include construction of a new gated and fenced equestrian parking area, reconfiguration and regrading of the existing vehicle parking lot, improvements to site drainage and access, and connections to the existing trail network. Additional improvements include fencing, gates, signage, wheel stops, and equestrian-oriented site furnishings such as hitching posts and mounting blocks. Limited tree removal may be required based on the final layout.

All areas disturbed during construction will be restored with an approved native seed mix. Additional perimeter signage will be installed to clearly identify areas outside the public lease area and restrict unauthorized public access.



Black Forest Section 16 Trailhead

Parking Lot Expansion Project



Ashlyn Mathy

Parks Planner- El Paso County

Parks Department

AshlynMathy@ElPasoCo.com | 719.520.6978



Black Forest Section 16 Trailhead Background:

- 640-acre property is owned by the State Land Board ("State").
- El Paso County operates a lease for the trailhead and 4-mile perimeter loop trail.
- Main trailhead includes:
 - Gravel parking lot
 - Standard vehicle parking
 - Equestrian parking
 - Vault restroom
 - Site furnishings
- Several satellite parking areas are located around the property perimeter.
- The main trailhead is highly popular, resulting in conflicts between standard vehicle and equestrian parking.





Proposed parking and site improvements:

- New lot will improve capacity and reduce vehicle/equestrian parking conflicts.
- Equestrian lot will use the existing trailhead driveway.
- Gates and fencing will separate equestrian and standard parking.
- Existing parking lot will be reconfigured to increase standard parking capacity.
- Site drainage will be reconfigured to improve stormwater conveyance.







Drone Photo





Drone Footage





Stormwater Items





Stormwater Items





Forestry Items





Equestrian Trail





Gates





Butterfly Latches



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: El Paso County Fair Post Event Report
Agenda Date: September 9, 2026
Agenda Item Number: #4 - C
Presenter: Janna Tidwell, Executive Director Parks
Information: X **Endorsement:**

Background Information:

Staff will present the 2026 El Paso County Fair Post-Event Report, highlighting event performance, financial results, community reach, sponsorships, programming, and youth agricultural participation. The Fair welcomed a record 31,541 attendees, achieving 126% of its attendance goal. Revenue totaled \$344,381, excluding Fair Corporation sales, and cash sponsorships reached \$116,000—exceeding established goals by 24% and 45%, respectively. Sponsors also contributed more than \$140,000 in in-kind support. The Junior Livestock Sale generated a record \$556,256 in support of participating youth.

The presentation will also address stakeholder feedback, operational lessons learned, and opportunities for continued improvement. Staff is seeking Board of County Commissioners feedback and direction regarding the 2027 Fair theme, agricultural heritage programming, entertainment, guest experience, operational priorities, facility and asset needs, and development of a five-year vision for the El Paso County Fair & Event Center.



Title Sponsor



Presented By



**ED GREEN
CONSTRUCTION**

1

El Paso County Fair - Post Event Report

AUGUST 25, 2026

Janna Tidwell
Executive Director
Parks Department

United We Celebrate

Honoring our shared history, traditions, agricultural heritage, and community connections.

In recognition of America's 250th and Colorado's 150th anniversaries, the 2026 Fair celebrated national, state, local, and agricultural history through programming, storytelling, and themed experiences.

2026 AT A GLANCE

TOTAL ATTENDANCE



31,541

TOTAL REVENUE



\$411,388

CASH SPONSORSHIP REVENUE



\$116,000

IN-KIND SPONSORSHIP VALUE



\$140,000

ESTIMATED COMBINED AUDIENCE



21.1 MILLION

DAILY ATTENDANCE HIGHLIGHTS

DATE	THEME OF THE DAY	ATTENDANCE	% OF TOTAL	TICKETED GRANDSTAND EVENT
★ Sat, July 11	Military Appreciation Day	4,663	14.8%	🐮 Rough Stock Rodeo
👒 Sun, July 12	Western Heritage Day	4,601	14.6%	🐎 CPRA Rodeo
⚡ Mon, July 13	El Paso County Day	3,228	10.2%	🚩 Auto Races
👓 Tue, July 14	Senior + Sensory Day	2,085	6.6%	—
💰 Wed, July 15	Dollar Day	3,116	9.9%	—
❤ Thu, July 16	Give + Gather Day	1,737	5.5%	—
🚜 Fri, July 17	Ag Day	4,671	14.8%	🚩 Auto Races Drone Show
🛡 Sat, July 18	Heroes Day	7,439	23.6%	🚗 Demolition Derby

31,541 TOTAL ATTENDANCE

MARKETING & OUTREACH IMPACT



19 MILLION

Online News Audience



964,000

Radio Audience



1.6 MILLION

Combined Social Media
Audience

QUICK TAKEAWAYS

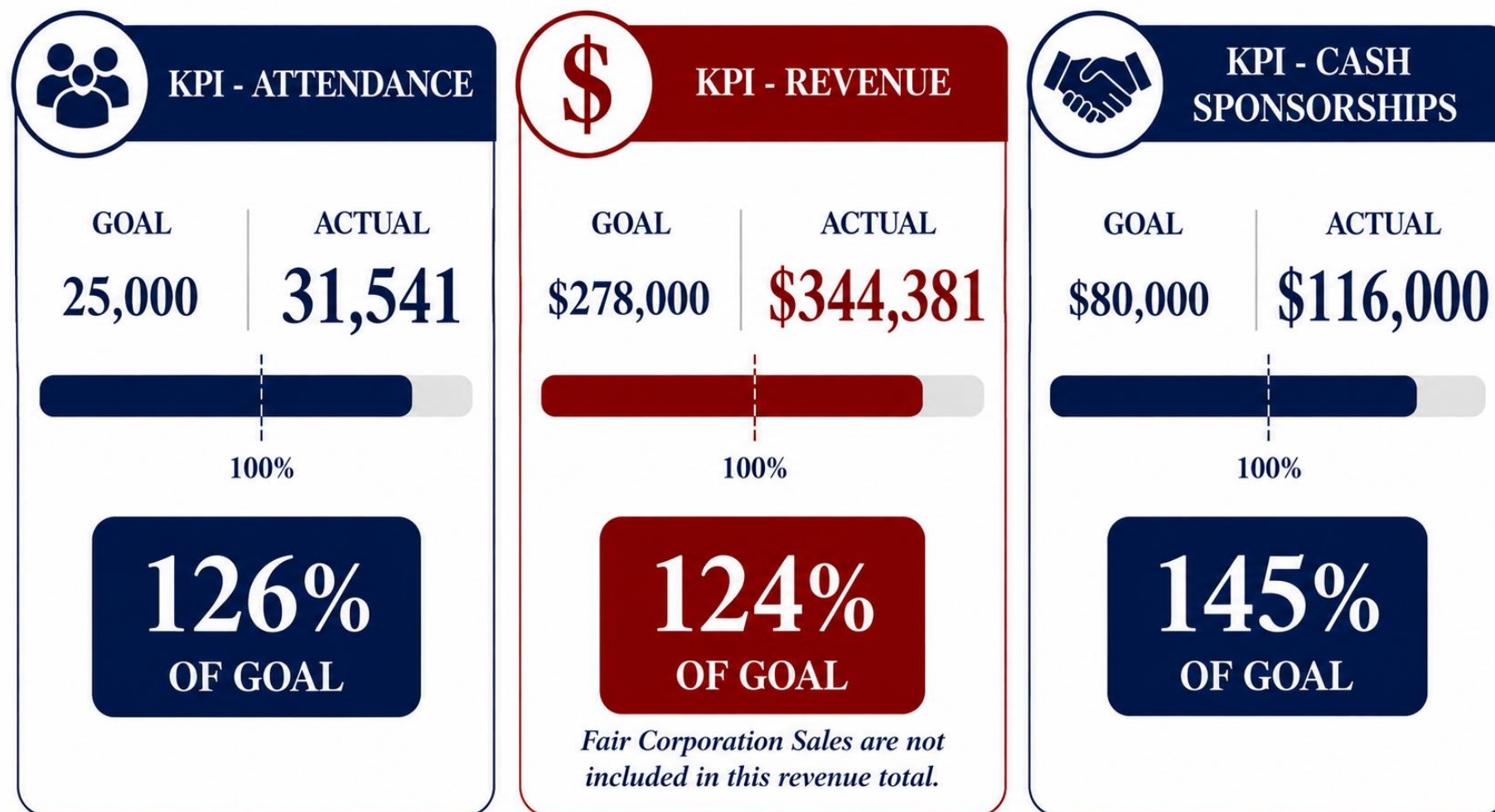
- ✓ Exceeded attendance, revenue and sponsorship goals.
- ✓ Highest attendance occurred on days with ticketed grandstand events.
- ✓ Average daily attendance was 3,943.
- ✓ Highest attended day was final day with 52% more attendance than the average.

Percentages represent the share of total attendance.



GOALS & RESULTS

The 2026 El Paso County Fair **exceeded attendance, revenue and sponsorship goals** while maintaining a strong commitment to affordability, accessibility, and responsible stewardship of resources.



These results reflect the combined impact of strategic programming, themed admission days, ticketed grandstand entertainment, community partnerships, sponsorship support, and countywide outreach.

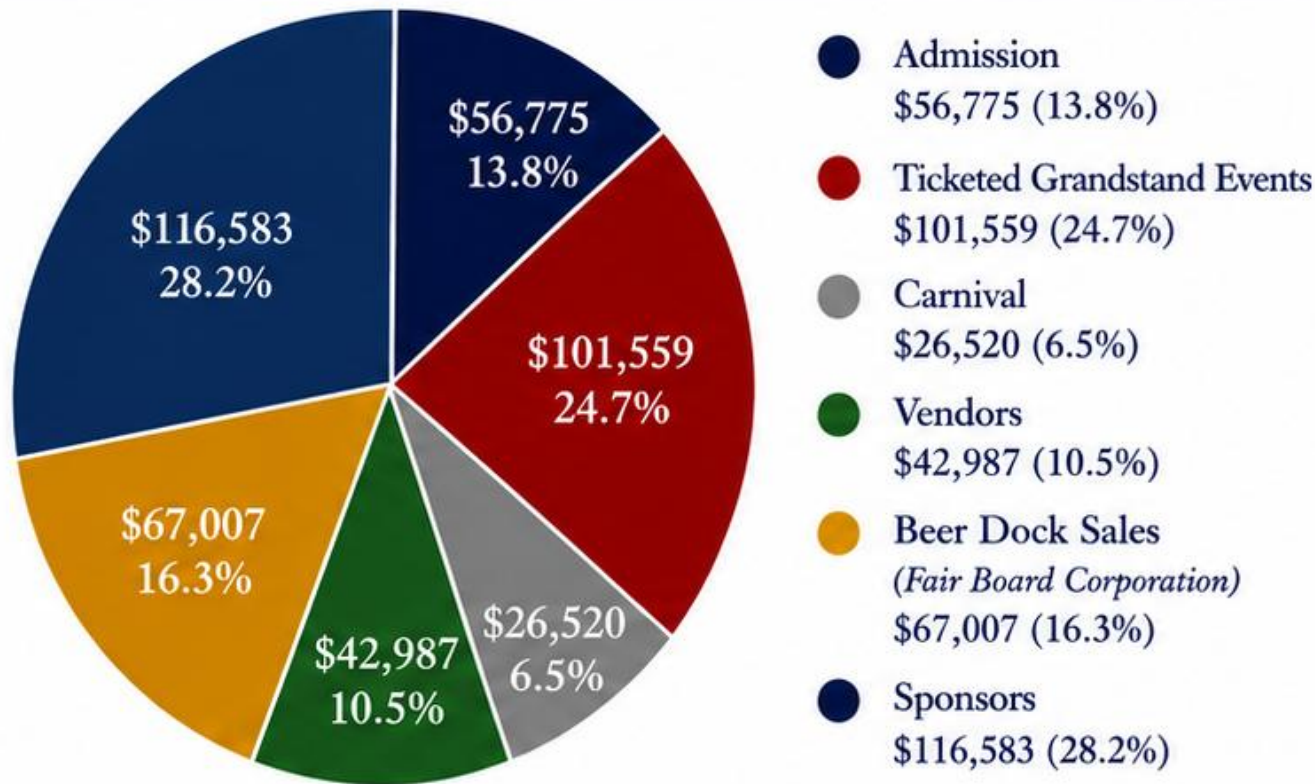
Data-Driven DECISIONS

Using insights, trends, and performance data to strengthen the Fair experience, drive growth, and maximize impact.

Through measurement, analysis, and collaboration, we identify opportunities and make informed decisions that create value for our community, partners, and future.

REVENUE

2026 REVENUE BREAKDOWN



TOTAL REVENUE: \$411,388

2025 vs. 2026 REVENUE COMPARISON

REVENUE SOURCE	2025 REVENUE	2026 REVENUE	\$ CHANGE	% CHANGE
Sponsors	\$105,527	\$116,583	\$11,056	10.5%
Carnival	\$25,345	\$26,520	\$1,175	4.6%
Admission	\$62,486	\$56,775	\$(5,711)	-9.1%
Ticketed Grandstand Events	\$120,670	\$101,559	\$(19,111)	-15.8%
Vendors	\$44,424	\$42,987	\$(1,437)	-3.2%
Beer Dock Sales (Fair Board Corporation)	\$60,474	\$67,007	\$6,533	10.8%
TOTAL REVENUE	\$418,926	\$411,388	\$(7,538)	-1.8%

REVENUE HIGHLIGHTS



Total Revenue Generated:
\$411,388
Includes Fair Corporation Revenue
(Previously not included in reporting)



Revenue Goal:
\$278,000
Revenue Goal Achieved: **124%**
Surpassed goal by **\$66,381**

Beer Dock Sales from Fair Corporation
was not projected in revenue goal and
therefore not included in the goal metrics.



Highest Revenue Sources:
Sponsors (28.2%) and
Ticketed Grandstand Events
(24.7%)



The reduction in revenue from
ticketed events, in light of
increased ticket sales, is
attributed to higher sales on
discounted ticket days.

GEOGRAPHIC REACH

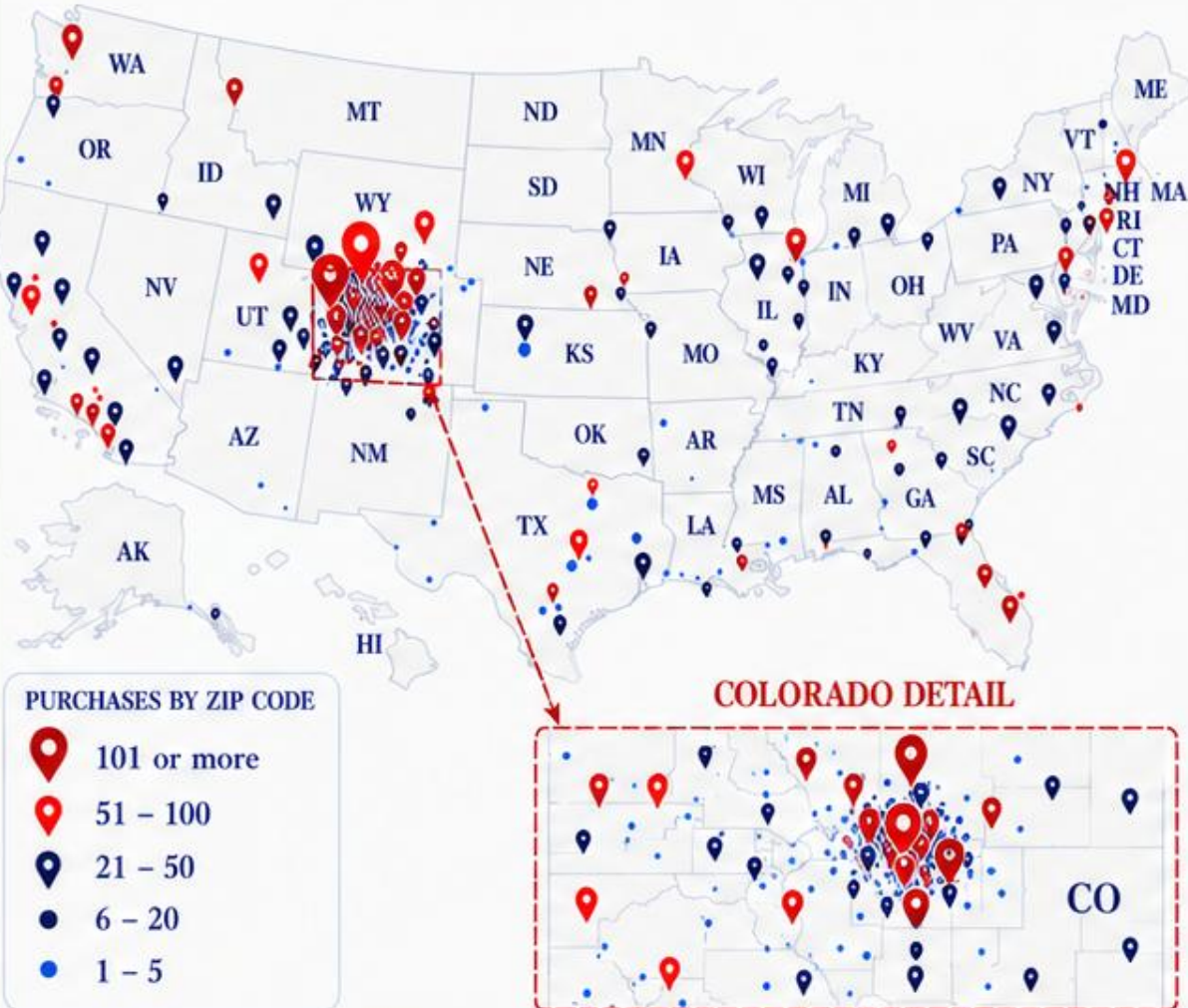
186
UNIQUE ZIP CODES

24
COLORADO COUNTIES

34
STATES REPRESENTED

96.3%
PURCHASES FROM COLORADO

TICKET PURCHASES BY BILLING ZIP CODE



COLORADO COUNTY BREAKDOWN

Purchases by mapped county

El Paso	6,233
Elbert	381
Lincoln	118
Douglas	31
Arapahoe	25
Pueblo	24
Jefferson	19
Denver	18

All Colorado counties represented (15)

El Paso	Pueblo	Park
Elbert	Jefferson	Kit Carson
Lincoln	Denver	Lake
Douglas	Mesa	Larimer
Arapahoe	Fremont	Las Animas

County mapping uses U.S. Census 2020 boundary relationships. ZIPs partially outside Colorado may be mapped to a Colorado county.

STATES REPRESENTED

Top out-of-state purchase records



All states represented (34)

AK	IL	MS	OH	UT
AL	KS	NC	OK	VA
AR	KY	ND	OR	WA
AZ	LA	NE	PA	WI
CA	MD	NH	RI	WV
CO	ME	NJ	SC	WY
FL	MI	NM	SD	
GA	MN	NV	TN	
HI	MO	NY	TX	

COLORADO **7,032**
of 7,299 purchase records **96.3%**

DAY OF FAIR WITH MOST OUT-OF-COUNTY VISITS

SATURDAY, JULY 18

Heroes Day

1,402

purchases from outside of

El Paso County

(19.9% of total daily purchases)

Top Out-of-County Days	Out-of-County	% of Daily Total
Sat., July 18 – <i>Heroes Day</i>	1,402	19.9%
Sat., July 11 – Military Appreciation Day	1,183	20.0%
Sun., July 12 – Western Heritage Day	1,083	19.0%
Fri., July 17 – Ag Day	1,017	18.0%
Sun., July 19 – Demolition Derby	824	16.7%

Percentages are calculated from total purchases for each respective day.

TOP FIVE PURCHASE RECORDS FROM TOWNS (All states)

Town / City	Purchase Records
1 Colorado Springs, CO	2,957
2 Peyton, CO	1,694
3 Calhan, CO	900
4 Fountain, CO	196
5 Yoder, CO	180

Includes all purchase records.

ABOUT THE DATA



- Ticket purchases based on billing ZIP code.
- 186 unique ZIP codes across 34 states.
- 24 Colorado counties represented.
- Map includes U.S. states and Washington, D.C.
- Data includes 7,299 total purchase records.

SPONSOR IMPACTS

We proudly partner with more than **45 local businesses and organizations** to support the success of the Fair. In 2026, we welcomed **4 new partners** and secured over **\$116,000 in cash sponsorships**, along with more than **\$140,000 in in-kind contributions**.

More than **50% of our sponsors** committed to multi-year agreements in 2026, demonstrating strong confidence in the Fair's future and helping ensure the continued celebration of **agriculture, heritage, and youth development** in El Paso County for years to come.



Cash sponsorships contribute to **28.2%** of the revenue for the Fair.



91%

RETENTION RATE

42 of 46 2025 sponsors renewed for 2026



23

MULTI-YEAR AGREEMENTS

Increased revenue stability & reduced annual workload



4

NEW SPONSORS

Continued growth without reliance on replacement



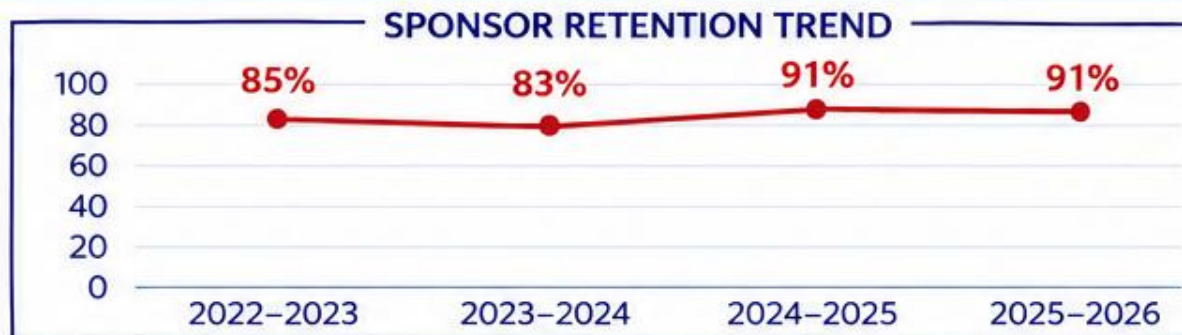
\$116,000

CASH SPONSORSHIPS

\$140,000

IN-KIND SPONSORSHIPS

Retention has **increased** from the low-80% range to **over 90%**, demonstrating growing partner stability and satisfaction.



New Sponsors:

Dickey's Barbecue Pit
Patriot Homes of Colorado
Arrowhead Septic Services
KKTV News



IMPACT:

More predictable revenue + reduced annual renewals = **greater focus on programming and community experience.**



Thank You
to Our 2026 El Paso County Fair Sponsors



PROGRAMS



A Week Full of Tradition, **FUN & COMMUNITY**

Across eight exciting days, the El Paso County Fair delivered more than **180** programs and activities—bringing together **agriculture, heritage, entertainment** and hands-on fun for all ages.



180+

TOTAL ACTIVITIES

Programs and activities
across 8 Fair days



75+

**FREE ENTERTAINMENT
PERFORMANCES**

Stage shows, stunt
shows, demonstrations
and more



40+

**AGRICULTURE &
LIVESTOCK EVENTS**

Livestock shows, youth
contests, barn tours,
rodeo skills and more



~20+

**GAMES & PARTICIPATORY
CONTESTS**

Bingo, cornhole, poker
tournament, contests,
derby and more



16

**MUSIC
PERFORMANCES**

Live bands and musical
entertainment
throughout the Fair



5

**TICKETED
GRANDSTAND EVENTS**

Premier rodeo,
demolition derby,
auto races and more



Something for Everyone. Every Day.



FREE ENTERTAINMENT EXAMPLES



- Wild West Stunt Show
- Pork Chop Revue
- Dance Performances
- Breeding Shows
- Steer Roping Contest
- And more!



AGRICULTURE & LIVESTOCK EXAMPLES



- Cattle, Swine, Sheep,
Goat & Poultry Shows
- Mutton Busting &
Youth Bull Riding
- Livestock Judging
- Barn Tours
- And more!



GAMES & PARTICIPATORY EXAMPLES



- Bingo: All Ages
- Cornhole Tournament
- Poker Tournament
- Poultry Fun Contest
- Barn Olympics
- And more!



TICKETED GRANDSTAND EVENTS



- Rough Stock Rodeo
- CPRA Rodeo
- Auto Races
- Demolition Derby
- And more!



Showcasing 4-H & FFA



The **4-H Program** is facilitated through Colorado State University Extension providing many opportunities for County youth to participate in development programs.



Programs range from livestock to public speaking, heritage arts to shooting sports. These programs are focused on *making the best better.*



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

YOUTH DEVELOPMENT & AGRICULTURE



LIVESTOCK / HORSE /
SMALL ANIMAL / DOG /
MINI HORSE / CAT

★
262

EXHIBITORS

1,318

TOTAL ENTRIES



TABLETOP

★
130

EXHIBITORS

221

TOTAL ENTRIES

★ CONTESTS ★



SHOOTING SPORTS

34

PARTICIPANTS

CREATIVE COOKS

4

ENTRIES

4

YOUTH

FASHION REVUE

11

ENTRIES

10

YOUTH



★
**4-H LED
BARN TOURS**

4-H members led
educational tours of
their projects, sharing
their knowledge and
passion with visitors
all week long!



MILITARY YOUTH VISIT

★
We were honored to host a special
4-H barn tour for military-connected
youth and their families, in partnership
with our State Military Programming
Specialist.



★
20

YOUTH



★
4

ADULTS



★
**BUILDING
CONNECTIONS.
THANKING THOSE
WHO SERVE.**

JUNIOR LIVESTOCK SALE

TOP BIDS BY CHAMPION & RESERVE			
SELLER NAME	SHORT DESCRIPTION	TOP BID	BUYER
 Cole Spurlock	Champion Market Goat	\$4,600	Les Schwab Tires
 Tryan Goss	Reserve Champion Market Goat	\$3,100	Jack & Joan Lawson
 Lexi Vrabec	Champion Market Lamb	\$3,000	Mountain View Electric
 Cole Spurlock	Reserve Champion Market Lamb	\$2,750	TLC Cattle
 Ashlynn Avery	Champion Poultry Broiler Trio	\$2,500	Ed Green Construction
 Anastasia Lobdell	Champion Poultry Fryer Trio	\$2,400	Ed Glaser Propane Inc
 Aracely Fontenot	Champion Rabbit Meat Pen	\$1,250	Les Schwab Tires
 Abigail Baca	Champion Market Duck	\$2,000	Rocken Horse Ranch
 Guinevere Gray-Reno	Champion Market Goose	\$2,600	Les Schwab Tires
 Colton Cheek	Champion Market Turkey	\$1,800	Les Schwab Tires
 Tryan Goss	Champion Market Swine	\$7,750	Elizabeth Locker Plant
 Cooper Spurlock	Champion Market Steer	\$11,000	Stretch Transports LLC

★ HIGHLIGHTED = NEW RECORD

SALE RESULTS BY SPECIES																
SPECIES	2026				2025				2024				2023			
	# Hd	Total \$	Average	Avg Diff to Prior Yr	# Hd	Total \$	Average	Avg Diff to Prior Yr	# Hd	Total \$	Average	Avg Diff to Prior Yr	# Hd	Total \$	Average	Avg Diff to Prior Yr
 Goats	21	\$59,250	\$2,821	704	24	\$50,800	\$2,117	(21)	26	\$55,600	\$2,138	94	25	\$51,100	\$2,044	(115)
 Lambs	14	\$47,500	\$3,393	856	15	\$38,050	\$2,537	74	12	\$29,550	\$2,463	156	15	\$34,600	\$2,307	(231)
 Swine	42	\$150,600	\$3,586	(286)	37	\$143,250	\$3,872	377	47	\$164,250	\$3,495	(61)	34	\$120,900	\$3,556	2
 Beef	20	\$164,000	\$8,200	(817)	15	\$135,250	\$9,017	1,242	14	\$108,850	\$7,775	145	23	\$175,500	\$7,630	(817)
 Chickens	9	\$16,600	\$1,844	294	4	\$6,200	\$1,550	371	7	\$8,250	\$1,179	(138)	6	\$7,900	\$1,317	(337)
 Turkeys	13	\$19,800	\$1,523	305	11	\$13,400	\$1,218	(274)	6	\$8,950	\$1,492	92	5	\$7,000	\$1,400	(92)
 Waterfowl	7	\$9,600	\$1,371	121	4	\$5,000	\$1,250	262	6	\$5,925	\$988	(305)	7	\$9,050	\$1,293	(78)
 Rabbits	11	\$11,950	\$1,086	(70)	9	\$10,400	\$1,156	346	10	\$8,100	\$810	(150)	5	\$4,800	\$960	(196)
TOTAL	137	\$479,300	—		119	\$402,350	—		128	\$389,475	—		120	\$410,850	—	
ADD-ONS		\$76,956				\$69,222				\$54,380				\$50,409		
GRAND TOTAL		\$556,256				\$471,572				\$443,855				\$461,259		

DONATION RESULTS			
	2026	2025	2024
Buyers Donated	29	36	35
P4HO Purchased	15	21	17
P4HO Extra Purchased	10	4	0
Exhibitor Donated	0	1	1
TOTAL # LOTS	54	62	53
Live Weight Lbs Protein	5,808	6,011	5,504
Hanging Carcass Weight (lbs)	3,570	—	—

AT A GLANCE			
2026 TOTAL SALE \$556,256 NEW RECORD!	2026 AVERAGE PER HEAD \$3,499 UP \$152 vs. 2025	2026 TOTAL HEAD SOLD 137 UP 18 HEAD vs. 2025	TOP BID OF SALE \$11,000 Champion Market Steer Cooper Spurlock Purchased by Stretch Transports LLC

TOP BID HIGHLIGHTS	
HIGHEST TOP BID OVERALL \$11,000 Champion Market Steer Cooper Spurlock Stretch Transports LLC	
MOST IMPROVED AVERAGE (VS. PRIOR YEAR)	
 Beef	+\$1,242
 Lambs	+\$856
 Chickens	+\$371

Thank you to all buyers, donors, exhibitors, families, and volunteers for making the 2026 Junior Livestock Sale a success!

★ 2026 EL PASO COUNTY FAIR ★

WHAT WORKED & WHAT WE LEARNED



WHAT WORKED



DRONE SHOW

The audience loved it—



FAIR AMBASSADOR PROGRAM

A strong start with room to grow.



SPONSORSHIP GROWTH

Secured 3-year sponsorship agreements.



RECORD-BREAKING ATTENDANCE

Set a new attendance record.



GATES & COURTESY CART

Operations ran smoothly and were well received.



VOLUNTEERS CONTRIBUTED 706+ HOURS

of time dedicated to the success and continuation of the Fair.

13



WHAT WE LEARNED



STAFFING

Better utilize ambassador program to support staff.



HOSPITALITY

Identify opportunities to up our hospitality game (commissioner, media and VIP credentials, dedicated parking). Set expectations and train staff, volunteers and ambassadors on hospitality standards.



PROCESSES

Document SOPs, cross-train staff, and create an atmosphere of continuous process improvement.



LOGISTICS

Improve planning and coordination for special event logistics (e.g., Pikes Peak or Bust Rodeo).



AGRICULTURAL HERITAGE & ACCESS

Build framework of fair on El Paso County's Agricultural Heritage looking for ways to draw the public to the fair and experience this heritage.



ACCESS & FLOW

Add ticketed events in the grandstands on all days to increase attendance.

LOW HANGING FRUIT & FUTURE OPPORTUNITIES



Add more shade and seating.



Make western and agricultural contests / activities more formal and professional.



Future Farmers of America partnership opportunities.



Add tractor rides or guided tours.



Opening ceremony at the rodeo to introduce elected officials.



Pop-up the Fair in the community.



NEXT STEPS



Turning 2026 results, stakeholder feedback, and BOCC direction into a stronger 2027 Fair and long-term plan.

2027 PLANNING FRAMEWORK

1 BOCC FEEDBACK

Confirm priorities, expectations, and policy direction from Commissioners.

2 2027 THEME

Develop the 2027 theme and begin building a multi-year theme strategy.

3 PROGRAMMING

Showcase El Paso County's Agricultural Heritage. Align entertainment, grandstand events, free programming, and daily experiences with the theme.

4 PLANNING

Identify asset planning needs.

Develop a vision and road map for where the El Paso County Fair & Event Center should be in the next 5-years.

5 RESPOND & IMPLEMENT

Address staff, guest, vendor, sponsor, and partner feedback through action plans.

Focus for 2027

Build a Fair experience that is theme-driven, feedback-informed, and visibly rooted in El Paso County's Agricultural Heritage.

Next action: return with theme options, entertainment concepts, agricultural heritage opportunities, and an implementation timeline.



Questions?



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Falcon Reserve Final Plat

Agenda Date: September 9, 2026

Agenda Item Number: #6 - A

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Matrix Design Group Inc., on behalf of Babcock Land Corporation, for the Falcon Reserve Final Plat application, which consists of 149 single-family urban residential lots totaling 40 acres, with lot sizes ranging from 3,825 to 7,700 square feet. The subject property is currently zoned CR for commercial uses; however, the applicant has submitted a concurrent rezoning application to the RM-12 classification. The RM-12 zoning classification is a 12-dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. The property is located in the northwest corner of Meridian Road and Stapleton Drive, in the eastern part of El Paso County. This Final Plat application is the subsequent application to the Falcon Reserve Preliminary Plan (SP252), which was previously considered and endorsed by the Parks Advisory Board in April 2025.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.25 miles north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located immediately east and south, respectively, contained within rights-of-way for Meridian Road and Stapleton Drive.

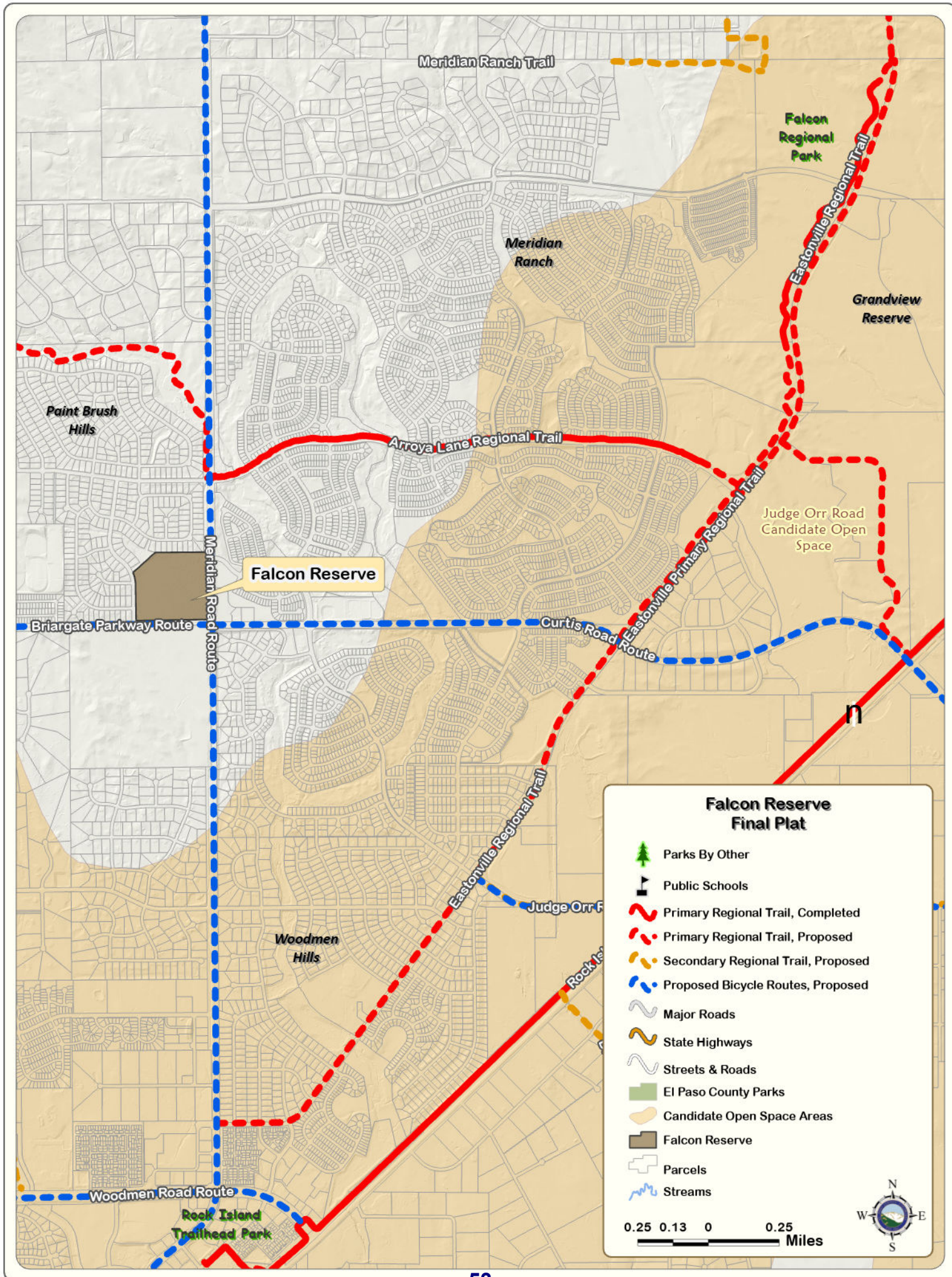
Upon review of the Final Plat and Letter of Intent, staff notes that the letter of intent document does not reference the 2022 El Paso County Parks Master Plan. Additionally, the proposed neighborhood park within Tract B, which was discussed and depicted with the Preliminary Plan, is currently depicted within the letter of intent, landscape plans, and noted on page one of the final plat. The proposed park site will provide valuable recreational benefits to the residents of Falcon Reserve and should therefore remain an integral component of the overall development plan.

Staff acknowledges the proposed 6-foot breeze path. Consistent with comments provided during the Preliminary Plan review, staff further recommends that the breeze path be extended along the eastern and southern portions of the development within the landscaped open space areas. This extension would provide an additional, cost-effective recreational amenity for the residents and visitors of Falcon Reserve while enhancing connectivity throughout the development.

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication, as outlined on the attached Development Application Review Form.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Falcon Reserve Final Plat: (1) Regional park fees in the amount of \$75,245 and urban park fees in the amount of \$45,147 shall be due at time of the recording of the Final Plat; (2) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 20, 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: Falcon Reserve Final Plat

Application Type: Final Plat

PCD Reference #: SF-26-017

Total Acreage: 40.00

Total # of Dwelling Units: 149

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 9.31

Babcock Land Corporation

Matrix Design Group

Regional Park Area: 2

Jeff Mark

Jason Alwine

Urban Park Area: 3

212 North Wahsatch St, Suite 301

2435 Research Parkway, Suite 300

Existing Zoning Code: CR

Colorado Springs, CO 80903

Colorado Springs, CO 80920

Proposed Zoning Code: RM-12

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 149 Dwelling Units = 2.891

Total Regional Park Acres: 2.891

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 149 Dwelling Units = 0.56

Community: 0.00625 Acres x 149 Dwelling Units = 0.93

Total Urban Park Acres: 1.49

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 149 Dwelling Units = \$75,245

Total Regional Park Fees: \$75,245

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 149 Dwelling Units = \$17,731

Community: \$184 / Dwelling Unit x 149 Dwelling Units = \$27,416

Total Urban Park Fees: \$45,147

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Falcon Reserve Final Plat: (1) Regional park fees in the amount of \$75,245 and urban park fees in the amount of \$45,147 shall be due at time of the recording of the Final Plat; (2) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation: Originally Endorsed by PAB on 04/09/2025

FALCON RESERVE
LETTER OF INTENT
FINAL PLAT

July 15, 2026



PREPARED FOR:

Babcock Land Corp
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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

Owner/ Applicant: Babcock Land Corp
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305
Colorado Springs, CO 80903
Office: (719) 955-5485

Tax Schedule No: 5225400001

Acreage: 40 Acres

Site Location, Size, Zoning:

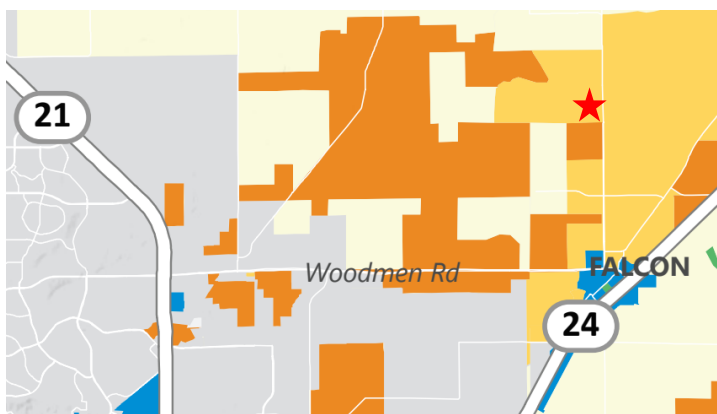
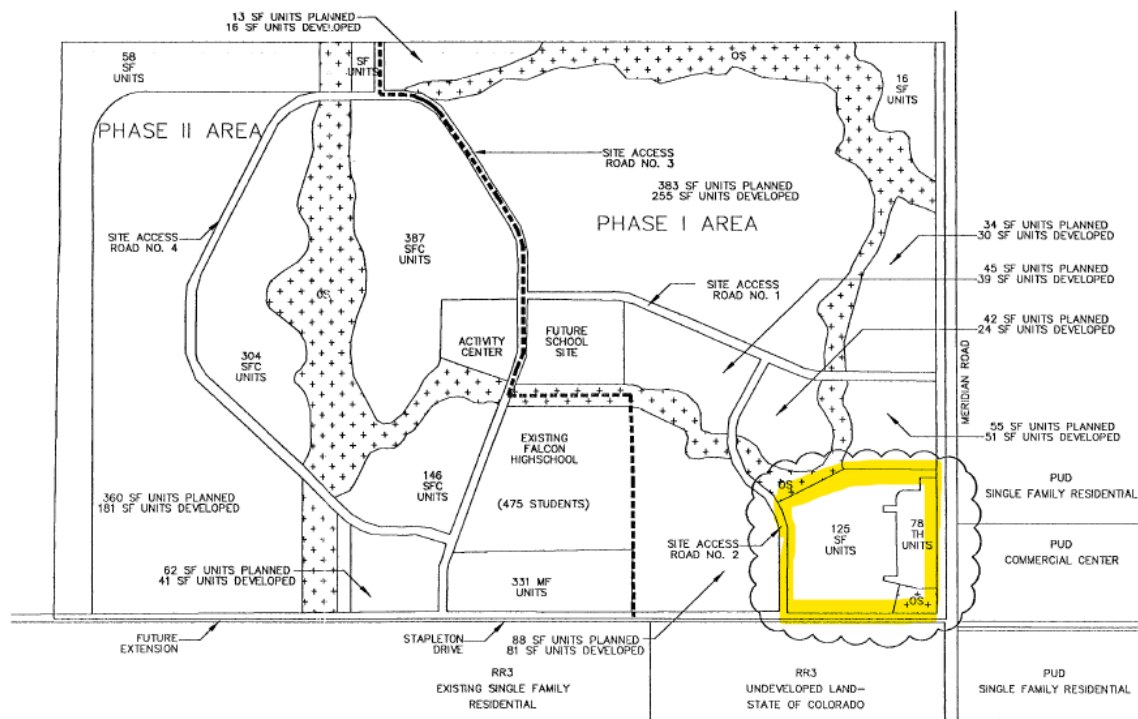
Matrix Design Group, on behalf of Babcock Land Corp, is respectfully submitting a final plat application for the proposed Falcon Reserve residential project. The proposed submittal seeks a final plat for 149 single family detached residential lots. The Paint Brush Hills Sketch Plan, recorded on May 18, 1984, depicts Commercial. The previously submitted rezone application proposes Residential Multi-Dwelling District (RM12) zoning which allows for up to 12 dwelling units per acre and is intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development.

The site is bordered by Stapleton Drive to the south and a State of Colorado owned parcel with a land use of exempt non-residential state land (RR-5); Liberty Grove Drive to the west and developed Paint Brush Hills single-family residential (RS-20000); Meridian Road to the east and developed commercial lots (CR); developed Paint Brush Hills zoned single-family property to the north (RS-20000). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain.

The surrounding density of the adjacent developed single-family residential within Paint Brush Hills is approximately 2 to 3 DU/AC. The proposed site density is approximately 4 DU/AC (149 proposed units / 39.38-acres). The maximum permitted density in RM-12 is 12 dwelling units per acre. For the proposed site, the maximum permitted density equals 472 units (39.38-acres x 12 dwelling units per acre).

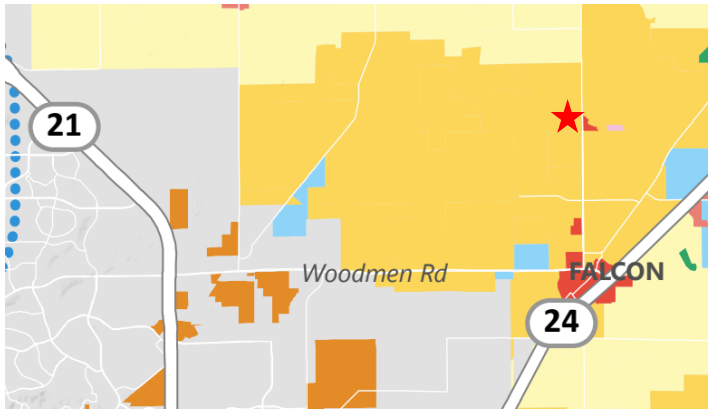
Request & Justification:

The purpose of this application is to request approval of a Final Plat for the Falcon Reserve project located at the NW corner of Meridian Road and Stapleton Drive. A previous application sought to rezone approximately 40 acres from CR to RM-12 zone district. The proposed parcel is part of the Amendment to Paint Brush Hills Sketch Plan, approved March 15, 2007. This Sketch Plan Amendment depicts the parcel as 125 single-family units, 78 townhome units, and open space. The straight zone district designation will make future development more streamlined as the RM-12 zone district outlines the design standards and guidelines for which the development must follow. The proposed final plat illustrates 149 single-family lots of approximately 3,825 to 7,700 square feet in size each.



The subject site is within the Area of Change, Minimal Change: Developed. This includes developed areas that 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. The proposed residential use seeks to utilize a vacant piece of ground with

more intense uses as anticipated within these areas.



The subject site is within the Placetype of Suburban Residential. The primary land use within Suburban Residential is Single-Family Detached Residential and includes supporting land uses of Single-Family Attached, Multi-Family, Parks/ Open Space, Commercial Retail, Commercial Service, and Institutional. The proposed residential zone and use

conforms to this placetype.

Residential Multi-Dwelling District (RM-12) Zoning Requirements

The RM-12 zoning district is a 12-dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. Use Types will conform to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Falcon Reserve project would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is in face within a Suburban Residential placetype in the Area of Change: Minimal Change and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs continue to experience a housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Falcon Reserve project will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1:** Promote development of a mix of housing types in identified areas and **Goal HC3:** Locate attainable housing that provides convenient access to good, services and employment. The Falcon Reserve development is near existing highways and major roadways; will utilize existing infrastructure to help keep lot cost down; and would be located near

existing commercial activity centers which provide numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Falcon Reserve development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Falcon Reserve development will require public street roadways and sidewalks to be designed and built to El Paso County Standards.

El Paso County Final Plat Approval Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
The site meets the Your El Paso County Master Plan’s goals as listed above.
2. *The subdivision is in substantial conformance with the approved preliminary plan;*
The subdivision is in substantial conformance with the approved preliminary plan (SP252).
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 subdivision is consistent with the subdivision design standard, regulations, and code requirements.
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;*
A sufficient water supply has been committed to and will be provided for by the Paint Brush Hills Metropolitan District. Paint Brush Hills Metropolitan District provided a water commitment letter that has been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;*

A public wastewater system will be provided for by the Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District provided a commitment letter that has been included as part of this application indicating capacity to provide wastewater disposal services for this development.

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

A "Soils and Geology Study", Falcon Reserve, El Paso County, Colorado" (RMG-Rocky Mountain Group, July 14, 2022) is included with the submittal package. As part of this study, 5 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface water, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

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;*

Adequate drainage improvements; complying with State law, the EPC Land Development Code and the ECM are proposed and illustrated on the drawings. There are three proposed ponds located within the Falcon Reserve property boundary and one pond offsite, all to be owned and maintained by the Paintbrush Hills Metropolitan District. A final drainage report for this development has been included for review and approval by El Paso County.

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;*

Legal and physical access will be provided to all parcels by public rights-of-way.

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 public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*
The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.
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;*
Offsite impacts were evaluated with this submittal and the previous Preliminary Plan submittal. An approved Traffic Impact Statement is included with this submittal.
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;*
All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
13. *The subdivision meets other applicable sections of Chapter 6 and 8; and*
The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code.
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.]*
Babcock Land Corp has established that Bradley Marksheffel LLC is the mineral estate owner on the real property known as Falcon Reserve.

El Paso County Water Master Plan:

Falcon Reserve Filing No. 1 is within the Paintbrush Hills Metropolitan District as stated in the Water Master Plan for Paint Brush Hills Metropolitan District Update, dated September 2020, by RG and Associates, LLC. Water services will be provided by Paintbrush Hills Metropolitan District. The Commitment Letter is included in the Appendix of the Water Resources Report and reflects the most updated irrigation square footages and consumption estimates for the residential uses involved in the project.

In addition, Falcon Reserve meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies

through integrated master planning of site planning, xeric landscape design and water resource best management practices.

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

149 single family detached residential lots at approximately 4 DU per Acre. Lots range in size from 3,825 to 7,700 square feet each.

Total Number of Industrial or Commercial Sites:

No commercial or industrial sites are proposed.

Phasing Plan and Schedule of Development:

The project will be constructed in one phase.

Areas of Required Landscaping:

The proposed internal landscape design, adjacent buffering, and streetscape planting requirements shall comply with the EPC LDC and Appendix D Landscaping and Planting Manual. The landscape design is shown with this Preliminary Plan submittal. Due to water limitations of the District, the landscape design will be xeric.

Types of Proposed Recreational Facilities:

A pocket park is currently proposed in the northwest portion of the site.

Traffic Engineering:

Vehicular access as illustrated in the Traffic Impact Study is proposed with all roadways to be public. The site is located within El Paso County Public Improvement District (PID) #2. Road impact fees to be calculated at time of building permit as may be required. The traffic impact study accounts for 160 total lots, 149 lots as proposed on the current preliminary plan and 11 future lots on tract G which will be proposed once additional water sufficiency is secured.

School District:

El Paso County School District #49

Proposed Services:

- | | |
|-----------------------|---|
| 1. Water: | Paint Brush Hills Metropolitan District |
| 2. Wastewater: | Woodmen Hills Metropolitan District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Falcon Fire Protection District |
| 6. School: | El Paso County School District #49 |
| 7. Roads: | El Paso County Road and Bridge |
| 8. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the Final Plat Application:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0551G' effective date December 7, 2018.

Site Geology: A Soils and Geology Study, by RMG – Rocky Mountain Group, is submitted with this application.

Wetlands: There are no natural drainage areas or natural drainage ways or water courses found on site. As a result, there are no wetlands present. All drainage and erosion criteria will be met following El Paso County Development Standards.

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

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. A noise study is included with this application.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Falcon Reserve with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

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

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

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

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

Deviation Requests (as part of the Preliminary Plan application):

- 1) ROADWAY ACCESS CRITERIA

Requested Deviation: To permit a proposed urban local roadway and an existing collector roadway to intersect ROW to centerline closer than 330' at the intersection of Liberty Grove Drive and Stapleton Drive. The proposed urban local roadway will line up with existing Waterbury Drive and is approximately 275' from centerline to the existing ROW of Stapleton Drive or 230' to the future ROW.

Justification: The 330' intersection spacing requirement is not achievable while still maintaining the logical extension of existing Waterbury Drive. Proposed Waterbury Drive, the intersecting road, is proposed as an urban local roadway. The existing intersection of Waterbury Drive and Liberty Grove Drive currently exists at less than the required 330' spacing, approximately 230'.

2) PEDESTRIAN RAMPS AT "T" INTERSECTIONS

Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Salem Court and Waterbury Drive.

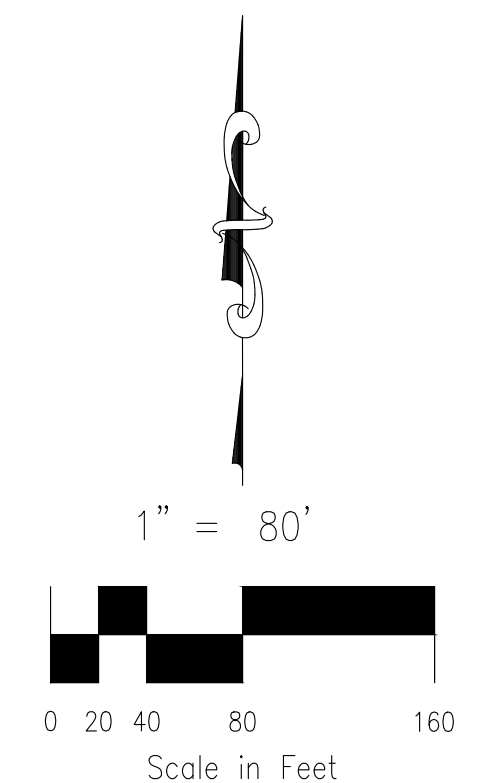
Justification: The intersection is in close proximity to another intersection with all the required ramps constructed. The installation of an additional ramp at this intersection is not desirable since the additional ramp may be a safety concern as the removed crossing does not have a stop condition and is further down a long straightaway roadway without traffic calming. The crossing at Merchant Royal Loop and Salem Court is approximately 150' feet away and provides a much safer intersection for pedestrian movements.

The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety.

Waiver Requests (see Waiver Request):

none

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—————	BOUNDARY LINE
—————	PROPERTY LINE
—————	RIGHT OF WAY LINE
—————	CENTERLINE
—————	EASEMENT LINE
—————	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
—————	EXISTING CENTERLINE
—————	EXISTING EASEMENT
—————	SECTION/QUARTER SECTION LINE

NOT A PART

PARELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



CIVIL CONSULTANTS, INC.

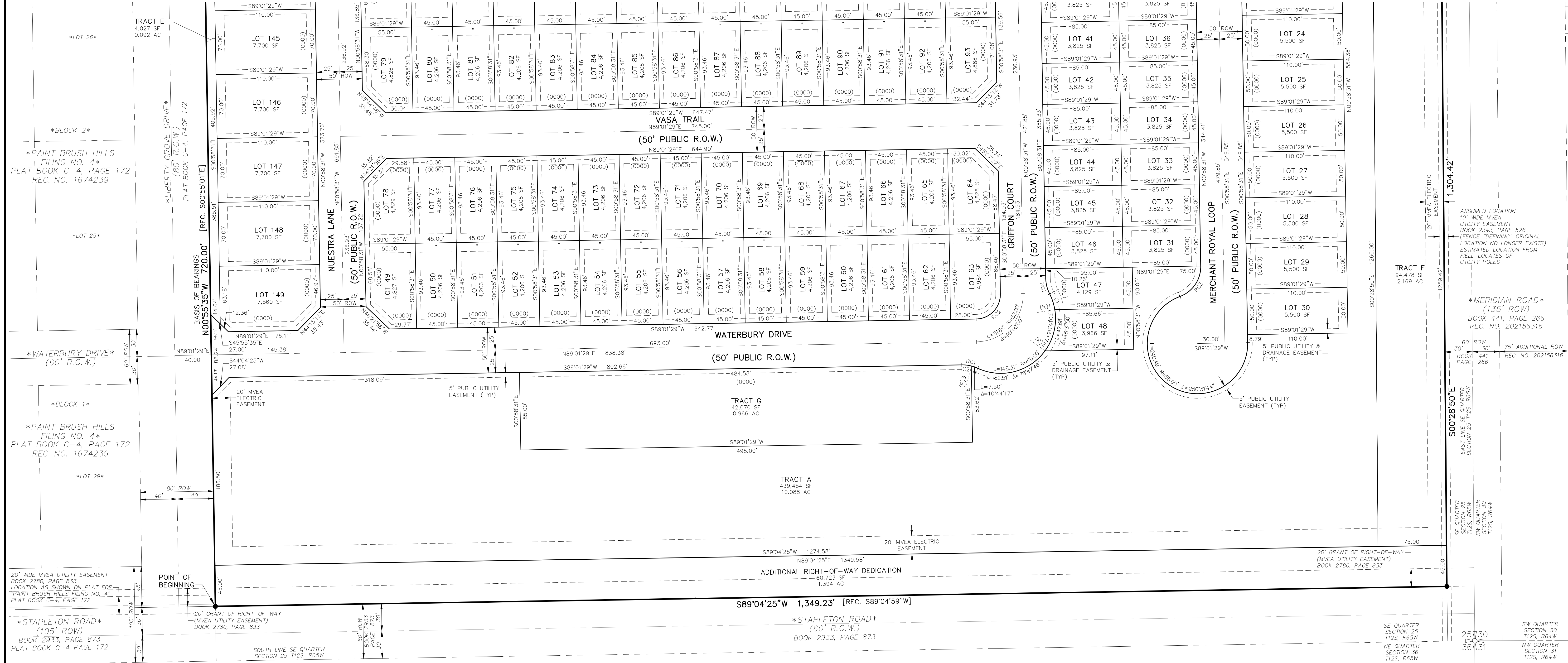
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 2 OF 4

FALCON RESERVE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 4



LEGEND:

SF SQUARE FEET

(R) RADIAL BEARING

(0000) ADDRESS

Ch CHORD LENGTH

ChB CHORD BEARING

● SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

○ FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

— BOUNDARY LINE

— PROPERTY LINE

— RIGHT OF WAY LINE

— CENTERLINE

— EASEMENT LINE

— EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

— EXISTING CENTERLINE

— EXISTING EASEMENT

— SECTION/QUARTER SECTION LINE

1" = 50'

0 25 50 100

Scale in Feet

TYPICAL TRACT

TYPICAL LOT

TYPICAL CORNER LOT

DETAIL
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	18.04	40.00	25°50'31"
RC2	42.41	27.00	90°00'00"
RC3	43.08	35.00	70°31'44"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	18.18	60.00	17°21'26"
C2	10.54	40.00	15°06'14"

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S80°32'24"W
(R)2	N53°55'46"W
(R)3	S14°07'43"W

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

FINAL PLAT

FALCON RESERVE FILING NO. 1

PROJECT NO.: 43-144 | DATE OF PREPARATION: JULY 16, 2026

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SP-25-002

212 N. WAHSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

SHEET 3 OF 4

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

_____ EXISTING/ADJACENT SUBDIVISION LINES,
 PROPERTY LINES, AND RIGHTS-OF-WAY
 _____ EXISTING CENTERLINE
 - - - - - EXISTING EASEMENT
 _____ SECTION/QUARTER SECTION LINE

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	S00°58'31"E	19.57

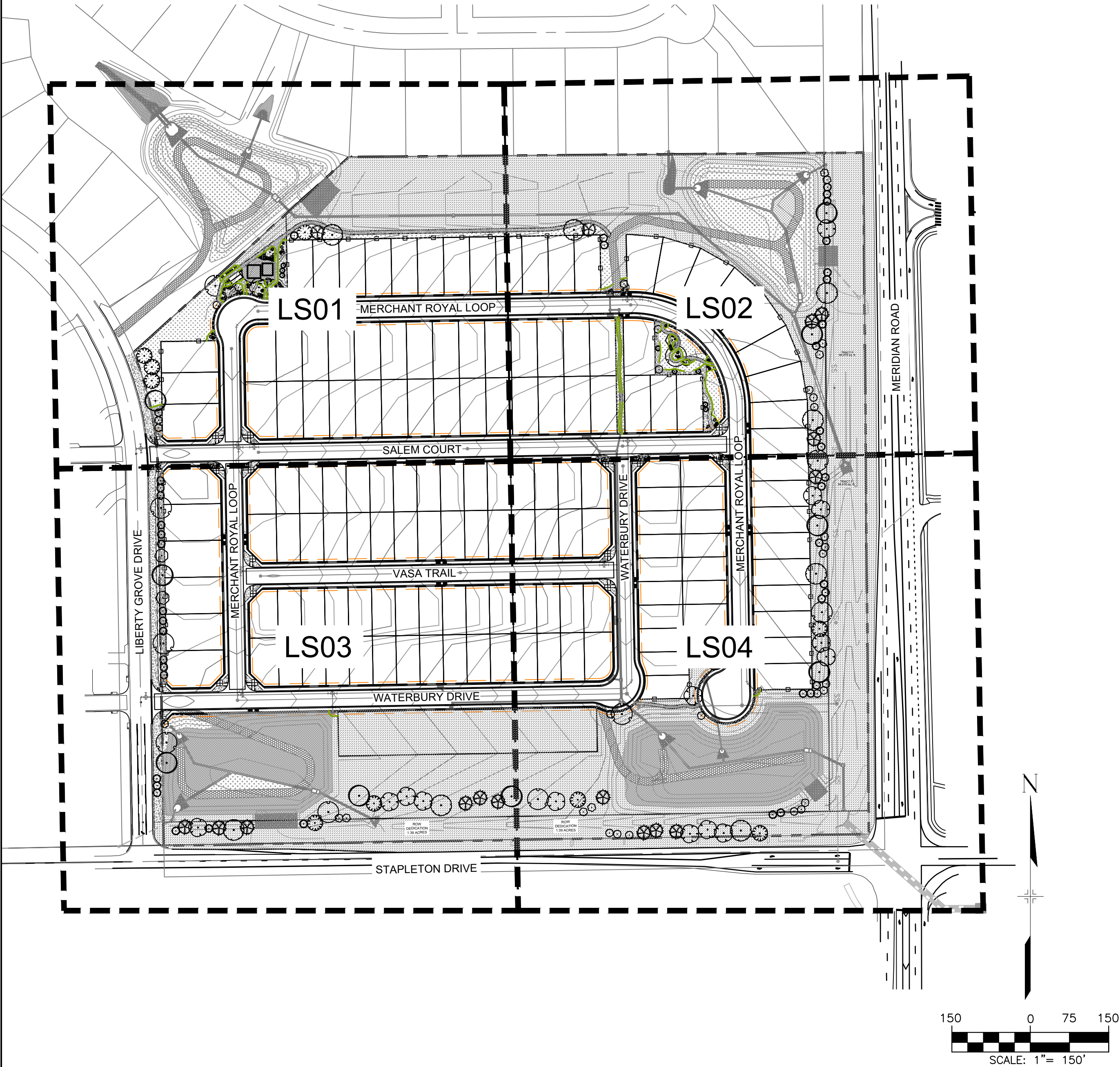
FINAL PLAT				
FALCON RESERVE FILING NO. 1				
PROJECT NO.: 43-144		DATE OF PREPARATION: JULY 16, 2026		
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:
DRAWN BY: ELY		CHECKED BY: VPT	PCD FILE No.: SP-25-002	



FALCON RESERVE

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS										
PLAN ABBREV	STREET NAME / ZONE BOUNDARY				STREET CLASSIFICATION		SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED
							REQ.	PROV.		
MR	MERIDIAN RD.				MINOR ARTERIAL		20'	20'	1,285	1 / 25
SD	STAPLETON DR				COLLECTOR		10'	10'	1,333	1 / 30
LD	LIBERTY GROVE DR				COLLECTOR		10'	10'	891	1 / 30
NO. OF TREES					SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
REQUIRED			PROVIDED		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
TOTAL	EVERGREEN ($\frac{1}{2}$ MIN)		TOTAL	EVERGREEN					0% (XERIC)	
MR	51	17	51	17	0	0	0	0	0%	100%
SD	44	15	44	19	0	0	0	0	0%	100%
LD	30	10	30	10	0	0	0	0	0%	40%

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
LOW GROW NATIVE	PAWNEE BUTTES SEED	CANBY BLUEGRASS SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	TEMPORARY IRRIGATION	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
PBSI NATIVE PRAIRIE MIX	PAWNEE BUTTES SEED	BLUE GRAMA BUFFALOGRASS SIDEOTS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	NON-IRRIGATED	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOTS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	CO	8	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50'	40'
	GT	15	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	2" CAL.	B&B	50'	35'
	GK	10	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	10	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
EVERGREEN TREES							
	PE	36	PINUS EDULIS PINON PINE	6" HT.	B&B	25'	15'
	HE	3	PINUS HELDREICHII BOSNIAN PINE	6" HT.	B&B	20'	10'
	PA	9	PINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	B&B	50'	35'
	PP	16	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	60'	30'
ORNAMENTAL TREES							
	AG	21	ACER GINNALA AMUR MAPLE	1.5" CAL.	B&B	20'	15'
	AA	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	20'	15'
	CI	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	KP	4	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	30'	25'
DECIDUOUS SHRUBS							
	ARF	9	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	#3 CONT.	CONT.	3'	2'
	CEL	5	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	#5 CONT.	CONT.	10'	10'
	CHM	6	CHAMAEBATIARIA MILLEFOLIUM DESERT SWEET	#5 CONT.	CONT.	4'	5'
	ERN	8	ERICAMERIA NAUSEOSUS TALL RABBITBRUSH	#5 CONT.	CONT.	4'	5'
	PAB	11	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES' BLUE SPIRES RUSSIAN SAGE	#5 CONT.	CONT.	4'	4'
	PRB	14	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	PBP	4	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	#5 CONT.	CONT.	2'	5'
	RHA	5	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
ORNAMENTAL GRASSES							
	BGB	34	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	#3 CONT.	CONT.	3'	2'

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

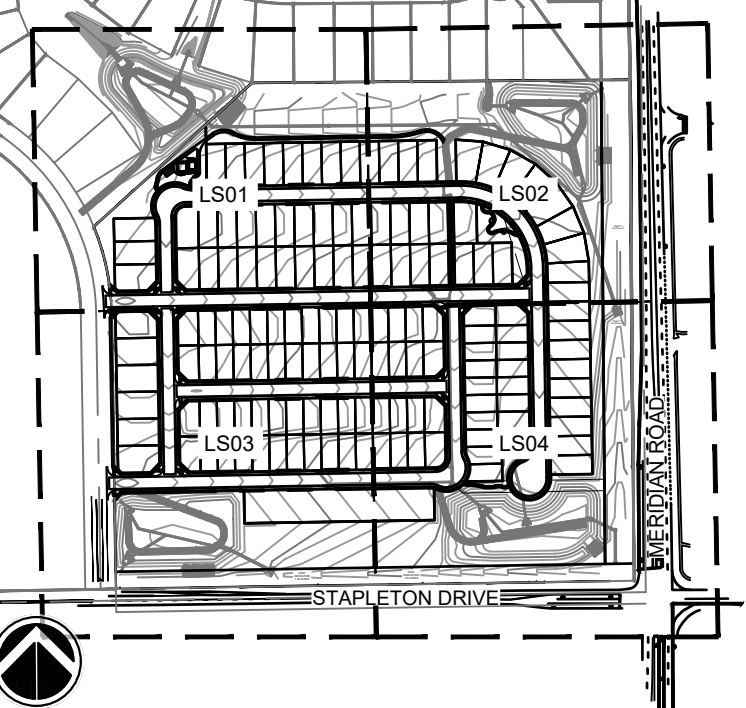
OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

APPROVAL:

KEY MAP:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE
TITLESHEET

LT01

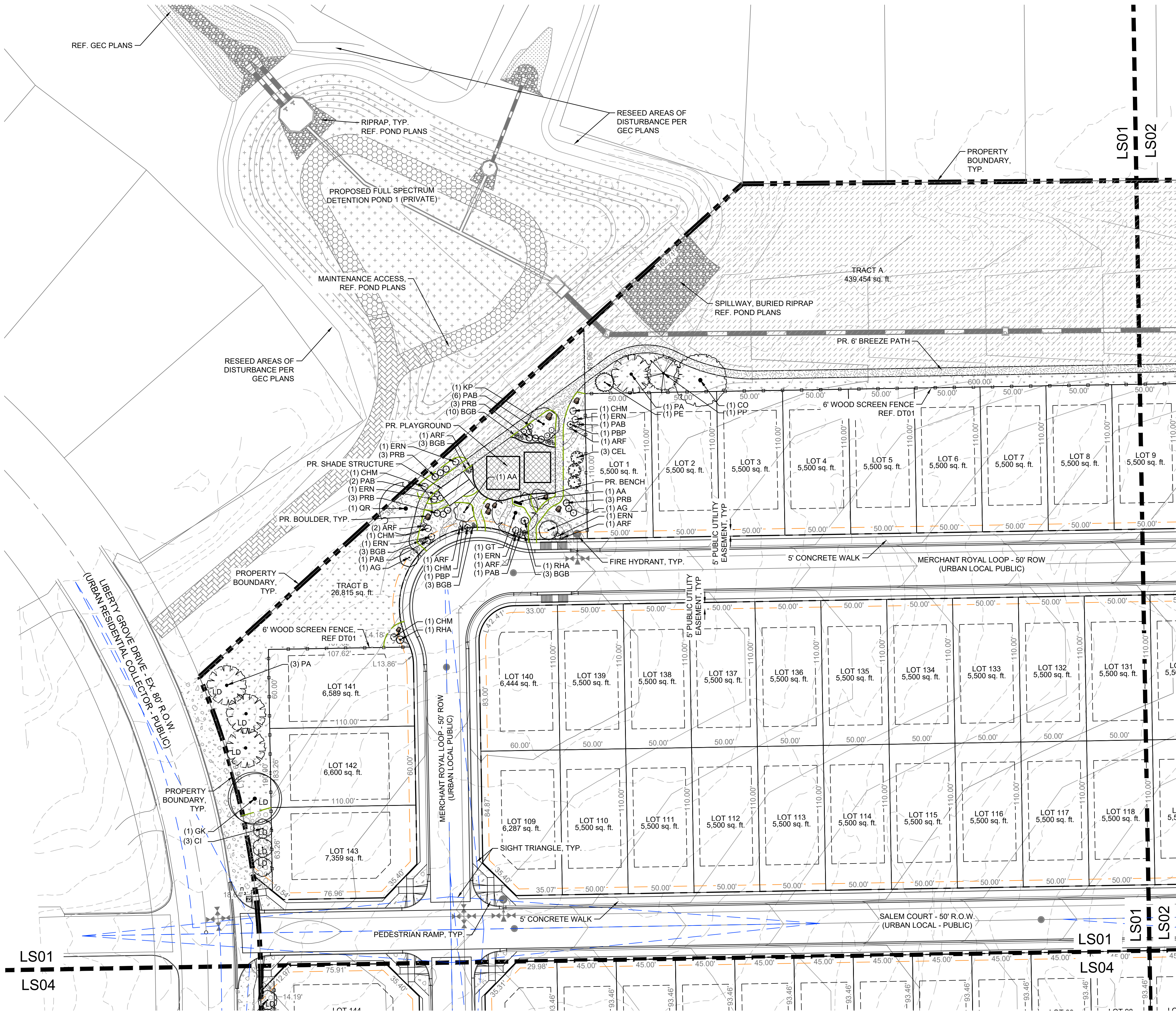
SHEET 08 OF 13

FILE NO.: SP252

FALCON RESERVE

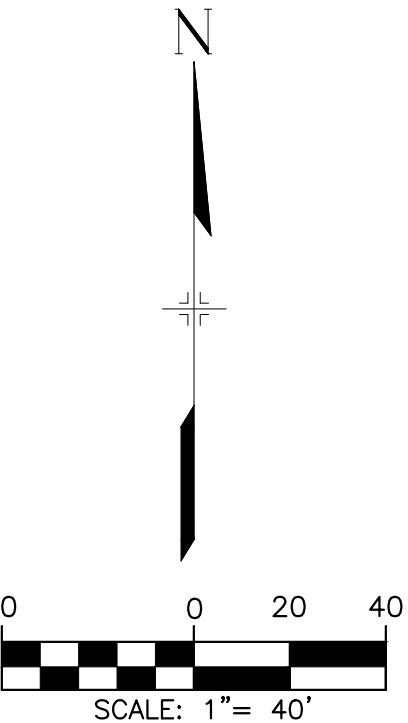
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



GROUND COVER LEGEND

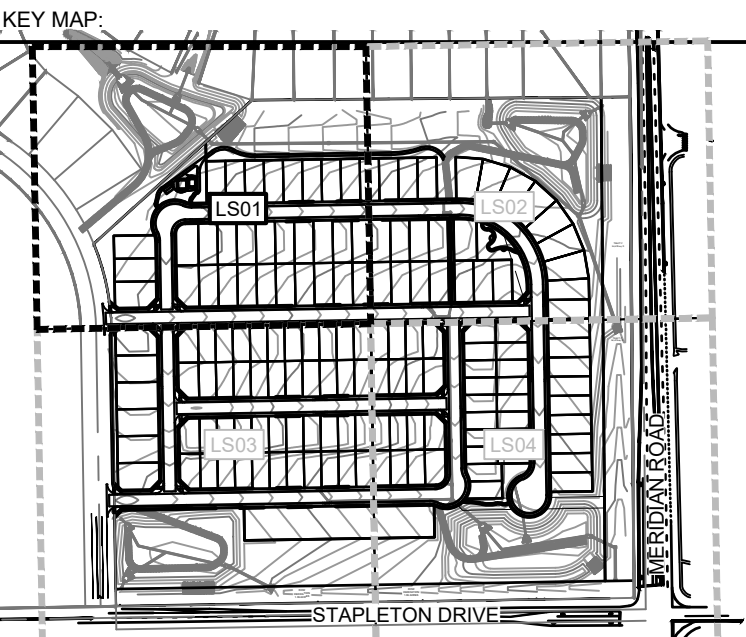
- 1 1/2" ROCK 25,830 SF
TYPE: CIMARRON GRANITE
SUPPLIER: C&C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 4-8" COBBLE 9,247 SF
TYPE: BLUE-GRAY RIVER ROCK
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL
- NATIVE SEED-LOW 31,883 SF
MIX NAME: LOW GROW NATIVE
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED-TALL 497,762 SF
MIX NAME: PBSI NATIVE PRAIRIE
MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED- DETENTION 174,523 SF
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT ALL
PURPOSE MIX
OR APPROVED EQUAL
- PLAYGROUND MULCH 2,302 SF
CERTIFIED PLAYGROUND CHIPS
COLOR: BROWN
SUPPLIER: C&C SAND AND STONE
OR APPROVED EQUAL
- BREEZE 9,214 SF
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)
- PLAYGROUND EDGING
CONCRETE EDGING, 6" WIDTH
- BOULDERS
SOURCE FROM ON-SITE



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-0100
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CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

OWNER/DEVELOPER:
BABCOCK LAND CORP
212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 655-3290

APPROVAL:



PROJECT:
**FALCON RESERVE
PRELIMINARY PLAN**
**EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026**

REVISION HISTORY:			
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DRAWING INFORMATION:
PROJECT NO: 21.1129.008
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**FINAL LANDSCAPE
PLAN**

LS01
SHEET 10 OF 13

FILE NO.: SP252

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

BOULDERS
SOURCE FROM ON-SITE

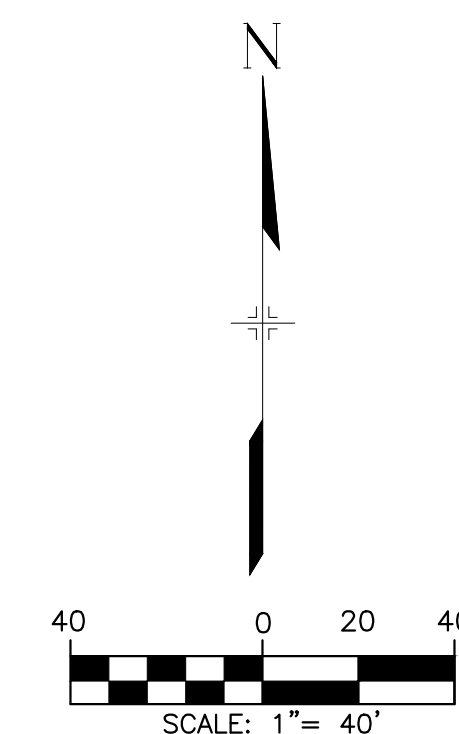


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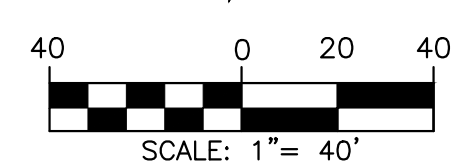
SHEET TITLE:

SHEET 11 OF 13

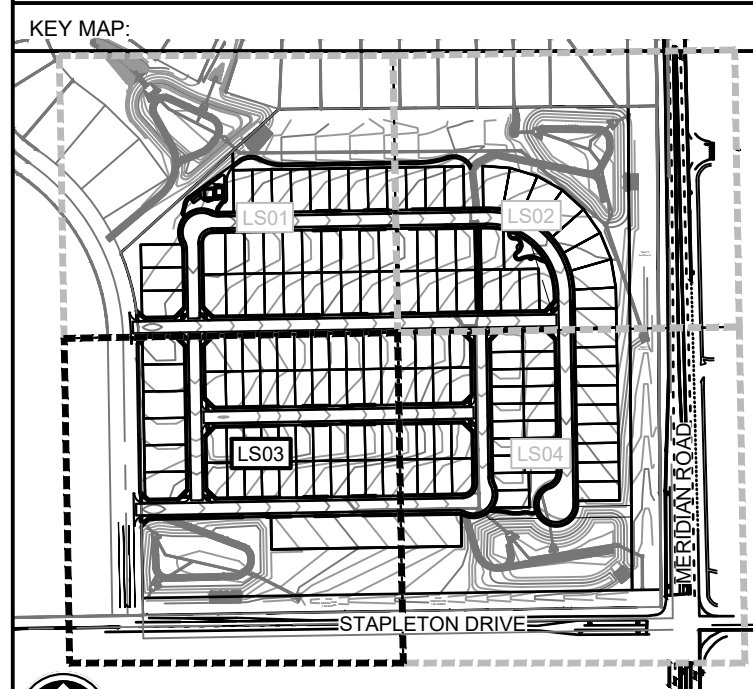
FILE NO.: SP252



LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



BOULDERS
SOURCE FROM ON-SITE



NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO:	21.1129.008
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DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

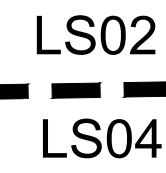
FINAL LANDSCAPE PLAN

LS03

SHEET 12 OF 13

FILE NO.: SP252

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



	1 1/2\"/>	25,830 SF
	TYPE: CIMARRON GRANITE SUPPLIER: C&C SAND AND STONE DEPTH: 3"	
	OR APPROVED EQUAL	
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	OR APPROVED EQUAL	
	PLAYGROUND MULCH	2,302 SF
	CERTIFIED PLAYGROUND CHIPS COLOR: BROWN SUPPLIER: C&C SAND AND STONE	
	OR APPROVED EQUAL	
	BREEZE	9,214 SF
	COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND DEPTH: 4"	
	OR APPROVED EQUAL	

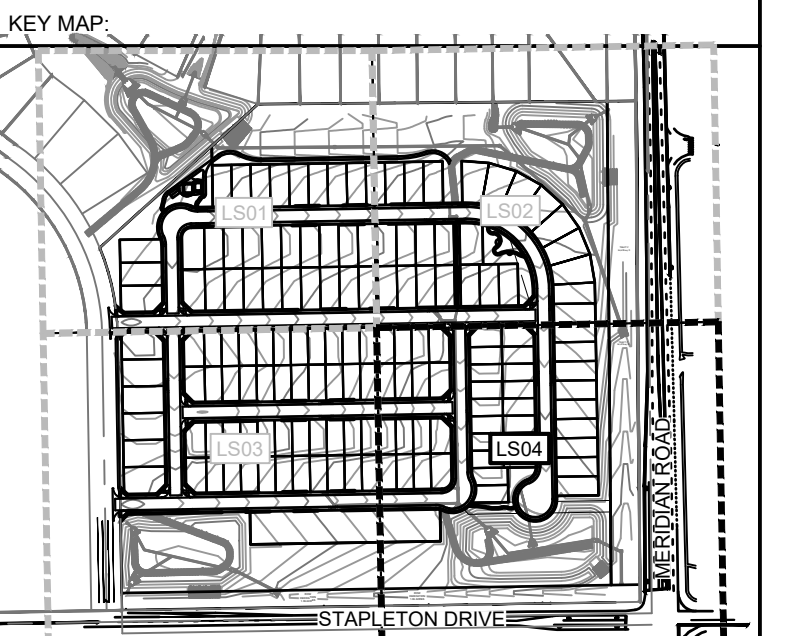


BOULDERS
SOURCE FROM ON-SITE



212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

FINAL LANDSCAPE PLAN

LS04

SHEET 13 OF 13

FILE NO.: SP252

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Timbers of Black Forest Subdivision

Agenda Date: September 9, 2026

Agenda Item Number: #6 - B

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Vertex Consulting Services, LLC, on behalf of Timbers of Black Forest, LLC, for Timbers of Black Forest Subdivision, which totals 52.53 acres and is located east of the Vollmer Road and Arroya Lane intersection. This application consists of 21 single family lots with lots being consistent with the RR-2.5 lot size requirement of 2.5 acres. The current zoning is RR-5; however, a rezone to change the zoning district to RR-2.5 is being processed concurrently and is intended to accommodate low-density, rural, single family residential development.

The Candidate Open Space Area Master Plan of the 2022 El Paso County Parks Master Plan shows the Black Forest South Candidate Open Space Area encompassing the project site. The Black Forest South Candidate Open Space Area is made up of a unique montane forest ecosystem east of Colorado's Front Range, ranging from approximately 7,080 to 7,704 feet in elevation. It supports numerous creek headwaters and contains plant communities and species that are disjunct from populations in the Black Hills of South Dakota. Several rare or conservation-sensitive plant species occur here, including Richardson alumroot, prairie goldenrod, birdfoot violet, Selkirk's violet, and Southern Rocky Mountain cinquefoil. These isolated populations provide important refugia and may have long-term evolutionary significance.

The area faces significant threats from invasive weeds, particularly yellow toadflax, as well as fire suppression, which has transformed historically open ponderosa pine savannas into dense forests. This change reduces habitat quality and increases the risk of severe crown fires. Most of the Black Forest is privately owned, further emphasizing the need for conservation and management of its remaining native habitats. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan indicates that no parks, trails, or open space would be directly impacted by the proposed subdivision. However, as previously noted, staff recommends that appropriate precautions be implemented to ensure that the project does not adversely affect the surrounding area, which is considered sensitive due to its flora, fauna, and fire risk. The closest El Paso County Property is Pineries Open Space which is 1.76 miles north of the property. Black Forest Regional Park is 3.42 miles northwest of the property. Lastly, the Arroya Lane Primary Regional Trail is approximately 2.68 miles southeast 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 \$10,605 as shown in the attached Development Application Review Form.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Timbers of Black Forest Subdivision:
(1) Regional park fees in the amount of \$10,605 shall be due at time of the recording of the final plat.



Timbers of Black Forest Subdivision

El Paso County Parks Review

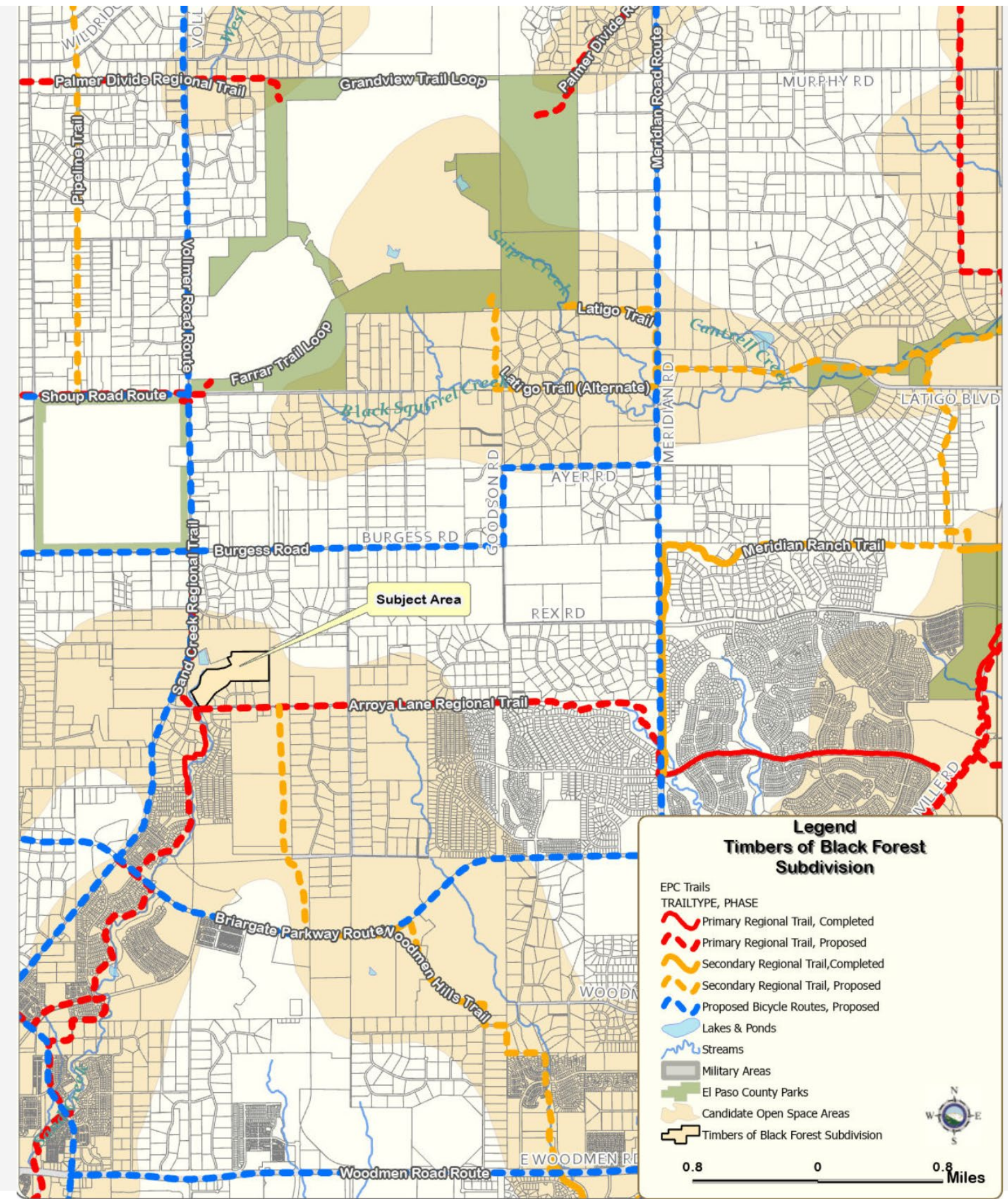


Presenter & Parks Review:
Ashlyn Mathy, Parks Planner- El Paso County
Parks Department
ashlynmathy@ElPasoCo.com | 719.520.6978



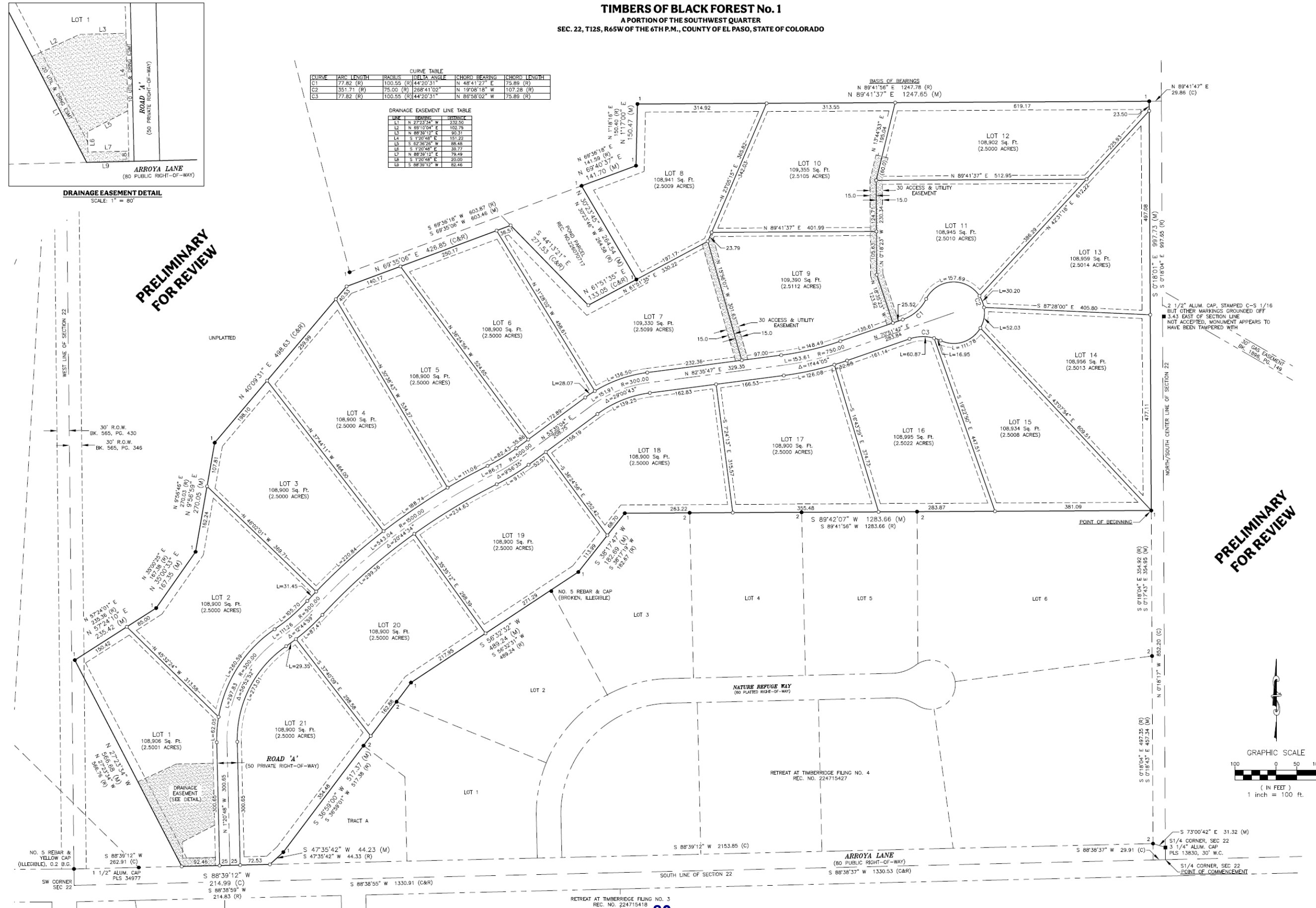
Background

- The Timbers of Black Forest Subdivision application consists of 21 single-family lots totaling 52.53 acres.
 - Lot size: 2.5 acres
- Lots are zoned RR-5
 - Current rezone (proposed) to change the zoning district to RR-2.5 zoning
 - RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development
- The properties are located east of the Vollmer Road and Arroya Lane intersection.





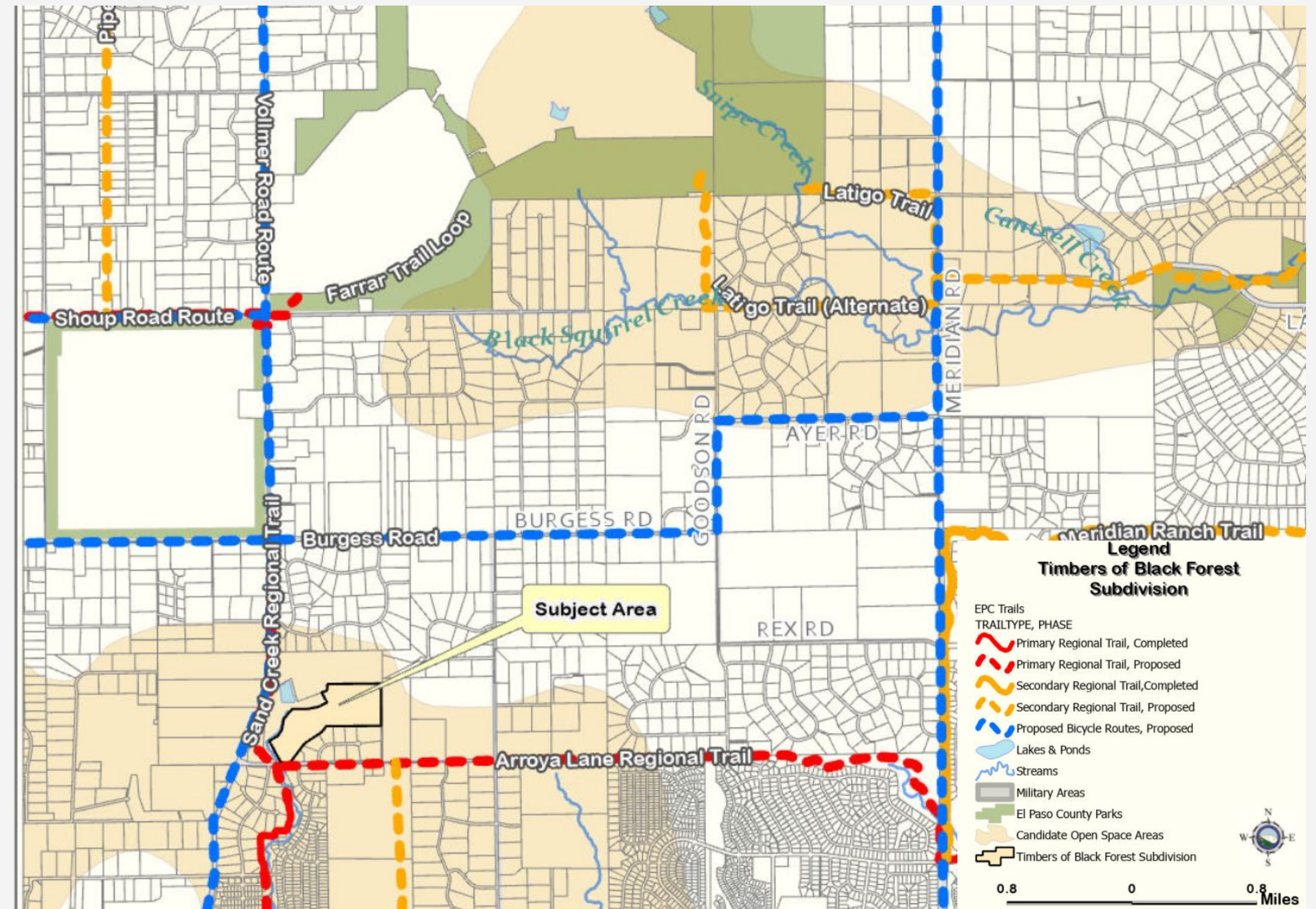
Final Plat





Candidate Open Space

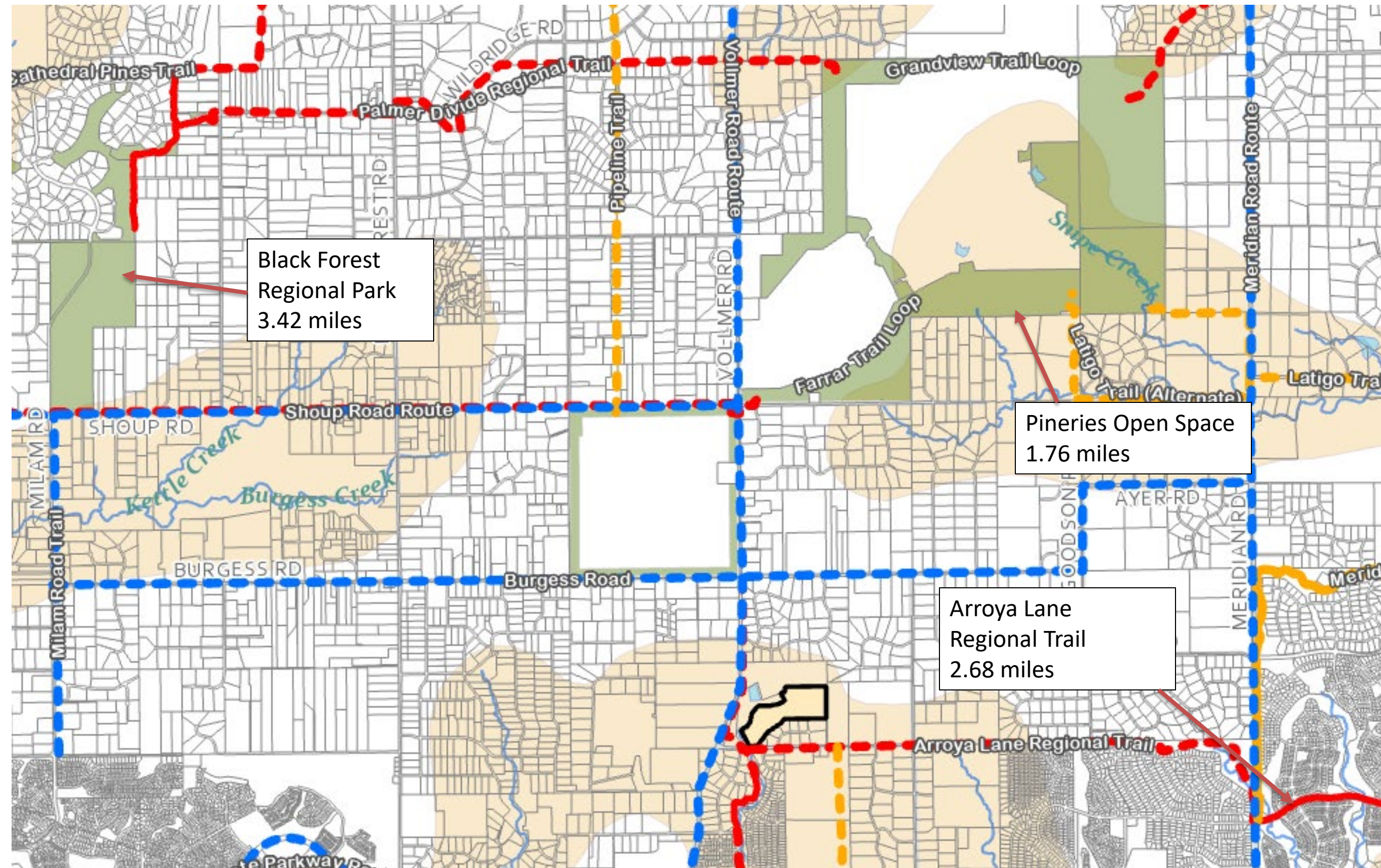
- The Candidate Open Space Area Master Plan of the 2022 El Paso County Parks Master Plan shows the Black Forest South Candidate Open Space Area encompassing the project site.
- Contains a **unique montane forest ecosystem** with rare and conservation-sensitive plant species.
- Provides important **wildlife habitat, creek headwaters, and native plant refugia**.
- Key threats include **invasive weeds, fire suppression, dense forest conditions, and severe wildfire risk**.
- With much of the surrounding Black Forest privately owned, **protection of remaining native habitat is a priority**.
- Notable species present include:
 - ❖ Richardson alumroot
 - ❖ Prairie goldenrod
 - ❖ Birdfoot violet
 - ❖ Selkirk's violet
 - ❖ Southern Rocky Mountain cinquefoil
- Staff recommends that precautions are taken with development, to ensure that negative impacts are minimized.





County Parks Information

- The 2022 El Paso County Parks Master Plan indicates that no parks, trails, or open space would be directly impacted by the proposed subdivision.
- The closest El Paso County Parks facilities are:
 - Pineries Open Space: 1.76 miles north of the property
 - Black Forest Regional Park: 3.42 miles northwest of the property
 - Arroya Lane Regional Trail: 2.68 miles southeast of the property
- As no park land or trail easement dedications are necessary for these proposals, El Paso County Parks staff recommends fees in lieu of land for regional park purposes for the final plat.





County Parks - Recommendations

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Timbers of Black Forest Subdivision: (1) Regional park fees in the amount of \$10,605 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

August 18, 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:	Timbers of the Black Forest Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-26-016	Total Acreage:	52.53
		Total # of Dwelling Units:	21
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.00
Timbers of Black Forest, LLC	Vertex Consulting Services, LLC	Regional Park Area:	2
michael@homesbyturner.com	Nina Ruiz	Urban Park Area:	2
719-434-0199	(719) 733-8606	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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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 21 Dwelling Units = 0.407	Neighborhood: 0.00375 Acres x 21 Dwelling Units =	0.00
Total Regional Park Acres: 0.407	Community: 0.00625 Acres x 21 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS	Urban Park Area: 2	
Regional Park Area: 2	Neighborhood: \$119 / Dwelling Unit x 21 Dwelling Units =	\$0
\$505 / Dwelling Unit x 21 Dwelling Units = \$10,605	Community: \$184 / Dwelling Unit x 21 Dwelling Units =	\$0
Total Regional Park Fees: \$10,605	Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Timbers of Black Forest Subdivision: (1) Regional park fees in the amount of \$10, 605 shall be due at time of the recording of the final plat.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Trinity Ranch Preliminary Plan

Agenda Date: September 9, 2026

Agenda Item Number: #6 - C

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by Kimley-Horn and Associates, Inc. for the Trinity Ranch Preliminary Plan. The proposed Trinity Ranch Preliminary Plan encompasses approximately 137.9 acres and is located east of the intersection of North Peyton Highway and Highway 94. The application proposes 35 single-family residential lots totaling 102.9 acres, as well as proposed commercial lots, however, the number of lots has not been disclosed. The proposed single-family residential lots range in size from approximately 2.50 to 2.95 acres and are currently zoned RR-5. The applicant is proposing to rezone the residential portion of the property to RR-2.5, which is intended to accommodate low-density, rural single-family residential development. As part of a future phase of development, the applicant anticipates an additional rezoning process to change portions of the property to CS (Commercial Services) zoning. The CS zoning district is intended to accommodate retail, wholesale, and service-oriented commercial uses that serve the general public.

The 2022 El Paso County Parks Master Plan identifies no parks, trails, or open space areas that would be directly impacted by the proposed subdivision. Staff notes that the proposed Highway 94 bicycle route is located along the southern portion of the property; however, the route is within the existing right-of-way, and the proposed preliminary plan will not impact it. Additionally, the proposed Highway 94 Regional Trail is located on the south side of Highway 94. Therefore, the proposed subdivision is not anticipated to impact the proposed regional trail.

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

- *No impacts from this project are shown to the 2022 El Paso County Master Plan. The proposed HWY 94 Primary Regional Trail runs east-west along the south side of Highway 94. The proposed HWY 94 bike route will be contained within the highways' right-of-way. Based on comments from the rezone application, no trail easement dedications will be necessary as this project moves forward. Fees in lieu of land for regional park dedications will be provided with the Final Plat.*

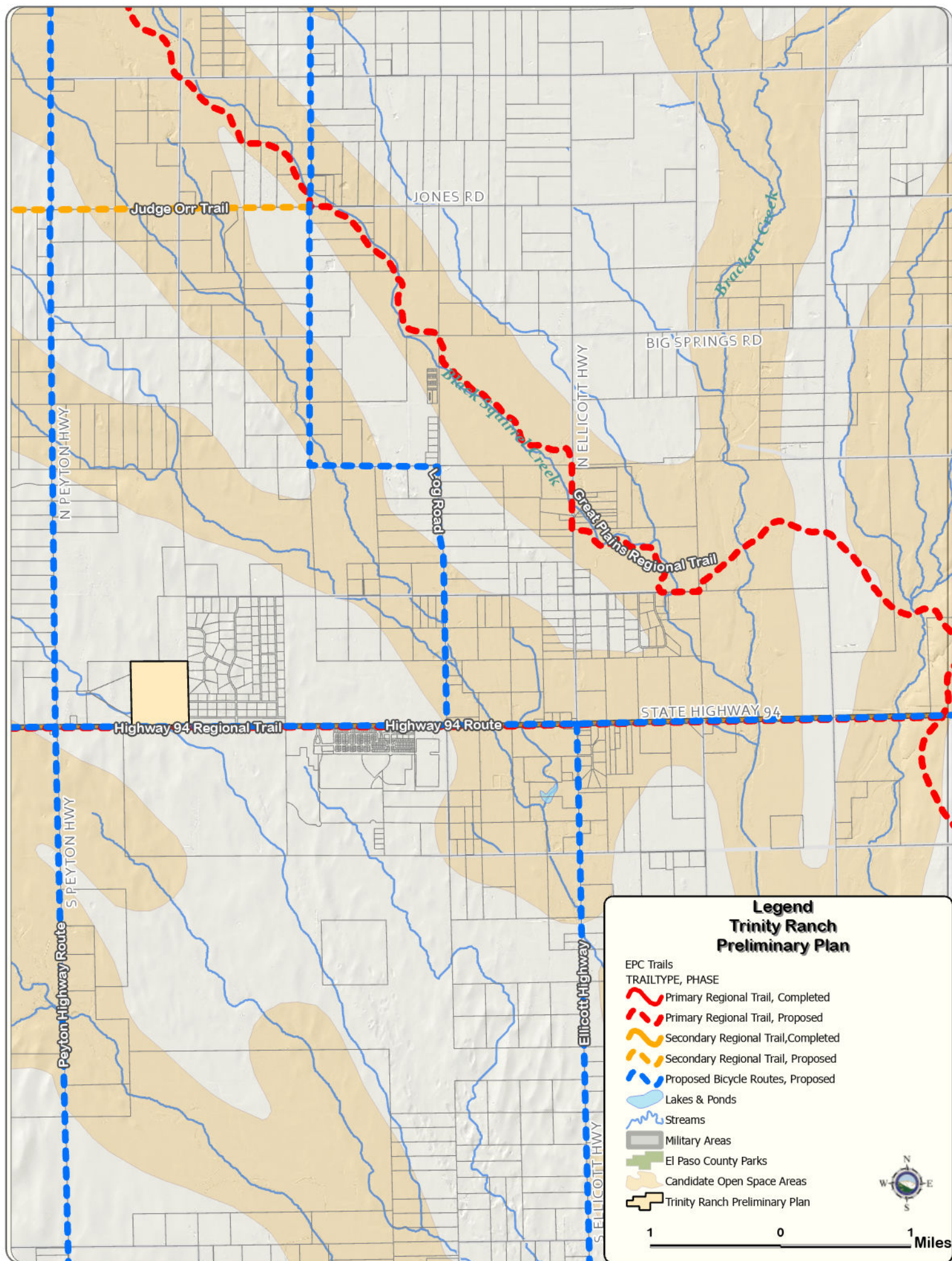
El Paso County staff notes that the number of commercial lots is not specified in the preliminary plan application. During the preliminary plan review process, staff will need the proposed commercial lot count to accurately determine the appropriate applicable fees.

At this time, the application fees can only be calculated based on the 35 single family lots depicted in the submitted application. Staff requests that the applicant provide the anticipated commercial lot count during the preliminary plan stage or, if not yet available, during the subsequent final plat filings associated with the project. Providing this information will allow staff to conduct the review and calculate applicable fees and provide a more accurate review.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of \$17,675 as shown in the attached Development Application Review Form.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Trinity Ranch Preliminary Plan: (1) Regional park fees in the amount of \$17,675 shall be due at time of the recording of the Final Plat. (2) fees for commercial lots will be determined during subsequent preliminary plan or final plat filings.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 25, 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:	Trinity Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SF-26-008	Total Acreage:	137.90
		Total # of Dwelling Units:	35
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.63
20165 HOWLE STREET LLC	Kimley-Horn and Associates, Inc.	Regional Park Area:	4
Terry Street	Kevin Kofford	Urban Park Area:	5
Terrystreet2012@gmail.com	(719) 453-0181	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5 / CS

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: 4		Urban Park Area: 5	
0.0194 Acres x 35 Dwelling Units = 0.679		Neighborhood:	0.00375 Acres x 35 Dwelling Units = 0.00
Total Regional Park Acres: 0.679		Community:	0.00625 Acres x 35 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 5	
\$505 / Dwelling Unit x 35 Dwelling Units = \$17,675		Neighborhood:	\$119 / Dwelling Unit x 35 Dwelling Units = \$0
Total Regional Park Fees: \$17,675		Community:	\$184 / Dwelling Unit x 35 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Trinity Ranch Preliminary Plan: (1) Regional park fees in the amount of \$17,675 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD



August 11, 2026

RE: Trinity Ranch Residential Preliminary Plan

Owner:

20165 HOWLE STREET LLC
8576 Via Gwynn Way
Fair Oaks, CA 95528
Terry Street
Terrystreet2012@gmail.com

Applicant:

Kimley-Horn
2 North Nevada Ave, Suite 900
Colorado Springs, CO 80903
Kevin.kofford@kimley-horn.com
719-453-0180

Consultant:

Kimley-Horn
2 North Nevada Ave, Suite 900
Colorado Springs, CO 80903
Kevin.kofford@kimley-horn.com
719-453-0180

TSN: 3400000455

Request:

1. Preliminary Plan for 35 residential lots on +/- 102.92 AC
2. Finding of water sufficiency in terms of quantity, dependability and quality
3. Deviation from LDC 8.4.4.D and ECM 2.3; Table 2-7 to exceed maximum cul-de-sac and roadway length

Location:

North of Highway 94, immediately west of Antelope Park Ranchettes and Viewpoint Estates Subdivisions.

Project Description

The property is located north of Highway 94 and immediately east of the Antelope Park Ranchettes, zoned RR-5, and the Viewpoint subdivision zoned RR-2.5. In 2025 a 38 AC parcel along HWY 94 frontage was subdivided and rezoned to CS- Commercial Service. This parcel has since been deeded

separately and anticipated to develop as commercial in the near future. The remaining +/- 102.92 AC site is currently utilized as Agriculture Grazing land and zoned RR-5. There are no zoning overlays on the parcel. An application to rezone the property from RR-5 to RR-2.5 has been submitted and is currently under review. This rezoning will allow for the future development of detached single-family homes on large residential lots with a minimum 2.5 AC lot size. The rezone and preliminary plan applications will create a total of 35 large residential lots, constructed in two phases. The project is anticipated to be constructed in two to three filings. Filing No. 1 will include 17 residential lots of 2.5 acres each. Filing No. 2 and 3 will include 18 additional residential lots of 2.5 acres each and buildout of the commercial parcel. Filing No. 1 access will be provided by extending Golden Eagle Drive, with a gravel emergency access drive connecting to Highway 94. Until the commercial parcel and full single-family residential development are built out, the Highway 94 connection will serve as emergency access only and will be chained off to allow emergency vehicle staging from Highway 94. At full buildout, traffic will access the site through a full-movement access located approximately 4,275 feet east of the SH-94 and Peyton Highway intersection.

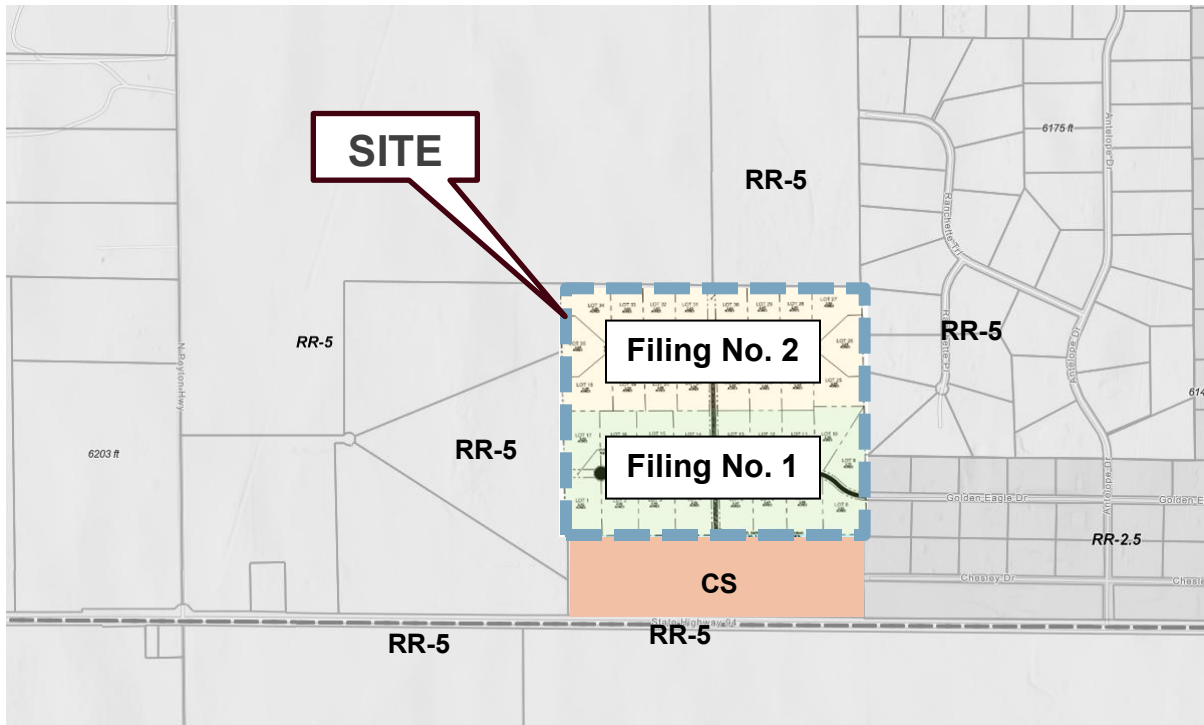
All residential lots will be served by well and septic. Drainage for the site will be provided by a two detention basins located within the 38 AC parcel zoned CS which will be constructed as part of Filing No. 1. The project area is located within Zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018. A fire cistern location is located on Lot 5 at the southeast corner of Golden Eagle Drive and Trinty Rand Drive and a cluster mailbox is placed within an easement on Lot 13.

The project site is surrounded by RR-5 zoning to the north, west and east. Immediately south of the site is zoned CS for Commercial Services. A small portion of Viewport Estates, zoned RR-2.5, is located in the southeast corner of the site.

Districts Serving the Property:

- Ellicott School District #22
- Pike Peak Library District
- Ellicott Fire Protection District: A will serve letter has been provided with this application
- Upper Blk Squirrel Creek Ground Water District
- Ellicott Metro District
- MVEA: A will serve letter has been provided with this application

Location	Zone	Land Use	Jurisdiction
North	RR-5	Grazing	El Paso County
North East	RR-5	Residential	El Paso County
Southeast	RR-2.5	Residential	El Paso County
West	RR-5	Grazing	El Paso County
South	CS	Future Commercial	El Paso County



Project Justification

The intent of the preliminary plan application is to create a total of 35-2.5 AC detached single family lots in two or three filings. The development of 35 detached single family residential lots will be supportive of Your El Paso County Master Plan by providing housing along the Hwy 94 corridor that supports the Large Lot Residential Placetype and designation as a New Development Area within the areas of change framework and Priority Development Area. The proposed 2.5 AC residential lots will promote the objectives of New Development within an area of change by developing a previously undeveloped area of the County adjacent to a built out area. Build out of the site will match the existing large lot residential character of the adjacent Viewpoint Estates and Antelope Park Ranchettes subdivisions.

As a priority development area along Hwy 94, this corridor is prescribed in Your El Paso County Master Plan for large lot suburban residential development with supporting commercial development. The designation of both New Development within an area of change and Priority Development Area highlight the Master Plan's intent to develop this area as large lot residential within the near future.

Preliminary Plan Approval Criteria

7.2.1.D.2.e Preliminary Plan

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

The proposed preliminary plan supports the Your El Paso County Master Plan by developing large lot residential level development in a designated priority development area and Area of Change: New Development. The 2.5 AC lots will support the objectives of Your El Paso County Master Plan by developing areas that have remained vacant or agricultural and developing adjacent to already developed areas. These lots will support New Development for Areas of Change by creating needed housing opportunities and matching the existing characteristics of the surrounding land uses. The site is surrounded by 5 AC lots utilized for grazing and single family to the west, north and north east. The proposed 2.5 AC residential lots will transition these surrounding lower densities to the adjacent 38 AC of commercial development immediately south of the site.

As a large lot residential priority development area along Hwy 94 this development will support Your El Paso County Master Plan objective to prioritize large lot and suburban residential development that will accommodate a growing population along Hwy 94. All proposed lots will meet dimensional standards and required setbacks of the RR-2.5 zoning designation. A landscape buffer will be provided between the commercial and detached single residential. A 15' buffer is provided along the southern residential boundary. Landscape improvements for the buffer will be provided at the time of the commercial parcel development.

The project will meet the goals and objectives of the El Paso Water Master Plan by providing adequate water supply in terms of quantity, dependability and quality for existing and future development. The future development will encourage the efficient use of water supplies by incorporating water conscious methodologies and low water use plants along public roads. A water resources report and request for finding of water sufficiency in terms of quantity, dependability and quality has been submitted with this application.

No impacts from this project are shown to the 2022 El Paso County Master Plan. The proposed HWY 94 Primary Regional Trail runs east-west along the south side of Highway 94. The proposed HWY 94 bike route will be contained within the highways' right-of-way. Based on comments from the rezone application, no trail easement dedications will be necessary as this project moves forward. Fees in lieu of land for regional park dedications will be provided with the Final Plat.

The property is located in School District 22. School fees in lieu of land will be provided with the Final Plat.

The project area is located within the Large Lot residential Placetype. This placetype is characterized by single family homes occupying 2.5 AC with large lots typically relying on well and septic. The proposed rezone will support the 2.5 AC single family detached residential primary uses of this placetype. The character of this placetype is supported by the large lot

residential character created with 2.5 AC lots and creation of a similar level of development density to the surrounding 5 AC large lot residential subdivisions. The proposed density of 1 DU per 2.5 AC will provide a transition from the functioning commercial supportive uses immediately south of the site to the 1 DU per 5 AC residential densities north of the project site.

Core Principals and Goals of Your EL Paso County Master Plan Supported by this Preliminary Plan:

Core Principal: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County

Goal 1.1 Ensure compatibility with established character and infrastructure capacity

- *The proposed development will create 2.5 AC lots that match the existing density of Viewpoint Estates located southeast of the development. The proposed density of 1 DU per 2.5 AC will transition the southern 38 AC of commercial along HWY 94 to the 5 AC rural residential north, east and west of the site. At 1 DU per 2.5 AC the overall density of the development will maintain the rural character of the large lot residential placetype and surrounding area while supporting housing needs along Hwy 94 outlined in the County Master Plan.*

Core Principle: Preserve and develop neighborhoods with a mix of housing types

- *2.5 AC residential lots in this location will increase the diversity of housing in this area of the County by increasing lot density in this area of the County. With the exception of Viewpoint point estates at 2.5 AC lots, all surrounding lots are zoned R-5 and developed as grazing or large lot detached single family residential. The proposed smaller lot size of 2.5 AC will diversify housing choices and price points by providing a smaller lot for buyers to choose from. Each of the 2.5 AC lots will be developed as large lot residential which will match the surrounding existing uses and transition the developed 5 AC large lot residential densities to the future commercial development along Hwy 94. Development of this parcel for residential uses is supportive of the County's need for additional housing along Hwy 94. All lots will meet the dimensional and setback standards of the Land Development Code.*

Goal 2.1: Promote development of a mix of housing types in identified areas

- *See analysis above. Development of detached single family residential on 2.5 AC lots will provide additional needed housing options along Hwy 94 as identified by the master plan. Surrounding lots are predominantly developed as 5 AC detached single family residential or grazing. The increased density of 2.5 AC lots will diversify housing price points and choices in this area of the County. The proposed density of 1 DU per 2.5 AC will match the existing density of Viewpoint Estates at 2.5 AC and maintain the rural character of the large lot residential placetype.*

Goal 2.2: Preserve the character of rural and environmentally sensitive areas

- See analysis above. 2.5 AC lots in this location will match the existing density of the adjacent Viewpoint Estates development and transition the surrounding 5 AC rural residential lots to future commercial located along Hwy 94 immediately south of the site. Each of the proposed lots will match the existing rural character of the surrounding area by developing with one primary residential structure per each 2.5 AC lot. Roadways connecting to the development will be developed to El Paso County rural residential standards and connect from Goldeneagle Dr. The project area is located within zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018. There are no unique or distinctive topographic features such as buttes, rock outcropping, existing vegetation, drainage, riparian, wetlands, significant wildlife habitats, identified aquifer recharge areas or aesthetic features on this site. The HWY 94 regional trail runs east-west along the south side of HWY 94. This trail will be contained within the highway's right-of-way and remain on the opposite side of HWY 94 to the development. A natural features report identifying potential impacts to wildlife has been included with this submittal.

Core Principals and Goals of El Paso County Water Master Plan Supported by this Preliminary Plan:

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

Goal 1.2: Integrate water and land use planning

Goal 4.4: Protect and enhance the quality, quantity, and dependability of water supplies

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

Goal 5.3: Reduce end user water consumption in the County

Policy: 5.3.2: Promote water conscious developments through improved land use policies

Goal: Require adequate water availability for proposed developments

Policy 6.0.1: Continue to require documentation for the adequacy or sufficiency of water, as appropriate, for the proposed development

Policy 6.0.2: Encourage developments to incorporate water efficiency principles

2. The subdivision is consistent with the purposes of this Code;
The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land Use compatibility with this purpose is determined through zoning. This preliminary plan is consistent with RR-2.5 zoning and the rezone application.
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
No sketch plan currently exists on this property. The development is in conformance with the El Paso County subdivision standards. A deviation to exceed maximum cul-de-sac and roadway length is requested with the preliminary plan.
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
A finding of water sufficiency is requested with this preliminary Plan. A water resources report prepared by Monson, Cummins, Shohet and Farr in July of 2026 found that the project meets El Paso County water sufficiency standards in terms of quantity, quality and dependability. Each of the proposed 35 individual lots will range in size from minimum 2.5 AC to 2.95 AC and will be served by individual wells. There are no currently existing wells on the property. Each individual well will be drilled in the not-nontributary Arapahoe aquifer. It is anticipated that each of the wells will utilize a maximum total of 0.28 acre-feet of water per year, with 0.26 acre-feet to be used in-house, consistent with Section 8.4.7(B)(7)(d) of El Paso County, Colorado Land Development Code, with each lot's remaining amount of groundwater being used for other permitted uses under the Determination. The provided Water Supply Information Summary accompanying this application estimates use 9.1 annual acre-feet for in-house uses and 0.7 acre-feet for stock watering uses for the thirty-five lots for an overall total annual demand of 9.8 acre-feet and a total demand over the course of 300 years of 2,940 acre-feet.

300 year water sufficiency was found by a determination for the Arapahoe aquifer beneath the Property issued by the Colorado Ground Water Commission Findings and Order in Determination No. 4336-BD on April 5, 2022 ("Determination"). The Determination determined that underlying the Property there is 3,050 acre-feet of available supplies within in the not-nontributary Arapahoe aquifer, of which 2,989 acre-feet of which can be utilized for uses by the Subdivision.

The statutory required replacement amount of 4% of annual withdrawals from use of the not-nontributary Arapahoe aquifer will be accomplished through non-evaporative septic system return flows during pumping. As this development is within the Upper Black Squirrel Creek Designated Groundwater Basin, there is no requirement to replace post-pumping depletions.

Therefore, the available supplies from the not-nontributary Arapahoe aquifer will meet both legal and physical needs on a 300-year basis.

The Arapahoe aquifer in the location of the Subdivision is generally known to produce approximately 10-15 gallons per minute, more than sufficient for single family residential and accessory uses. Such flow rates are typical of individual wells on subdivisions east of Colorado Springs, including for firefighting purposes.

A Water Quality Sufficiency Evaluation was completed for Trinity Ranch in accordance with El Paso County Land Development Code Section 8.4.7.B.10(a). Water quality testing was performed using a representative Arapahoe Aquifer well located within one-half mile of the project site, and analytical results were compared to Colorado drinking water standards.

The evaluation found that all tested constituents, including inorganic chemicals, radionuclides, bacteriological indicators, and secondary contaminants, were below applicable primary and secondary drinking water standards. The only noted exception was a slightly negative Langelier Index (-0.59), indicating mildly corrosive but non-scale-forming water. Based on the analytical results, RESPEC concluded that the underlying Arapahoe Aquifer is suitable for domestic consumption and irrigation uses for the proposed Trinity Ranch development. As a precautionary measure to address the minor corrosion potential, the report recommends the use of PEX piping within residences.

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;
All proposed residential lots will be served by individual septic systems. The thirty-five residential lots within the Subdivision will each be served by a non-evaporative ISDS. The ISDS will be constructed to the residential lots upon approval of the Subdivision. The site is suitable for ISDS, based on historical use in this location at a nearby subdivision utilizing individual wells to the Dawson aquifer and associated ISDS. All ISDS will be evaluated and installed according to El Paso County Guidelines and properly maintained to prevent contamination of surface and subsurface water resources. Septic projections are based on similar Denver Basin residential uses on rural residential lots. Average daily wastewater loads are expected to be approximately 180 gallons per day per single-family residence. Maximum daily wastewater loads are expected to be roughly 210 gallons per day per single-family residence, assuming residential in-house use at the 0.26 acre-feet per year rate described in the El Paso County Land Development Code.

An OWTS report created by Entech Engineering in December of 2021 found the site to be suitable for on-site wastewater treatment systems and that contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and

installed according to El Paso County and State Guidelines and property maintained. Individual soil testing is required for proposed construction on each lot prior to construction. Absorption fields are required to be placed a minimum of 100 feet from any well and minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.

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)];
A Soils, Geology and Geologic Hazard Evaluation report prepared by Entech Engineering in December of 2021 found the site to be suitable for development. Areas where geologic conditions impose constraints on development include: hydrocompactive soils, and potentially seasonal shallow groundwater areas. Mitigation for these conditions is provided in the report. The existing geologic and engineering geologic conditions will impose some minor constraints on development and constructions both conditions can be satisfactorily mitigated through proper engineering design and construction practices or avoidance.
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;
Drainage for the site will be captured and treated by two full spectrum detention ponds located in the commercial parcel. Both full spectrum detention ponds will be constructed with Filing No. 1 and sized to serve Filing No. 1, Filing No. 2 and the commercial development at full build out. A Drainage report completed, by Kimley Horn in July of 2026, details the design of the report and has been included with the submittal.
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;
Filing No. 1 will include the construction of two full spectrum detention ponds. Both ponds will be located in the commercial parcel and sized to serve the development at full build out.

A traffic study completed by Kimley-Horn in April of 2026 and updated in June of 2026 found that based on traffic analysis the development will be fully incorporated into the existing and future roadway network. At the build out of Filing No. 1, which will consist of 17 - 2.5 AC lots, traffic will access through Golden Eagle Dr. and is not anticipated to include any necessary improvements. The Traffic Impact Study found the intersection of Hwy 94 and Antelope Drive to function acceptably in the shared condition and all four of the possible auxiliary turn lanes currently exist and are built to standard length; therefore, there are not any additional improvements needed at the intersection of SH-94 and Antelope Drive to successfully incorporate Filing No.1 into the existing roadway network.

Based on EPC Land Development Code 8.4.4.D.1, the maximum number of lots on a dead road is 25. There are currently 10 lots along Golden Eagle Drive east of the intersection of Golden Eagle Drive and Antelope Drive. However, the two lots on the west side of Antelope

Drive are corner lots with access from an alternative road. Because of this alternative road, these two lots are not counted into the 25 lots. Thus Filing No. 1 proposes 17 lots with the existing 8 lots on Golden Eagle Drive for a total of 25 lots.

At full project build out, which will consist of 35 detached single family lots and 1,250 storage units or 200,000 SF of building in the commercial area, the traffic study recommends:

- *It is recommended that the public street access intersection on the north side of SH-94 operate with stop control with installation of a R1-1 "STOP" sign the southbound exiting approach. A separate eastbound left turn lane is warranted at the project access based on CDOT criteria and the left turn traffic volume projections along SH-94. This eastbound left turn lane should provide a length of 530 feet plus a 300-foot taper.*
- *A CDOT access permit is not anticipated to be required at the SH-94 and Peyton Highway intersection in association with this project. An access permit will be required for the north leg of the proposed project access along SH-94.*
- *If future long term planning level 2050 traffic volume projections are realized, the intersection of SH-94 and Peyton Highway will meet warrants for signalization. Therefore, signalization may be the appropriate control at this intersection by the long-term horizon. If signal control is implemented at the SH-94 and Peyton Highway intersection in the future, northbound and southbound left turn lanes should be incorporated coinciding with signal control to avoid split phasing signal timing at this intersection.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 11th Edition, 2023.*

County Road Impact Fees will be paid at the time of building permit.

Commitment letters for gas and electric have been included in the application. There are no anticipated impacts to from noise or light. All lots will have a minimum lot size of 2.5 AC; this will match the existing large lot rural residential character of the existing Antelope Park and Viewpoint estates subdivisions.

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 is fronted by a public rural residential roadway with a minimum 30 ft frontage. This roadway will provide legal and physical access to each of the lots and easement for the fire cistern and cluster mailbox. Legal addresses will be established with the Final Plat.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques*

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

See analysis above. The proposed subdivision will support Your El Paso County Master Plan by creating needed large lot residential housing north of Hwy 94 that will match existing adjacent densities and transition to the surrounding 5 AC residential lots.

The proposed traffic patterns are supportive of the Master Transportation County Plan. Access to the site will be from Golden Eagle Dr. and Chelsey Dr., both rural residential roads. Public street access to HWY 94 will be provided at full build out. During Filing No. 1, this access will be gravel and for emergency vehicles only.

The 2022 Parks Master Plan shows the Hwy 94 regional trail along the south side of Hwy 94, opposite of the project. There are no impacts to this trail or easements required with this development.

Public Facility and infrastructure impacts will primarily be addressed through fees in lieu. Water and wastewater services will be provided by well and septic. Gas will be provided by on-site propane tanks. School and Regional park impacts will be addressed through fees in lieu. The site is within the Ellicott Fire Protection District, impacts for these services will be addressed through mill levys. Police services are provided by El Paso County Sheriff's department. Impacts for these services will be addressed through sales and property taxes.

No unique or distinctive topographic features including buttes and rock outcroppings, existing vegetation, drainage, riparian and wetland areas, significant wildlife habitats, identified aquifer recharge areas, and aesthetic features have been identified within the project area.

Recommended environmental compliance actions include coordinating with the U.S. Army Corps of Engineers (USACE) to determine whether wetlands or surface waters on the site are jurisdictional Waters of the U.S. (WOTUS) and obtaining any required Section 404 permits before construction. To comply with migratory bird protections, schedule vegetation clearing outside the nesting season (March 15 through July 31), or conduct a nesting bird survey if work must occur during that period.

Prior to construction, prepare and implement a Noxious Weed Management Plan to prevent the spread of invasive species during and after project activities. Although no federally listed threatened or endangered species were identified and no additional ESA coordination is

currently required, coordination with Colorado Parks and Wildlife (CPW) is recommended to identify appropriate measures to minimize impacts to wildlife during construction.

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;
Police services will be provided by El Paso County. Fire protection will be provided by Ellicot Fire Protection District. Utilities for each lot will be provided by well, septic and propane. Electric services will be provided by MVEA. All roads will be public and designed to El Paso County standards. Roads will be dedicated and maintained by El Paso County. Fee in lieu of regional park land will be provided with the Final Plat. School dedication will be met with fees in lieu of.

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
Fire protection for the development will be provided by the Ellicot Fire Department. Given the site's access limitation to City of Colorado Springs water, the International Fire Code (IFC) Section B103.3 sanctions the use of NFPA 1142, Standard on Water Supplies for Suburban and Rural Firefighting. For this subdivision, 150,000 gallons of fire protection water will be provided in several (30,000 gallon) cisterns. In order to accommodate up to 1,000 gpm flows at each cistern, a single dry hydrant with a corresponding minimum suction line size of 6-inch will be implemented. All cisterns shall be sited to ensure the accompanying dry hydrants are not greater than 1,000 feet in distance from the furthest lot line

Filing No. 1 and Filing No. 2 will include two dead end asphalt roads, Goldeneagle Drive and Trilogy Court that are anticipated to include a fire department vehicle turnaround at the end. A portion of Trinity Ranch Drive will be a gravel emergency access road and blocked off with a chain except for emergency vehicles. This road provides direct access to Hwy 94 and will be paved at full build out.

The corresponding lengths for Goldeneagle Drive and Trilogy Court are approximately 907 and 828 feet. From Goldeneagle Drive to CO HWY 94 is approximately 1,187 feet and from Trilogy Court to CO HWY 94 is approximately 2,147 feet. Due to the two cistern locations and the 28-foot-wide roads, the EFPD can allow a single access road. Roads are designed to accommodate , a minimum vehicle load of 75,000 lbs and a minimum cul-de-sac diameter of 96 feet and minimum entry radius of 28 feet. Details of water supply, structure size, and cistern location are provided in the Fire Protection Report created by Kimley-Horn in July 2026.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code;
See analysis above. The proposed subdivision meets the criteria of Chapter 6 and 8. Reports detailing potential impacts to wildlife, vegetation, geologic hazards, noxious weeds, fire protection, water sufficiency, drainage and traffic have been included with the submittal. No significant natural features have been identified on the project site.

A deviation request to allow from LDC 8.4.4.D and ECM 2.3; Table 2-7 to exceed maximum cul-de-sac and roadway length has been included with this application. Pre-subdivision grading is requested with this preliminary plan.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Kofford, P.E.
Project Manager

A circular prohibition sign with a diagonal slash over a pictogram of a shovel digging into the ground.

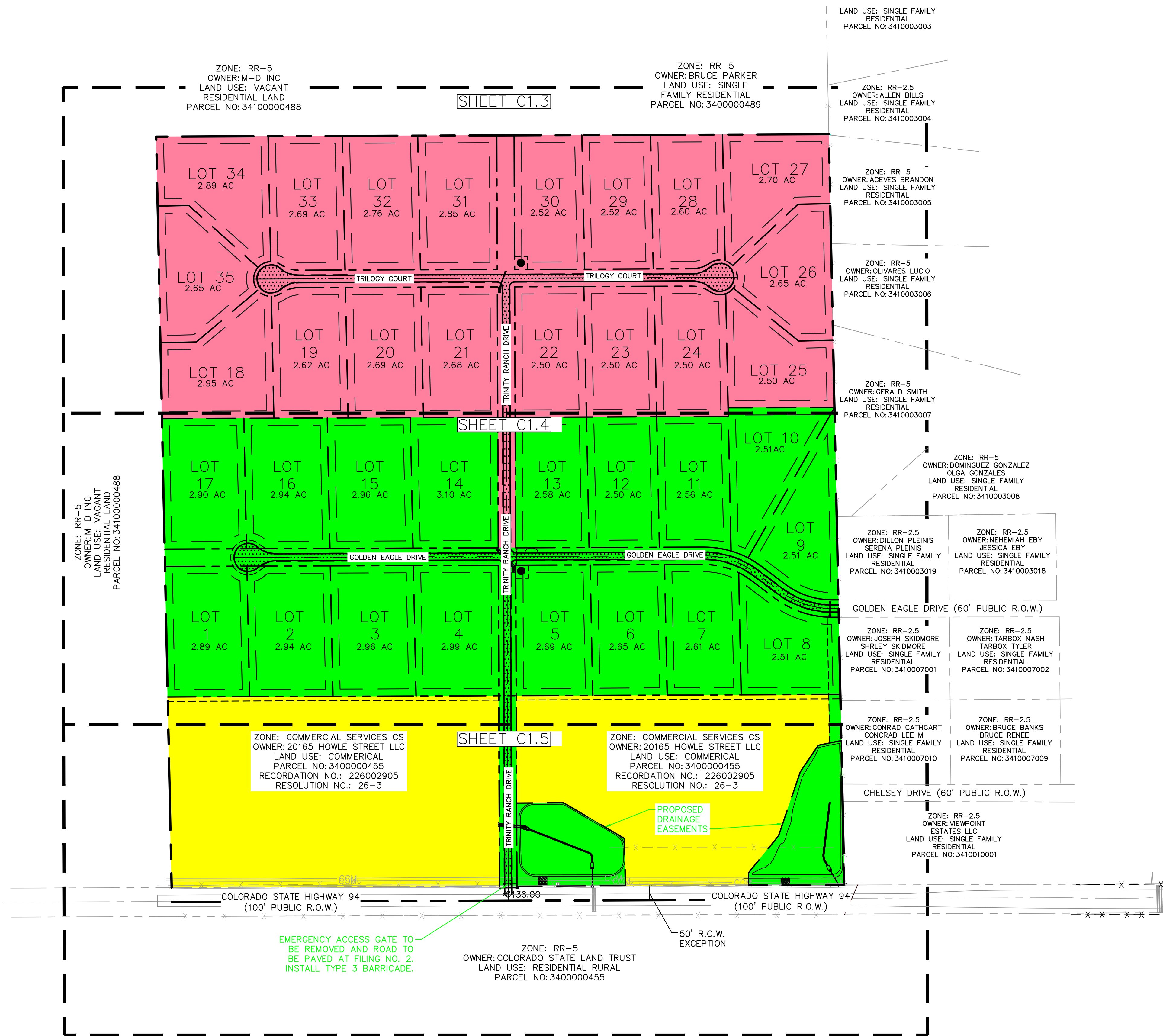
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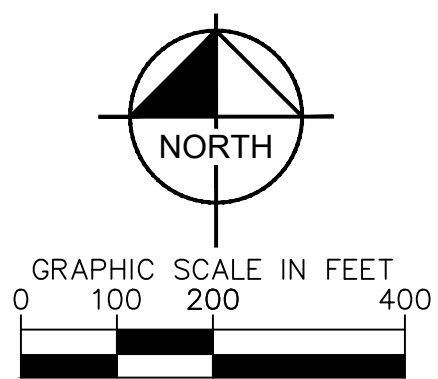


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LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE
- FILING NO. 1: 17 LOTS, 56.9 ACRES
- FILING NO. 2: 18 LOTS, 51.5 ACRES
- FILING NO. 3: FUTURE COMMERCIAL AREA, 29.5 ACRES



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2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: DJS
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/28/26

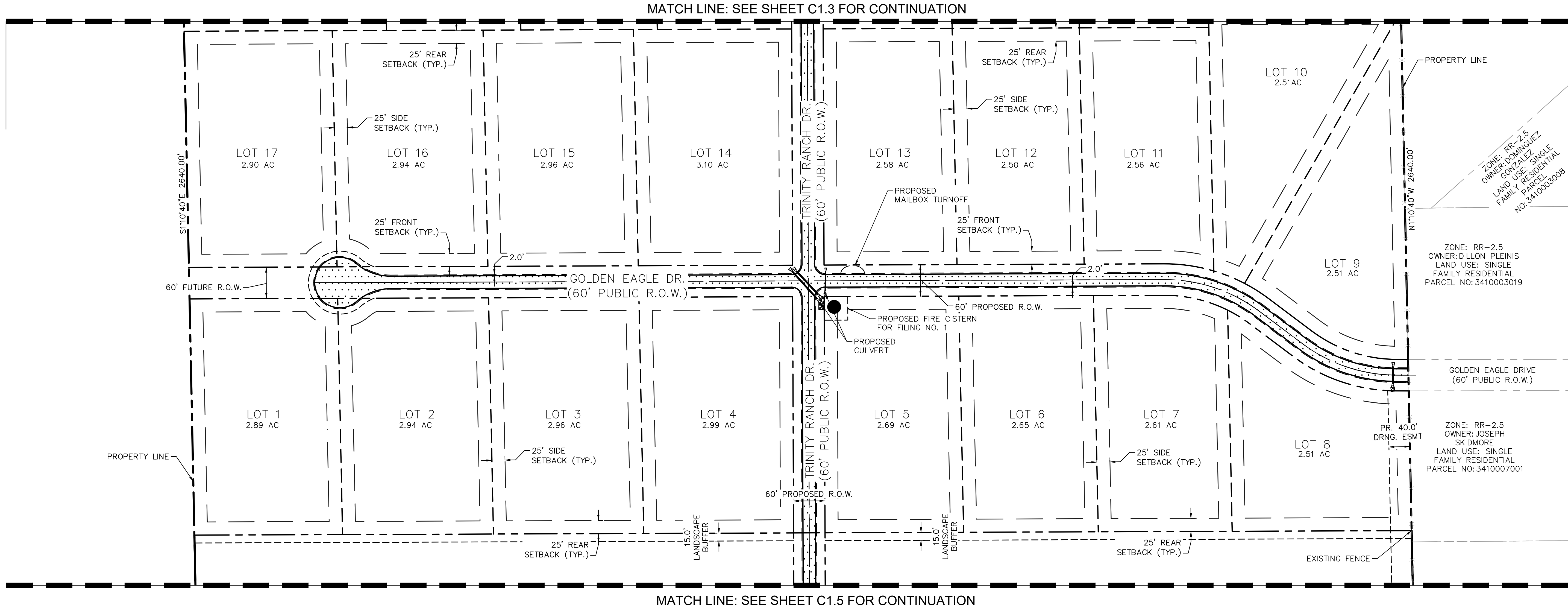
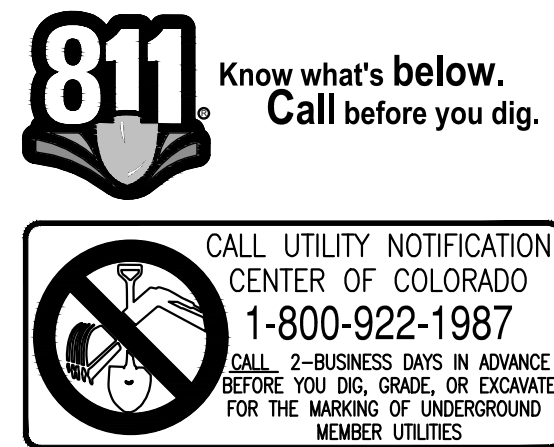
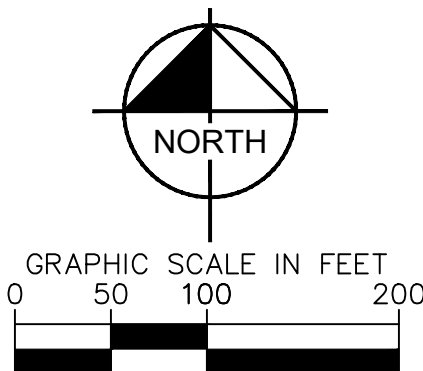
TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
OVERALL SITE PLAN

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SHEET
1.2

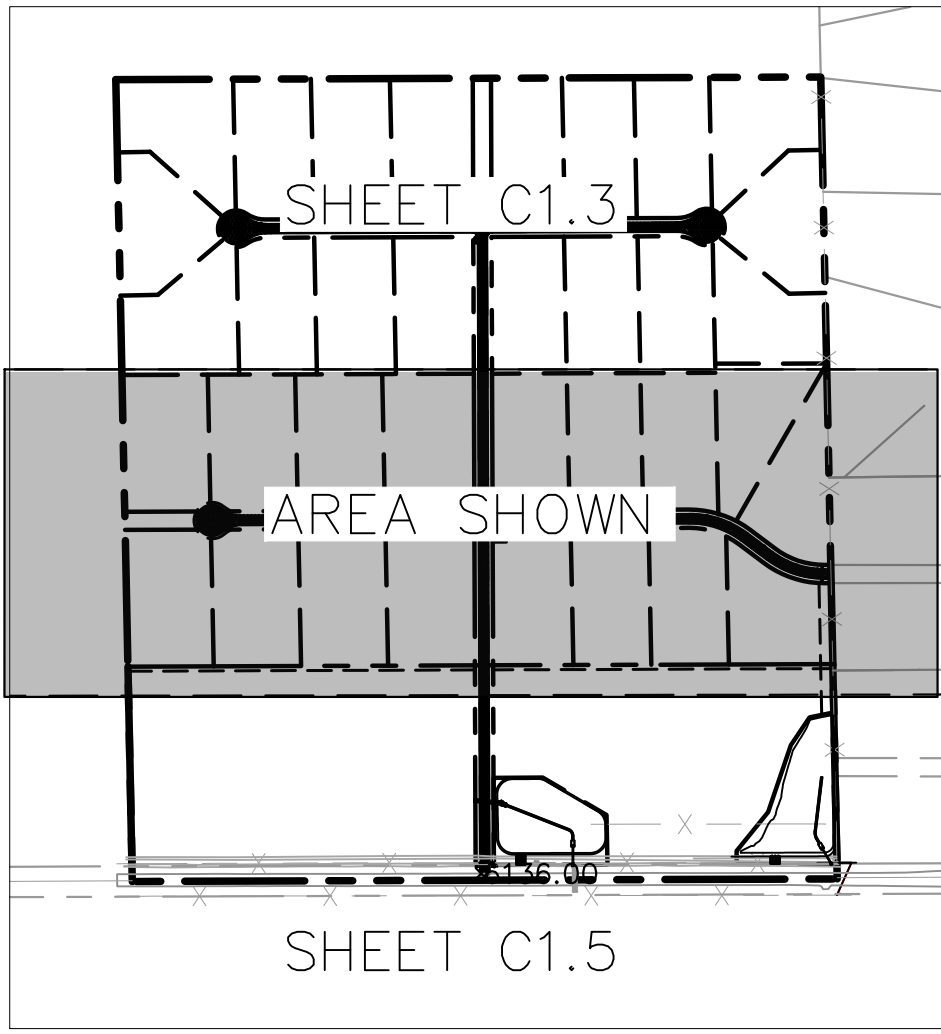
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LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE

KEYMAP



DESIGNED BY: DJS		REVISION	BY	DATE	APPR
DRAWN BY: MEO					
CHECKED BY: KRK					
DATE: 7/28/26					
Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180					
TRINITY RANCH EL PASO COUNTY, COLORADO PRELIMINARY PLAN DETAILED SITE PLAN (2 OF 3)					
PROJECT NO. 096726003					
SHEET 1.4					

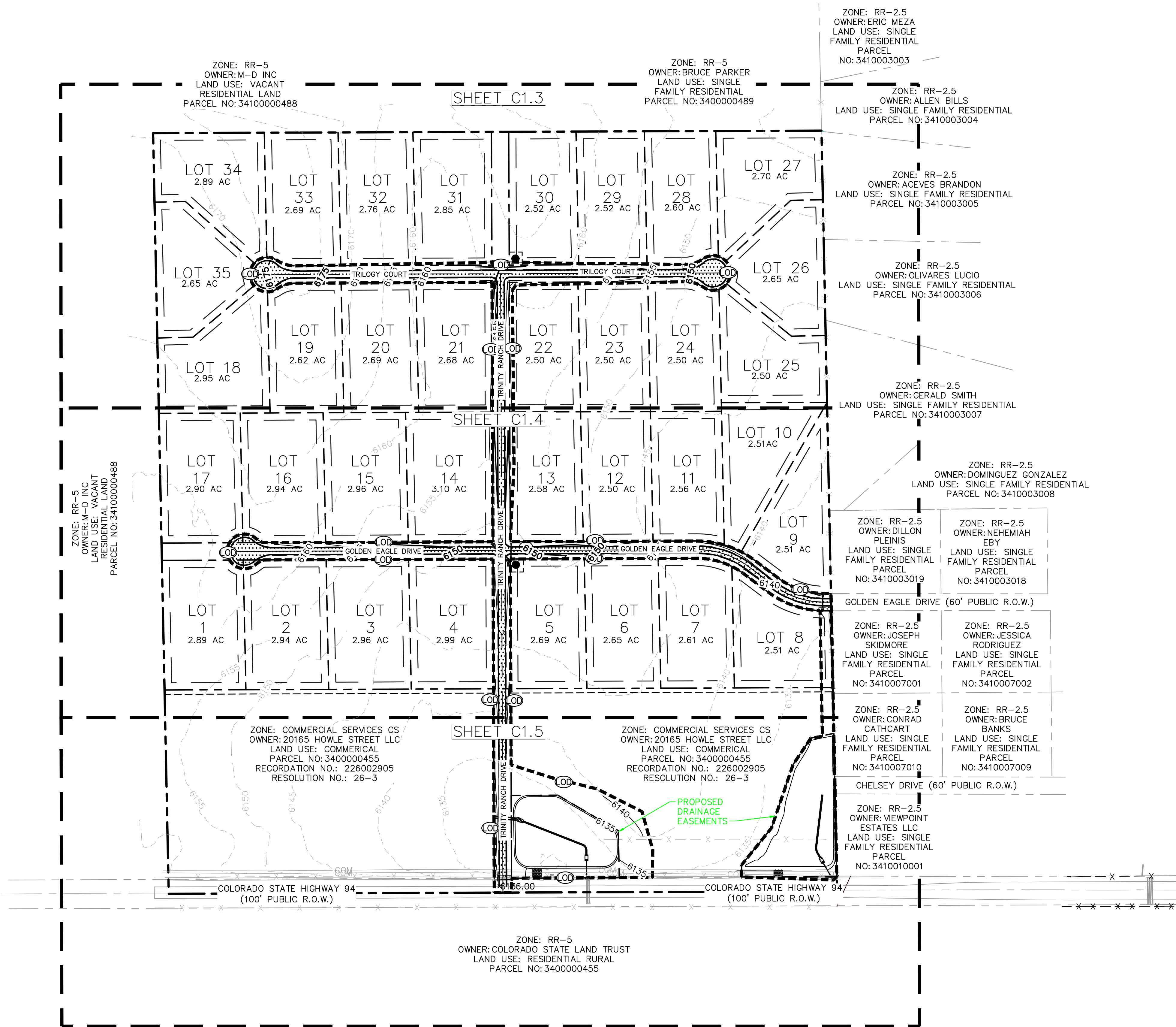
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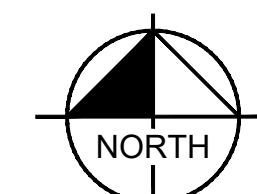


LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- LIMITS OF DISTURBANCE
- PROPOSED ASPHALT PAVEMENT

LIMITS OF DISTURBANCE

IMPROVEMENTS = 15.36 ACRES



GRAPHIC SCALE IN FEET
0 100 200 400

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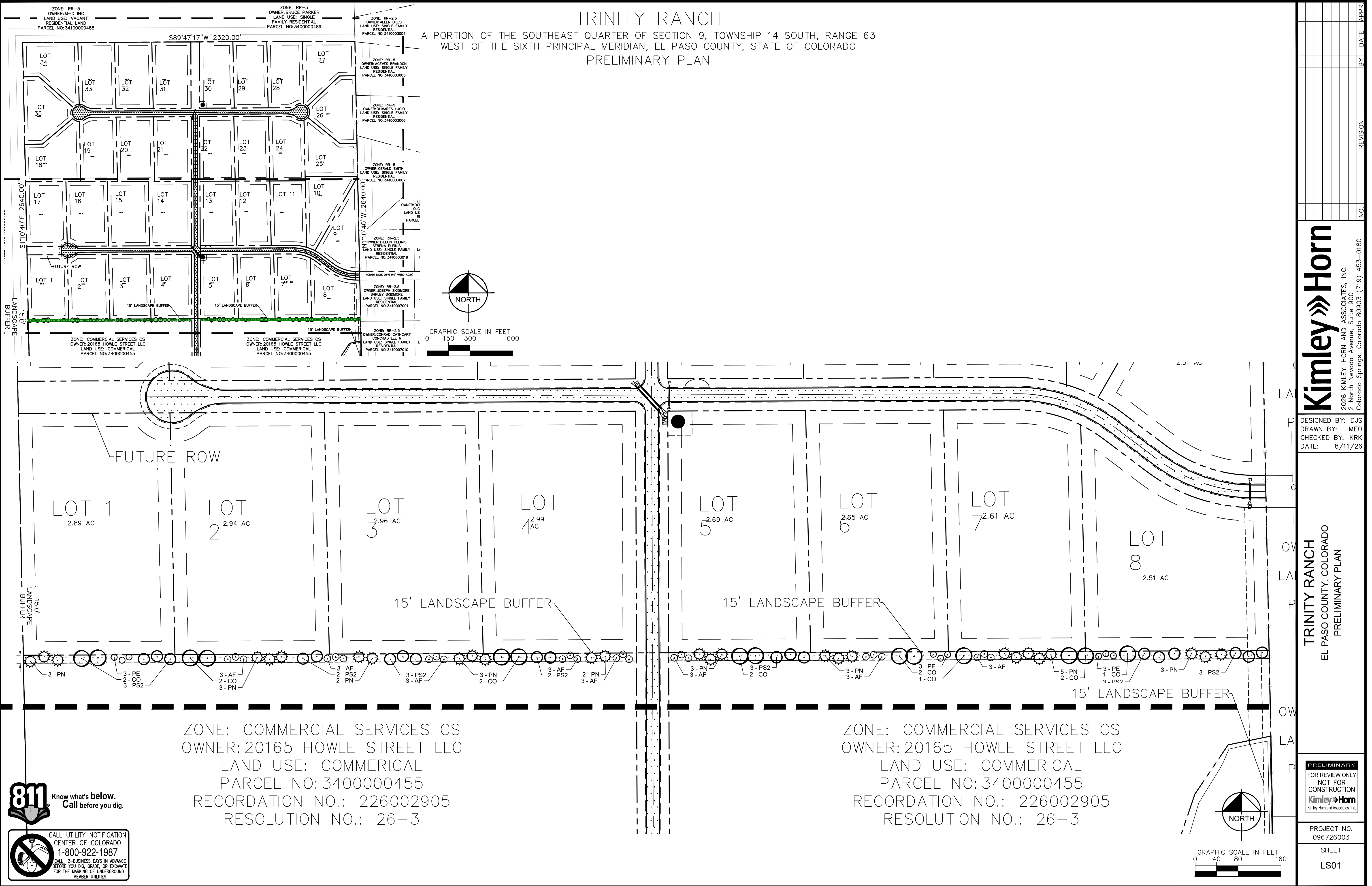
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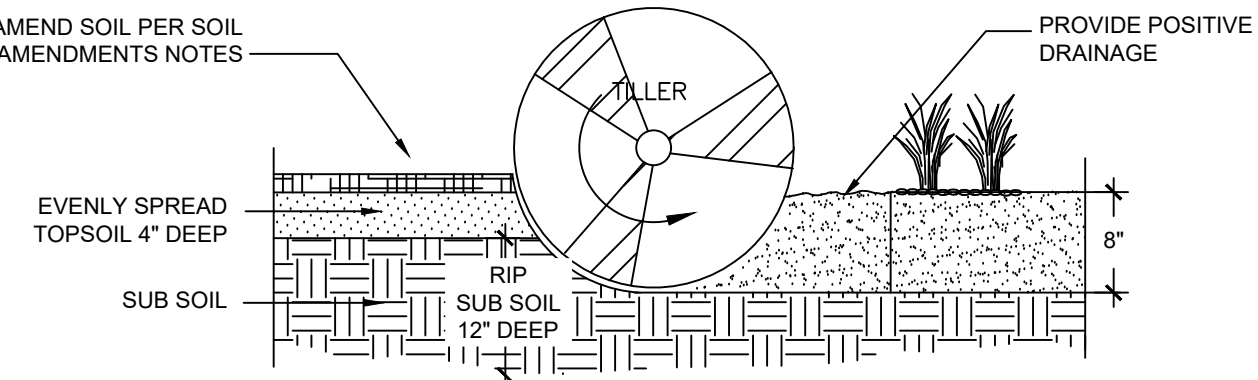
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3 2 SOIL PREP

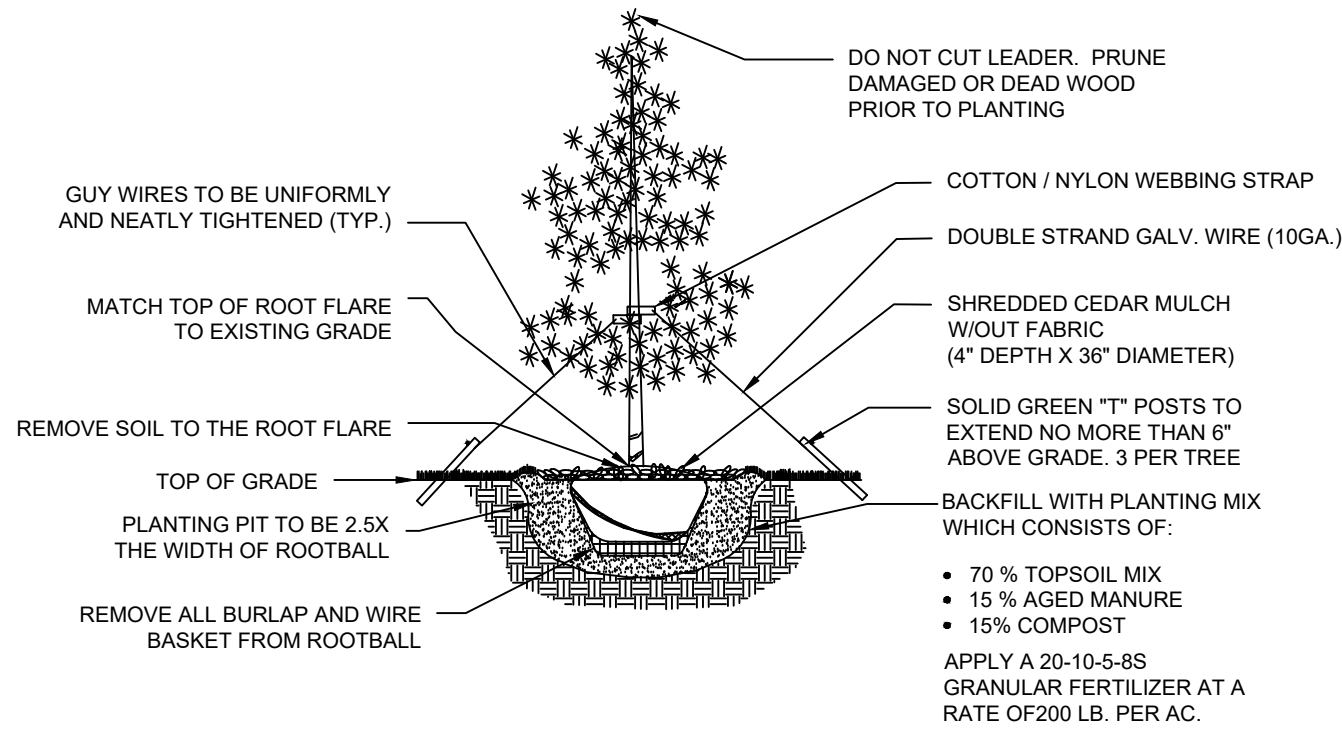
196-140-002-01



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

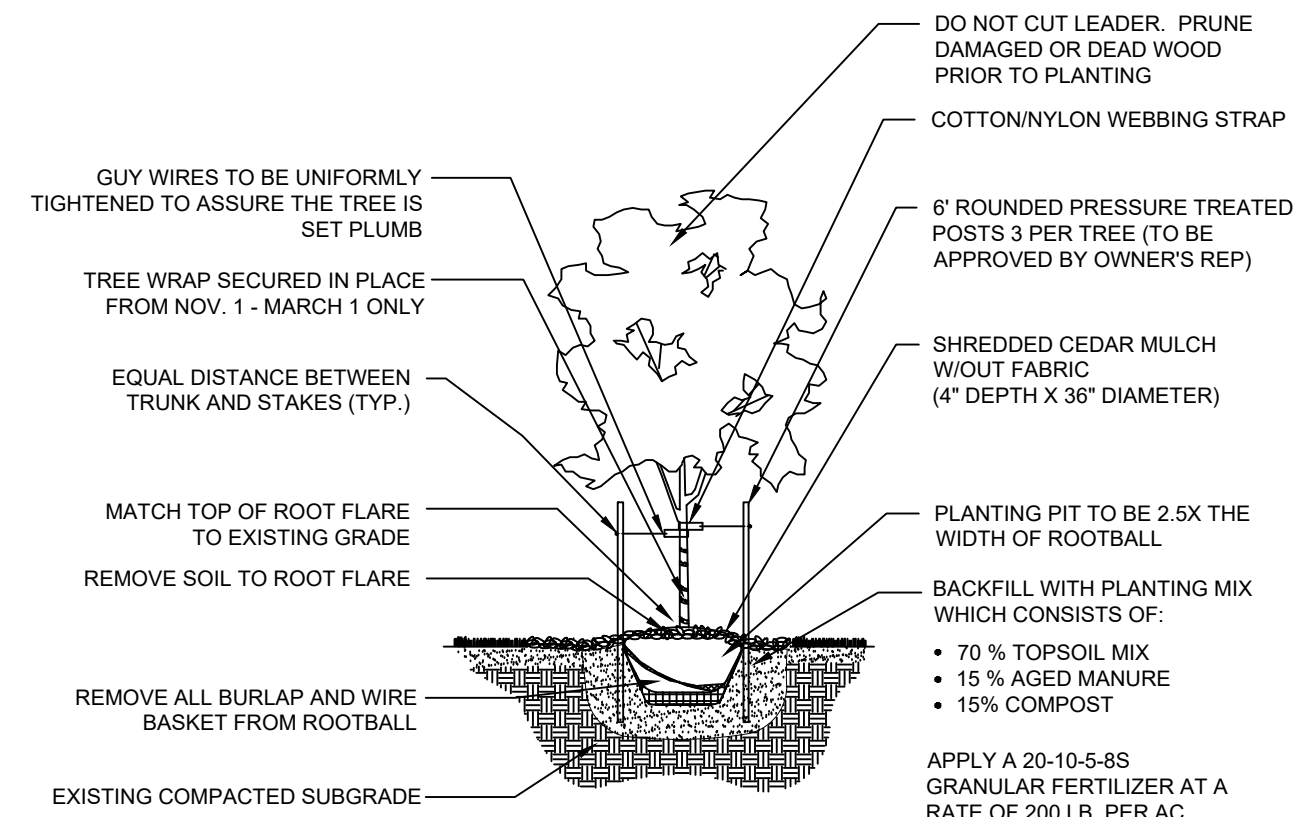
2 2 EVERGREEN TREE PLANTING

196-140-002-03

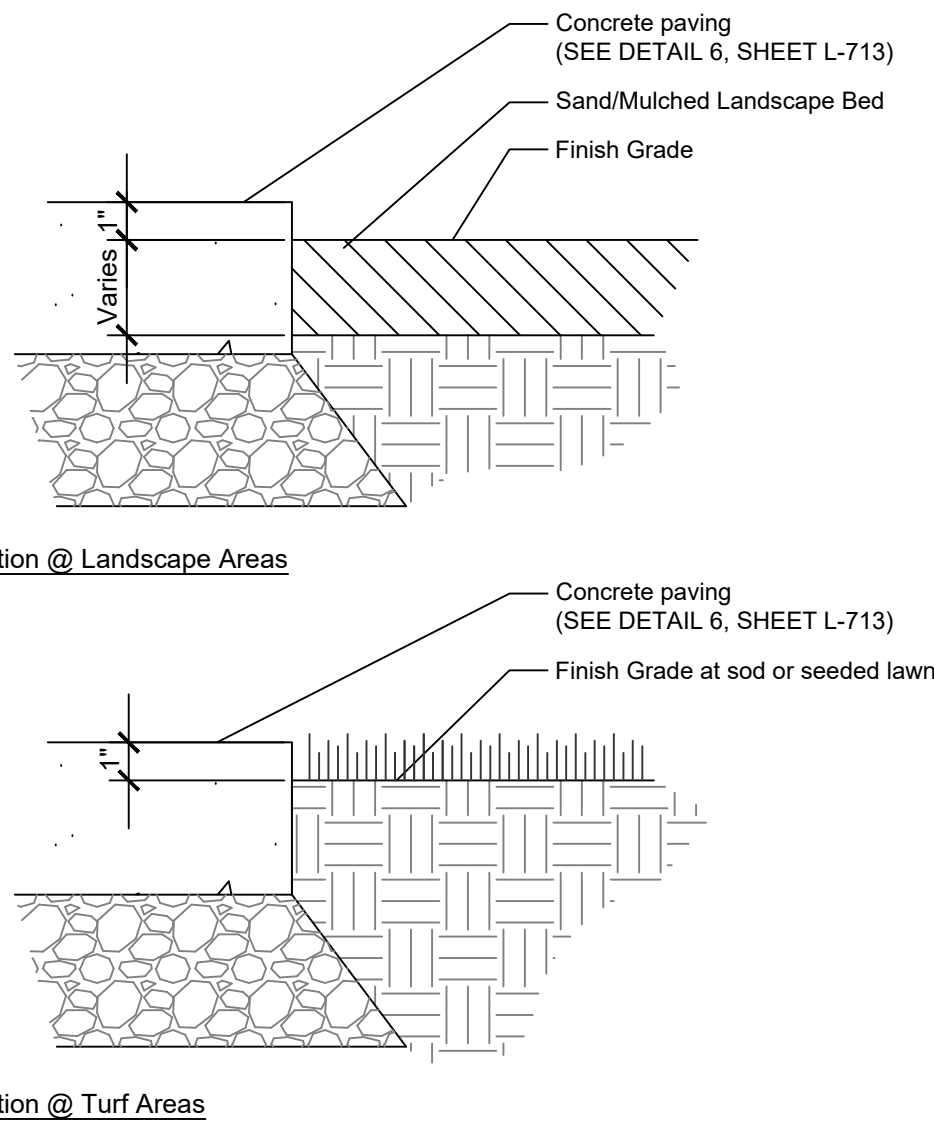


3 2 DECIDUOUS TREE PLANTING

196-140-002-02



4 2 PAVING TO LANDSCAPE TRANSITION



TRINITY RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
PRELIMINARY PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
	AF	24	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND WESTERN HACKBERRY	B & B	1.5" CAL MIN	40'-50'	50'-60'	
EVERGREEN TREES								
	PE	9	PINUS EDULIS PINON PINE	B & B	6' HGT.	10'-20'	20'-30'	XERIC
	PN	27	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	
	PS2	19	PINUS SYLVESTRIS SCOTCH PINE	5 GAL	SEE PLAN	5'-6'	3'-5'	
GROUND COVERS								
	SEED1	33,900 SF	EPC ALL-PURPOSE LOW GROW MIX EL PASO COUNTY, SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2. (42 LBS PLS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PAWNEE BUTTES SEED	

LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	COMMERCIAL
ZONE DISTRICT BOUNDARY:	YES
SETBACK DEPTH REQUIRED / PROVIDED:	15' / 15'
LINEAR FOOTAGE:	2,320'
TREE PER FEET REQ.:	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	93 / 93
EVERGREEN TREES REQ. / PROV.	31 / 55
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
OPAQUE SCREEN REQ. / PROV.	N/A
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	• Non-irrigated drilled 20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

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2 North Nevada Avenue, Suite 900
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DATE: 8/11/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

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TRINITY RANCH
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
PRELIMINARY PLAN

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

THESE SPECIFICATIONS APPLY TO LANDSCAPE WORK SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

A. GENERAL REQUIREMENTS

- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS REQUIRED TO COMPLETE THE LANDSCAPE WORK SHOWN ON THE DRAWINGS.
- LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, IRRIGATION, AND UTILITY PLANS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS AND QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH IRRIGATION INSTALLATION AND OTHER SITE CONSTRUCTION ACTIVITIES.

B. PROTECTION OF EXISTING CONDITIONS

- PROTECT EXISTING BUILDINGS, UTILITIES, PAVEMENTS, SITE IMPROVEMENTS, AND VEGETATION DESIGNATED TO REMAIN.
- NO EQUIPMENT, STOCKPILING, OR EXCAVATION SHALL OCCUR WITHIN THE DRIPLINE OF TREES DESIGNATED TO REMAIN UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- DAMAGE TO EXISTING IMPROVEMENTS OR VEGETATION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

C. UTILITIES

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL CONTACT COLORADO 811 A MINIMUM OF 48 HOURS BEFORE EXCAVATION.
- CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

D. PLANT MATERIAL STANDARDS

- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF INSECTS, DISEASE, GIRDLING ROOTS, MECHANICAL INJURY, OR STRUCTURAL DEFECTS.
- PLANTS SHALL MEET OR EXCEED SIZES INDICATED IN THE PLANT SCHEDULE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL NOT MEETING THESE STANDARDS.

E. PLANT SUBSTITUTIONS

- SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- PROPOSED SUBSTITUTIONS SHALL MATCH SPECIFIED PLANTS IN SIZE, FORM, AND LANDSCAPE INTENT.
- SUBMIT SUBSTITUTION REQUESTS WITH BOTANICAL NAME, PLANT SIZE, AND NURSERY AVAILABILITY.

F. SOIL PREPARATION

- PLANTING AREAS SHALL BE FREE OF CONSTRUCTION DEBRIS, ROCKS LARGER THAN 2 INCHES, AND UNSUITABLE MATERIAL.
- EXISTING ON-SITE SOILS SHALL BE USED FOR PLANTING UNLESS DETERMINED UNSUITABLE BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS SHALL ONLY BE INCORPORATED IF RECOMMENDED BY SOIL TESTING OR DIRECTED BY THE LANDSCAPE ARCHITECT ON THE PLANS.
- PLANTING AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

G. PLANT INSTALLATION

- ALL PLANTING SHALL FOLLOW ANSI Z60.1 STANDARDS AND ACCEPTED HORTICULTURAL PRACTICES.
 - PLANT PITS SHALL BE EXCAVATED TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL.
 - PLANTS SHALL BE INSTALLED WITH THE ROOT FLARE VISIBLE AND SLIGHTLY ABOVE FINISHED GRADE.
 - PLANTS SHALL BE SET PLUMB AND CENTERED IN THE PLANTING PIT.
 - REMOVE CONTAINERS, ROPES, WIRE BASKETS, AND BURLAP FROM THE UPPER PORTION OF ROOT BALLS PRIOR TO BACKFILLING.
 - BACKFILL PLANTING PITS WITH NATIVE SOIL UNLESS OTHERWISE SPECIFIED.
 - THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- *SEE PLANTING DETAILS FOR TYPICAL TREE, SHRUB, AND GROUNDCOVER INSTALLATION

H. TREE STAKING

- TREE STAKING SHALL ONLY BE USED WHERE NECESSARY FOR STABILITY.
- STAKES AND TIES SHALL NOT DAMAGE TREE TRUNKS OR BRANCHES.
- STAKING MATERIALS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON UNLESS OTHERWISE DIRECTED.

I. MULCH

- ORGANIC MULCH SHALL BE INSTALLED IN PLANTING BEDS AND TREE RINGS AT A 3-INCH MINIMUM DEPTH UNLESS OTHERWISE NOTED.
- ACCEPTABLE MULCH TYPES INCLUDE SHREDDED CEDAR MULCH, RECYCLED WOOD MULCH, OR APPROVED EQUIVALENT.
- MULCH SHALL BE KEPT 3 INCHES AWAY FROM PLANT STEMS AND TREE TRUNKS.
- DYED MULCH IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED.

J. TURF AREAS

- TURF AREAS SHALL BE INSTALLED USING SOD OR SEED AS SHOWN ON THE DRAWINGS.
 - SOIL SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 4 INCHES PRIOR TO TURF INSTALLATION.
 - TURF AREAS SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION AND MAINTAINED THROUGH ESTABLISHMENT.
- *FOR NATIVE SEED AREAS, PLEASE REFER TO THE NATIVE SEED NOTES SECTION.

K. IRRIGATION COORDINATION

- CONTRACTOR SHALL COORDINATE PLANT LOCATIONS WITH IRRIGATION HEAD LOCATIONS TO ENSURE ADEQUATE COVERAGE.
- PLANT MATERIAL SHALL NOT OBSTRUCT IRRIGATION SPRAY PATTERNS.
- IRRIGATION SYSTEM SHALL BE OPERATIONAL PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

L. WATERING

- CONTRACTOR SHALL PROVIDE SUFFICIENT WATERING TO ENSURE ESTABLISHMENT OF ALL PLANT MATERIAL.
- WATER SHALL BE SUITABLE FOR PLANT GROWTH AND FREE FROM HARMFUL CONTAMINANTS.
- WATERING PRACTICES SHALL COMPLY WITH APPLICABLE LOCAL WATER RESTRICTIONS AND COLORADO SPRINGS UTILITIES REQUIREMENTS.

M. WEED CONTROL

- PLANTING BEDS SHALL BE MAINTAINED FREE OF NOXIOUS WEEDS DURING INSTALLATION AND ESTABLISHMENT.
- HERBICIDES SHALL BE APPLIED ONLY AS ALLOWED BY LOCAL REGULATIONS AND MANUFACTURER RECOMMENDATIONS.

N. CLEANUP

- CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE THROUGHOUT CONSTRUCTION.
- REMOVE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT FROM THE SITE UPON COMPLETION OF LANDSCAPE WORK.

O. FINAL INSPECTION

- FINAL INSPECTION SHALL OCCUR UPON COMPLETION OF LANDSCAPE INSTALLATION AND ESTABLISHMENT PERIOD.
- ALL PLANT MATERIAL SHALL BE ALIVE AND IN HEALTHY GROWING CONDITION AT TIME OF INSPECTION.

P. WARRANTY

- ALL PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM FINAL ACCEPTANCE.
- PLANTS THAT DIE OR DECLINE DURING THE WARRANTY PERIOD SHALL BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE AT NO COST TO THE OWNER.
- REPLACEMENT PLANTS SHALL CARRY A NEW ONE-YEAR WARRANTY FROM THE DATE OF REPLACEMENT.

Q. MAINTENANCE RESPONSIBILITY

- FOLLOWING FINAL ACCEPTANCE, LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE NOTED. OWNER IS RESPONSIBLE FOR LONG-TERM LANDSCAPE MAINTENANCE INCLUDING IRRIGATION OPERATION, PRUNING, FERTILIZATION, AND WEED CONTROL FOLLOWING PROJECT ACCEPTANCE.

R. LANDSCAPE BUFFER

- COMMERCIAL PROPERTY SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPE BUFFER.

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: DJS
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 8/11/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096726003

SHEET

LS03

DATE

BY

REVISION

NO.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Schmidt PUDSP

Agenda Date: September 9, 2026

Agenda Item Number: #6 - D

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

The Schmidt Planned Unit Development Preliminary Plan (PUDSP) encompasses approximately 72.97 acres located west of the intersection of Marksheffel Road and Vollmer Road. The development area is currently zoned RM-12 (Residential Multifamily) and RS-5000 (Residential Single-Family), with the applicant proposing to rezone portions of the property to a Planned Unit Development (PUD) zoning district. A PUD zoning district is intended to accommodate unique uses or development types and address special development conditions through a coordinated development plan. The PUD rezoned area is approximately 60.76 acres. The development is proposed to include 270 residential lots, consisting of 48 attached single-family lots and 222 detached single-family lots of varying sizes that will total 60.76 acres. The overall proposed residential density is approximately 4.44 dwelling units per acre.

In addition to the residential lots, the development includes multiple tracts intended to accommodate a variety of supporting uses. These include areas designated for future development, utilities, parks, open space, private roads, and stormwater detention. The proposed tract configuration is intended to provide the necessary infrastructure, community amenities, and open-space areas to support residential development while addressing site-specific development conditions.

The Candidate Open Space Area Master Plan of the 2022 El Paso County Parks Master Plan shows the Black Forest South Candidate Open Space Area encompassing the project site. The Black Forest South Candidate Open Space Area is made up of a unique montane forest ecosystem east of Colorado's Front Range, ranging from approximately 7,080 to 7,704 feet in elevation. It supports numerous creek headwaters and contains plant communities and species that are disjunct from populations in the Black Hills of South Dakota. Several rare or conservation-sensitive plant species occur here, including Richardson alumroot, prairie goldenrod, birdfoot violet, Selkirk's violet, and Southern Rocky Mountain cinquefoil. These isolated populations provide important refugia and may have long-term evolutionary significance.

The area faces significant threats from invasive weeds, particularly yellow toadflax, as well as fire suppression, which has transformed historically open ponderosa pine savannas into dense forests. This change reduces habitat quality and increases the risk of severe crown fires. Most of the Black Forest is privately owned, further emphasizing the need for conservation and management of its remaining native habitats. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan identifies one proposed bicycle route that would be affected by the project, the Marksheffel Road Route. The proposed route would follow Marksheffel Road through the property and extend west to east through the northeastern portion of the site. The application proposes an extension of Marksheffel Road through the northeastern portion of the property. The proposed bicycle route can be accommodated within the existing and proposed public rights-of-way associated with Marksheffel Road; therefore, no additional bicycle or trail easements are required for this route. Additionally, a proposed trail by the City of Colorado Springs is located along the southern boundary of the property. Staff recommends that the applicant coordinate with the City's Parks Department to determine the applicable easement requirements.

This application includes several tracts designated as open space throughout the project site. Additionally, the application depicts five-foot-wide breezeway paths, primarily located within the northwest and southwest areas of the development. Tract E also includes an open space area with a designated playground site.

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

- *The Schmidt PUDSP provides 12.87 acres of open space which is 21.8% of the total development area. 8.99 AC is considered contiguous open space which is 41% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. Parks and trails will be owned and maintained by the Stonebridge Metro Districts 1 & 2.*
- *Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 60.763 acre PUD Development requires 6.07 acres of open space, 1.51 of which must be contiguous, usable open-space. The project satisfies these requirements.*

El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, a park site, and breezeway paths within the project. Parks staff recommends that the playground area within Tract E be expanded to provide a larger play area that accommodates users of all ages and abilities.

Additionally, staff notes that the proposed five-foot breezeway paths are limited within the project to the central, northwest, and southwest areas of the project. Parks staff recommends extending these connections throughout the site, including connections from the north to the east and extending south, to create a more comprehensive trail system. This would provide recreational connectivity for residents throughout the neighborhood rather than primarily serving residents within the northwest and southwest areas of the development.

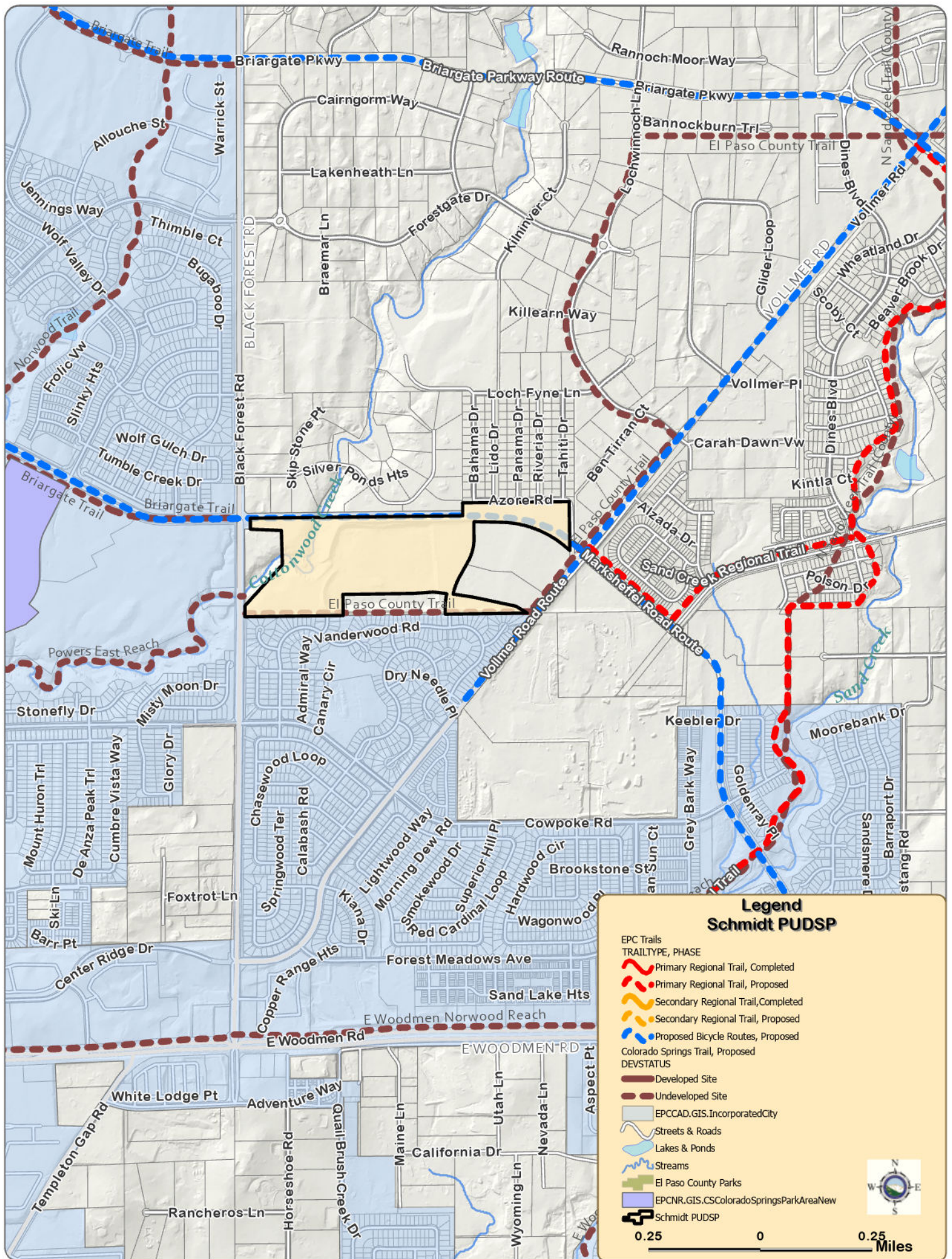
As previously stated, staff recommends that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east. Exploring these connections could provide additional opportunities to integrate the project into the surrounding trail network.

Lastly, staff recommends regional and urban park fees on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this PUDSP application are based on 270 single-family dwelling units. Additional park fees will be

calculated in the future if additional lots are approved with the tracts reserved for future development.

Staff Recommendation (PUD Development Plan and Preliminary Plan):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Schmidt PUDSP: (1) Regional park fees in the amount of \$139,885 and urban parks fees in the amount of \$83,931 shall be due at time of the recording of the final plat. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) Request that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 26, 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:	Schmidt PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP-26-004	Total Acreage:	72.90
		Total # of Dwelling Units:	277
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.50
Sugar Daddy's LLC	N.E.S. Inc.	Regional Park Area:	2
Turkey Canon Quarry Inc	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO. 80907	(719) 471-0073	Existing Zoning Code:	PRM-12 / RS-5000
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 277 Dwelling Units = 5.374		Neighborhood:	0.00375 Acres x 277 Dwelling Units = 1.04
Total Regional Park Acres: 5.374		Community:	0.00625 Acres x 277 Dwelling Units = 1.73
		Total Urban Park Acres:	2.77
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 277 Dwelling Units = \$139,885		Neighborhood:	\$119 / Dwelling Unit x 277 Dwelling Units = \$32,963
Total Regional Park Fees: \$139,885		Community:	\$184 / Dwelling Unit x 277 Dwelling Units = \$50,968
		Total Urban Park Fees:	\$83,931

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Schmidt PUDSP: (1) Regional park fees in the amount of \$139,885 and urban parks fees in the amount of \$83,931 shall be due at time of the recording of the final plat. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) Request that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east.

Park Advisory Board Action:

TBD

SCHMIDT PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

LETTER OF INTENT

MAY 2026

APPLICANT	OWNERS		CONSULTANT:
Turkey Canon Quarry Inc	Turkey Canon Quarry Inc	Sugar Daddy's LLC	N.E.S. Inc.
20 Boulder Crescent St.	20 Boulder Crescent St.	1601 N Franklin St	619 North Cascade Ave.
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Colorado Springs, CO. 80907	Colorado Springs, CO 80903

SITE DETAILS:

TSN: 5200000577 & 5200000570

ACREAGE: 58.6 ACRES

CURRENT ZONING: RS-5000 & RM-12

PROPOSED ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Turkey Canon Quarry Inc and Sugar Daddy's LLC requests approval of the following applications:

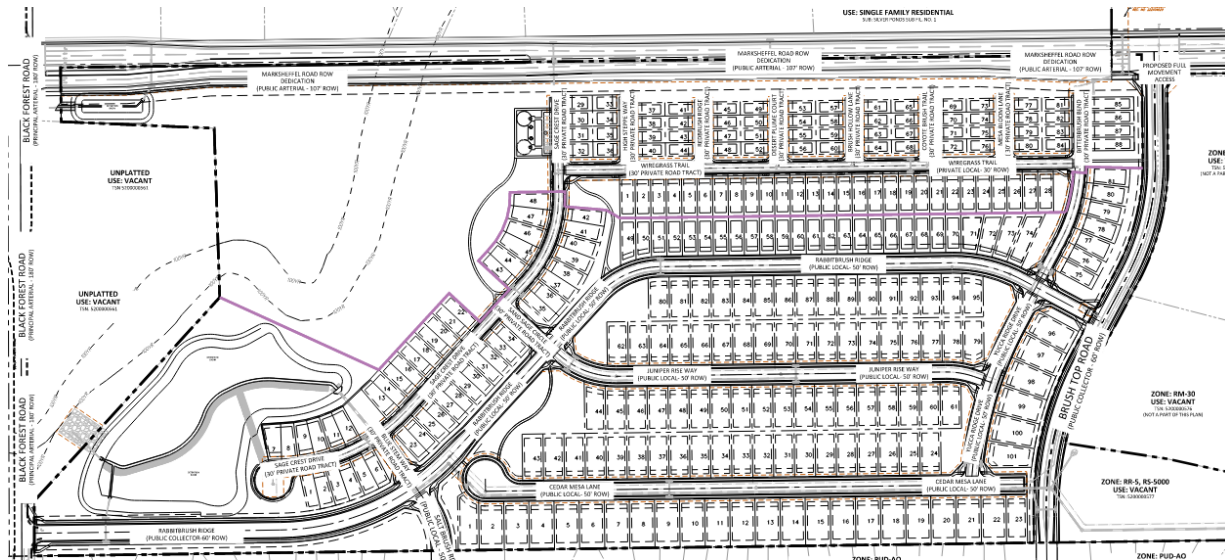
1. The Schmidt PUD Development Plan/Preliminary Plan, a 270-unit development with 48 attached and 222 detached single-family homes and tracts for private roads, open space, trails, utilities, landscaping, and stormwater detention.
2. A rezone from RS-5000 and RM-12 to PUD (Planned Unit Development).
3. Finding of water sufficiency and administrative approval of Final Plat.
4. Early grading and installation of utilities

LOCATION



The Schmidt PUD Preliminary/Development Plan includes 72.979 acres located east of Black Forest Road and just south of the proposed extension of Research/Marksheffel Rd. A portion of Cottonwood Creek runs through the northwest corner of the property. The project site is adjacent to large lot rural residential to the north, urban detached single-family to the south, a future multi-family site to the east and a vacant parcel to the west across Black Forest Rd.

PROJECT DESCRIPTION AND CONTEXT



The proposed project includes a PUD Preliminary and Development Plan comprised of 72.979 acres and PUD rezone comprised of 60.763 acres. The PUD Preliminary and Development Plan includes 270 lots including 48 attached single-family lots and 222 detached single-family lots of varying size and a density of 4.44 du/ac. Multiple tracts are proposed and intended for various uses including future development, utilities, parks, open-space, private roads, and stormwater detention. The PUD is split by an East/West Road (Rabbitbrush) that connects to Black Forest Rd to the west and future Brush Top to the East. The

proposed lots to the north of this road are compact detached and attached single-family lots. These lots range in size from 2,166 sf for the individual duplex lots to 3,700 sf for detached single-family lots. These smaller lots will be accessed from a private road network that connects to Rabbitbrush. The lots on the south portion of the site are larger detached single-family lots that range in size from 5,250 sf and 6,900 sf. These lots will be accessed from public roads.

Parking will be provided on each individual lot, either within a driveway or inside an attached two-car garage where driveway lengths are less than 20'. The 48 attached single-family units require 12 additional off street parking stalls to provide sufficient guest parking for the units. 13 guest parking stalls, including 2 ADA stalls, are provided. On-street parking is only allowed on the public residential roads in the development.

Proposed roadways are a mix of public and private. All public roadways are designated as public local with 50' ROW and 5' easements. Brush Top, on the east edge of the development will connect to future Marksheffel Rd and no lots have direct driveway access to Brush Top or Marksheffel. Units that do not front a public roadway will be serviced by 30' private residential access roads. Permanent cul-de-sacs are proposed where it is not feasible for public roadways to connect. PUD Modification requests for the use of private roads, roadway widths and terminations, private road cross section dimensions, lot frontage on and access from a public road.

The Schmidt PUDSP includes a portion of the Marksheffel Road extension from its intersection with Vollmer/Brush Top intersection on the east edge of the development. The southern half of Marksheffel Road will be dedicated with the first Final Plat associated with Schmidt. The remainder of Marksheffel Rd from Brush Top to Black Forest will be developed in conjunction with bridge design and construction as agreed to in an Intergovernmental Agreement between the City and County. A 6' concrete panel noise wall is proposed along Marksheffel Road for noise mitigation and privacy. The proposed wall will be constructed with the directly adjacent segments of Marksheffel Rd.

COMPATIBILITY/TRANSITIONS: Schmidt has been intentionally designed to concentrate the higher density residential development along future Marksheffel Road, a principal arterial, and transition to more typical suburban development to the south. This is consistent with the existing zoning designations of RM-12 on the north portion of the site which allows medium to high density development and RS-5000 to the south which allows lower density single-family development with a minimum lot size of 5,000sf. The project site sits significantly below the future Marksheffel Road and will eventually be screened by a 6' noise wall which will also visually screen the future development from the larger lots to the north across future Marksheffel Road.

The proposed duplexes are situated along Cottonwood Creek and the future stormwater detention pond. The larger detached single-family lots are situated on the south portion of the property and will directly abut the existing detached single-family lots in the Trails at Forest Meadows subdivision within the City of Colorado Springs. The Land Development Code requires a 15' buffer between different zones. A combined 15' building setback and buffer is provided on the southernmost lots. The character of the Trails at Forest Meadows neighborhood is substantially similar to the proposed neighborhood and an existing opaque fence provides a visual buffer between subdivisions. The property to the east is zoned

RM-30 and planned for multi-family development. The Schmidt PUD includes a 10' landscape setback along Brush Top Road which will provide a visual screen and buffer from the property.

ACCESS: Proposed access to the development is provided at the following locations: one right-in/right-out access onto Black Forest Road, one full-movement access onto Brush Top Road, and one full-movement access drive to the south via Salt Brush Road. Internal roadways will provide direct access to each individual lots. The internal roadways are a combination of public and private.

TRAFFIC: A Traffic Generation Analysis for the Schmidt PUDSP was prepared by SM Rocha in June of 2026 analyzing proposed project impacts and consistency with previous traffic assumptions when the site was rezoned to RS-5000 and RM-12.

The Traffic Study concludes the following:

- The site is subject to the El Paso County Road Impact Fee Program (Resolution 24-377), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- The Schmidt PUDSP is projected to generate about 2,346 new external vehicle trips on the average weekday. This is about 902 fewer vehicle trips per day than were assumed for the same area in the earlier Schmidt Rezone study.
- It is recommended that the proposed Rabbitbrush Ridge (from Brush Top Road to Salt Brush Road) provide an urban local roadway classification with a 60-foot right-of-way (ROW). West of Salt Brush Road and considering the proposed intersection of Rabbitbrush Ridge and Black Forest Road, it is recommended that the proposed east-west roadway provide a residential collector roadway classification with a 60-foot ROW
- Additional recommended improvements include: Restripe northbound right turn lane along Black Forest Road at Access A (Rabbitbrush Ridge)
- Analysis of existing traffic conditions indicates that all signalized intersections operate under LOS B or better during the morning peak traffic hour and LOS D or better during the afternoon peak traffic hour. Exceptions include the Black Forest Road intersection with E Woodmen Road which provides overall operations at LOS E during the morning peak traffic hour. All stop-controlled intersections within the study area operate with turn movements at or better than LOS C during their respective peak traffic periods
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no 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 this analysis, the study intersections is 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 build-out.

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

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

DRAINAGE: A Preliminary Drainage Report and Master Development Drainage Plan were prepared for the Schmidt PUDSP and included with this submittal. A full spectrum regional detention pond is provided in Tract A in the southwest corner of the site. This pond will capture stormwater via public and private storm sewer. An interim condition of Pond A will be constructed with CDR2413 prior to the Schmidt PUD project. The interim condition of Pond A will provide water quality & detention for Marksheffel Road Segment M3 and Brush Top Road. With the Schmidt PUD, Pond A will be expanded to provide water quality and detention for the entire PUD area, Marksheffel Road Segment M4 and the assumed developed condition of the Stonebridge parcel. The expansion of Pond A will occur with the initial final plat of the Schmidt PUD area. Marksheffel Road Segment M4 & M6 improvements will occur in the future along with City of Colorado Springs coordination on the Segment M5 bridge at the Cottonwood Creek crossing. However, Pond A will be sized for the assumed, ultimate build out of Segment M4. A preliminary design of Pond B provides water quality and detention to Segment M5 & M6. Additional coordination with the City during the construction drawing phase of M6 will dictate Pond B's final location and design.

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

FLOODPLAIN: A portion of the Cottonwood Creek Channel runs through the site and is within Zone AE which is a regulatory floodway. The area of the site to be developed is not within a designated FEMA Floodplain as determined by the flood insurance rate map, community panel number 08041C0529G, effective December 7, 2018.

WILDLIFE: Development of the project area will result in some unavoidable impacts to wildlife, particularly species that rely on the site's predominant grassland habitats, which are expected to be reduced as urbanization occurs. While species such as deer, foxes, bears, and coyotes may experience adverse effects from increased development adjacent to wildland areas, some suburban-adapted wildlife, including certain bird species, may benefit from additional landscaping, planted trees, and residential bird feeders. Planned open space features, including the park, floodplain, detention pond, and Cottonwood Creek corridor, will help preserve portions of existing grassland and wetland habitat and provide opportunities for wildlife use. Sensitive species are not expected to be disproportionately affected, as few were observed on the site, and species such as the black-tailed prairie dog, burrowing owl, and Preble's meadow jumping mouse are not anticipated to occur within the project area. In addition, implementation of stormwater management measures will help protect downstream water quality and may create seasonal aquatic habitats that benefit waterfowl, amphibians, and other aquatic species.

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

GEOLOGIC HAZARDS: The Soils & Geology Study prepared by Entech Engineering Inc. included in this submittal found that the existing geologic engineering and geologic conditions will impose some constraints on the development and construction of the site but that majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.

This site was found to be suitable for the proposed development; however, geologic conditions in certain areas will impose some minor constraints on development and land use. These include areas of artificial fill, loose collapsible soils, potentially expansive soils, potentially unstable slopes, and a mapped floodplain. In general, development can be achieved if the observed geologic conditions on site are either properly mitigated or avoided.

SCHOOLS: The Schmidt PUDSP is within School District 20. Nearby Development will provide land dedication for School District 20 to support this growing area of the community. The subject property does not have adequate acreage for a school site and fees will be paid at the time of Final Plat recordation.

TRAILS AND OPEN SPACE:

The Schmidt PUDSP provides 12.87 acres of open space which is 21.8% of the total development area. 8.99 AC is considered contiguous open space which is 41% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. Parks and trails will be owned and maintained by the Stonebridge Metro Districts 1 & 2.

Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 60.763 acre PUD Development requires 6.07 acres of open space, 1.51 of which must be contiguous, usable open-space. The project satisfies these requirements.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Stonebridge Metro Districts 1 & 2
- Black Forest Fire Protection District

PUD MODIFICATIONS

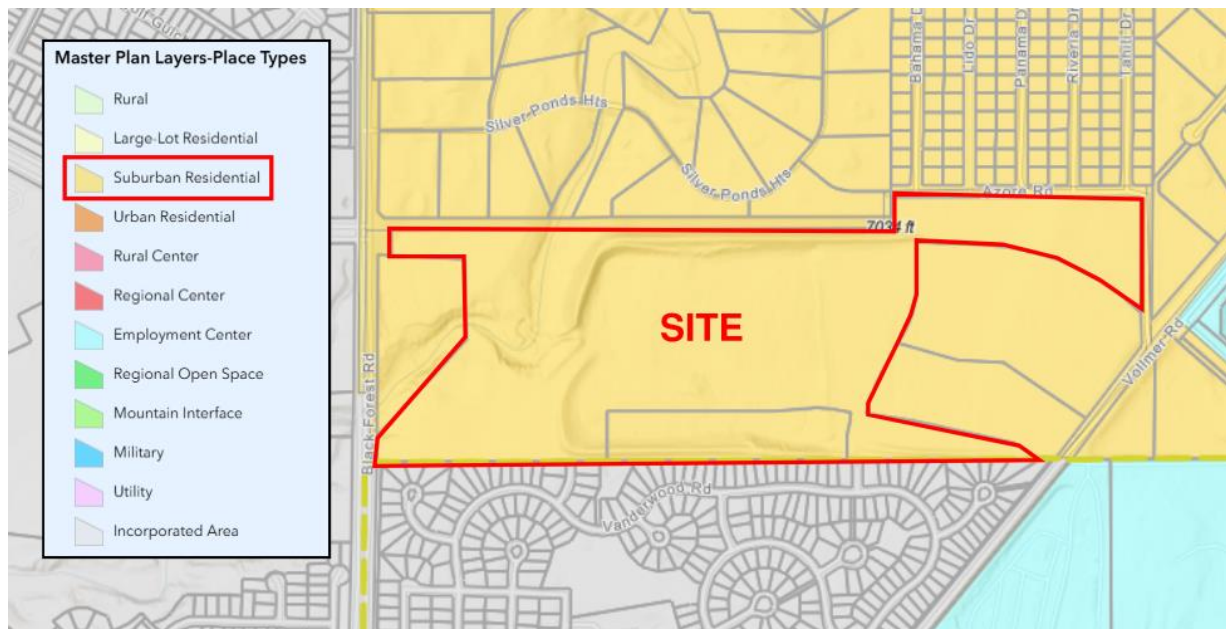
Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed modifications identified in the table below support the identified benefits in Chapter 4.2.6.F.2.h by allowing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

LDC / ECM Section	Category	Standard	Modification	Justification
LDC Chapter 8.4.4.E.2	Private Roads Require Waiver	Use of Private Roads shall be limited	Private Roads proposed to serve only portions of this community	Private Roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will be owned and maintained by the metropolitan district.
LDC Chapter 8.4.4.E.3	Private Roads to Meet County Standards	Private Roads shall be constructed and maintained to ECM standards	Road width (see below)	
8.4.4.C Public Roads Req	Lot Area and Dimensions	Lots to have frontage on and	Lots to have access to private roads	The proposed unique lot configuration and community design reflect the need for private roadways that directly connect to public streets.
ECM Section 2.2.4.B.7 Figure 2-17	Typical Urban Local (Low Volume) Cross Section	24' paved width, 12' lane width	23' paved width, 11.5' lane width	The reduced roadway widths allow for greater density and a unique style of development that emphasizes access to open space and pedestrian connectivity
LDC Section 6.2.2.G1(a)	Buffer between zone districts	1 tree/30' of lots adjacent to a zone district boundary	15' buffer and opaque fence	The development to the south is substantially similar to the adjacent proposed development. There is an existing opaque fence which provides visual screening between developments.

The proposed unique lot configuration and community design reflect the need for private roads that directly connect to public streets. The Preliminary Plan proposes 30' shared private drives to connect attached and detached single-family lots to public roadways. All private drives will be owned and maintained by the Stonebridge Metro District No. 1. Because of the limited depth, dead end design, and private use, no design speed will be posted on private roads.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN



The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Schmidt PUDSP proposes a mix of single-family detached and attached residential units, which is consistent with the intent of this placetype.

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

The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

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

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Water and wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Stonebridge Metro Districts 1 & 2 assets will be allocated to FAWWA. The Schmidt PUD and Preliminary Plan includes 270 lots which fall into high density development ratios for small lots.

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

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

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

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

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be

679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.

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

2045 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2045 Functional Classification map shows the extension of Marksheffel Road as a Non-County Maintained Road. Marksheffel Road is a City of Colorado Springs Principal Arterial and will be extended from Black Forest Road to Vollmer Road. This project will include construction of a portion of Marksheffel Road between Vollmer Road and Black Forest Rd. The 2045 Functional Classification Map shows Vollmer Road as an Urban Major Collector.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Master Plan does identify a proposed bike route along the future Marksheffel Road with the intent to connect to a proposed bike route along Vollmer Road. A 10' wide sidewalk is proposed on the south side of the Marksheffel Road which will fulfill the intent of the proposed Bike Lane in the Trails Master Plan.

The Schmidt PUDSP provides 12.87 acres of open space which is 21.6% of the total development area. 8.99 AC is considered contiguous open space which is 69% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. Parks and trails will be owned and maintained by the Stonebridge Metro Districts 1 & 2.

PROJECT JUSTIFICATION

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

PUD ZONING CRITERIA

Villages at Sterling Ranch is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

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

The Schmidt PUDSP will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*
- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*
- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*
- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

A PUD zone allows more flexible development standards than afforded by straight zoning districts. This greater design flexibility enables the Schmidt development to provide a variety of housing types with shared community amenities that meets a growing need and demand for higher density detached and attached single-family housing with quality access to open space and maintained amenities such as trails and open space. The variety of housing types proposed within the Schmidt PUDSP expands the housing options and price points which satisfies a need for existing and future El Paso County home buyers looking for more attainable housing.

The variety of lot sizes and product type allows for an efficient use of space allowing for additional open-space while providing transitions from existing development. Majority of the proposed open-space takes advantage of the Cottonwood Creek Channel in the northwest corner of the site but smaller pockets of open-space are dispersed throughout the site. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot has adequate access to common open space and sidewalks

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

The relevant County master plan documents for the Schmidt PUPSP are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. As addressed above, the Schmidt PUD Preliminary is in general conformity with these plans

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the residents of El Paso County. The Schmidt PUDSP development is appropriately located along Marksheffel Road and Black Forest Road. It provides a transition between the single-family lots to the south and future Marksheffel Road to the north. The combination of lots in the PUDSP

provide more housing options and greater housing attainability to benefit of El Paso County residents.

PUD modifications and waivers to the LDC are requested for the use of private roads, alterations to the dimensional requirements for typical urban local cross sections, permanent hammerhead turnarounds, and lots that do not front on public roads. These modifications and waivers are described above.

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

The Schmidt PUDSP is intentionally designed to concentrate the higher density residential and more intense uses along Marksheffel Road, a principal arterial. The location of the higher density lots along the north side of the property provides a buffer and transition from the lower density detached single-family use proposed in the south portion of the property and the existing detached single-family lots at the Trails at Forest Meadows. The overall density of the site is 4.64 du/ac which is appropriate for the surrounding area.

- 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;**

Schmidt South provides a buffer and transition from the lower density detached single family proposed in the Trails at Forest Meadows to the south and the higher density lots in Schmidt North provide a transition from the major arterial, Marksheffel Rd.

While the density is slightly higher, this project is a characteristically similar use to the proposed traditional single-family lots to the south and is adequately separated from the larger lot residential to the north, across Marksheffel Rd and the Multi-family to the east. The proposed units are limited to 35-feet building height, which is compatible with the surrounding single-family development. A 6-foot concrete panel wall is proposed along Marksheffel Rd to buffer traffic noise and provide privacy.

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

The units are limited to 35-feet building height, which is compatible with the adjacent developments. As a mixed attached and detached single-family development, Schmidt provides a transition from the traditional single-family lots to the south and is adequately separated from the larger lot residential to the north, across Marksheffel Rd and the Multi-family to the east.

A 25' building and landscape setback is included along Marksheffel Rd to provide an appropriate setback from the street and to create an attractive streetscape. This setback will include a 6' noise wall that will provide visual separation from the proposed development to the existing homes to the north.

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

The Natural Features report completed by Bristlecone Ecology in May 2026 and is included with this submittal. The report found that the topography of the site is characterized by sparse flat to rolling grasslands, an old gravel pit that has been graded, and a stream and riparian corridor associated with Cottonwood Creek. The floodplain associated with Cottonwood Creek is the most significant natural feature on the site and includes steep slopes leading down to the channel of Cottonwood Creek, which are composed of sandy soils and are quite unstable and eroding. There are steep cutbanks on the sides of the floodplain in some areas. In other areas there are more gentle slopes on the sides of the channel. The cutbanks and other steep areas represent significant topographic constraints to development, and are not proposed to be developed. The channel will be included in a separate tract intended for future channel stabilization and open-space. The remainder of the site is flat and has been grubbed and graded. Besides the above-described features, there were few other natural landforms or significant topography on the site. There were no rock outcroppings, cliffs, or other significant geologic features on the site.

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

The Schmidt PUDSP provides 12.87 acres of open space which is 21.8% of the total development area. 8.99 AC is considered contiguous open space which is 41% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. Parks and trails will be owned and maintained by the Stonebridge Metro Districts 1 & 2.

Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 60.763 acre PUD Development requires 6.07 acres of open space, 1.51 of which must be contiguous, usable open-space. The project satisfies these requirements.

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

All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities. The applicant will be required to participate in the Countywide Transportation Improvement Fee Program to offset impacts of development.

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

The project proposes interconnected sidewalks throughout the community that connect the park and open spaces to the sidewalks throughout the development. The proposed pocket park within the development is adjacent to the Cottonwood Creek Channel, taking advantage of the existing channel and west facing views. The channel will remain undeveloped and serve as additional open space for the development.

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

There are no mineral rights owners on this property.

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

PUD modifications are requested of LDC Chapter 8.4.4(E)(2), 8.4.4(E)(3), and 8.4.4(C) as well as ECM Section 2.2.4.B.7 and 2.3.8. The justification for these is described above.

The proposed PUD modifications allow for an efficient lot layout for higher density attached and detached single family uses that will create more open space, allow for a more efficient pedestrian system through open space tracts, and create an overall more livable environment. Sidewalks and trails are proposed throughout the development providing connection to all tracts and the proposed pocket park.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

PRELIMINARY PLAN REVIEW CRITERIA

The Schmidt PUD Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional and more attainable housing choice in a growing part of the El Paso Community.

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

This project is not within a Sketch Plan. The project is consistent with the applicable Master Plans.

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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by RESPEC. A finding of water sufficiency is requested with this PUDSP to allow administrative approval of the final plat.

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.

The wastewater commitment is for 39,044 gal/day on an average daily-maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC and JDS Hydro. All water and wastewater services will be provided by FAWWA.

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)];

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

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

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;

These matters are addressed in the Drainage Report prepared by Classic Consulting. The drainage conditions and improvements associated with the Villages at Sterling Ranch were fully studied in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, which has been included as a reference attachment to the Preliminary Drainage Report filed with this submittal. A full spectrum regional detention pond is provided off-site to the south, along the southern boundary of the overall Sterling Ranch property within Sterling Ranch East Filing 5. This pond was previously located at the intersection of Sterling Ranch Road and Lake Tahoe Drive and is designed to handle the lots within Villages at Sterling Ranch as well as future adjacent residential development. All drainage facilities within this report were sized according to the Drainage Criteria Manual and the full-spectrum storm water quality requirements.

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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. Public streets are proposed that will provide access to the lots within the Villages at Sterling Ranch either directly or via private shared driveways. The required water and wastewater infrastructure and other utilities will be extended to serve the development by the Sterling Ranch master developers. The design of all public improvements meets the County's or relevant service providers' design standards.

The traffic report completed by LSC demonstrates a need to construct two auxiliary turn lanes on Sterling Ranch Road. Per the study, one 155-foot long northbound right-turn deceleration lane plus a 160-foot taper and a 220-foot long southbound left turn lane plus a 160-foot taper along Sterling Ranch Road will be required.

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

All units will be rear loaded either onto a public street or private street. All private streets will provide a direct connection to a public street. Private streets with dead ends are utilized where public streets are not feasible with the lot layout. The PUD modification and justification for lots not having access to a public street is included above.

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

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

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

The Villages PUD provides 8.46 acres of usable open space, including a 3.4-acre park (Tract A) connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts and open spaces are located throughout the development and at the ends of blocks to provide small open spaces between the residential roadways and the proposed lots. All roadways include 5' pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

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

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation. The compact layout of The Villages allows for additional open space including a 3.4-acre park, and ease of connectivity to Sterling Ranch Parks and Trail. This development is an integral part of the overall Sterling Ranch development and provides a needed higher-density single-family housing in the area to provide a variety of housing options and price points in the community to meet the needs of present and future El Paso County residents.

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

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Villages at the southeast quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Preliminary Plan to the west and to the major arterial street of Briargate Parkway north. The higher density Villages product will be compatible with the proposed 35-acre K-8 school site immediately west of Briargate Parkway. North of the Villages is an offsite full spectrum detention basin, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch is a similar density to the Foursquare project in the northwest quadrant of the intersection of Briargate Parkway and Sterling Ranch Road. A 25' building and landscape setback is included along Briargate Parkway to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development.

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

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved. No significant wetlands or endangered species habitat was found at this site.

Connections to the Sand Creek Channel and Sterling Ranch Parks and Trails systems are provided by internal trails and sidewalk connections.

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

The traffic report completed by LSC demonstrates a need to construct an auxiliary turn lane along Sterling Ranch Road approaching Oak Park Drive. Required improvements include a 155-foot-long northbound right-turn lane deceleration lane. Additionally improvements are recommended though not required. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification request.

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PUD GENERAL PROVISIONS

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

PUD DEVELOPMENT GUIDELINES

- PERMITTED USES:
1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
 2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

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

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

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

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

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

SPECIAL USES:

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

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

PURPOSE AND INTENT:

THE SCHMIDT PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 272 LOT DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL COMMUNITY UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS INDIVIDUAL LOTS.

GENERAL NOTES

1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
4. THE FOLLOWING SERVICE PROVIDERS SHALL SERVICES THIS PROJECT:
WATER: FAWWA
WASTEWATER: FAWWA
GAS: COLORADO SPRINGS UTILITIES
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
5. LANDSCAPE SETBACK TREES AND FUTURE NOISE WALL WILL BE INSTALLED WITH THE DIRECTLY ADJACENT SECTION OF MARKSHEFFEL ROAD.

GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____, DATED _____, 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 CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08041C0529G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT PORTIONS OF THE PARCEL ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), ZONE AE (SPECIAL FLOOD HAZARD AREA), AND THE REGULATORY FLOODWAY.

AVIGATION NOTES

1. 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.
2. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE _____) SUBDIVISION PLAT. 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. 217069667 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.

SIGNATURE BLOCKS

LAND OWNER CERTIFICATION	
IN WITNESS WHEREOF: xx	
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D., A COLORADO LIMITED LIABILITY COMPANY	
AUTHORIZED AGENT, MANAGER	
STATE OF COLORADO) ss.	
COUNTY OF EL PASO)	
SIGNED BEFORE ME ON _____,	20____ A.D. BY _____
NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT _____	
NOTARY'S OFFICIAL SIGNATURE _____	
TITLE OF OFFICE _____	COMMISSION EXPIRATION _____

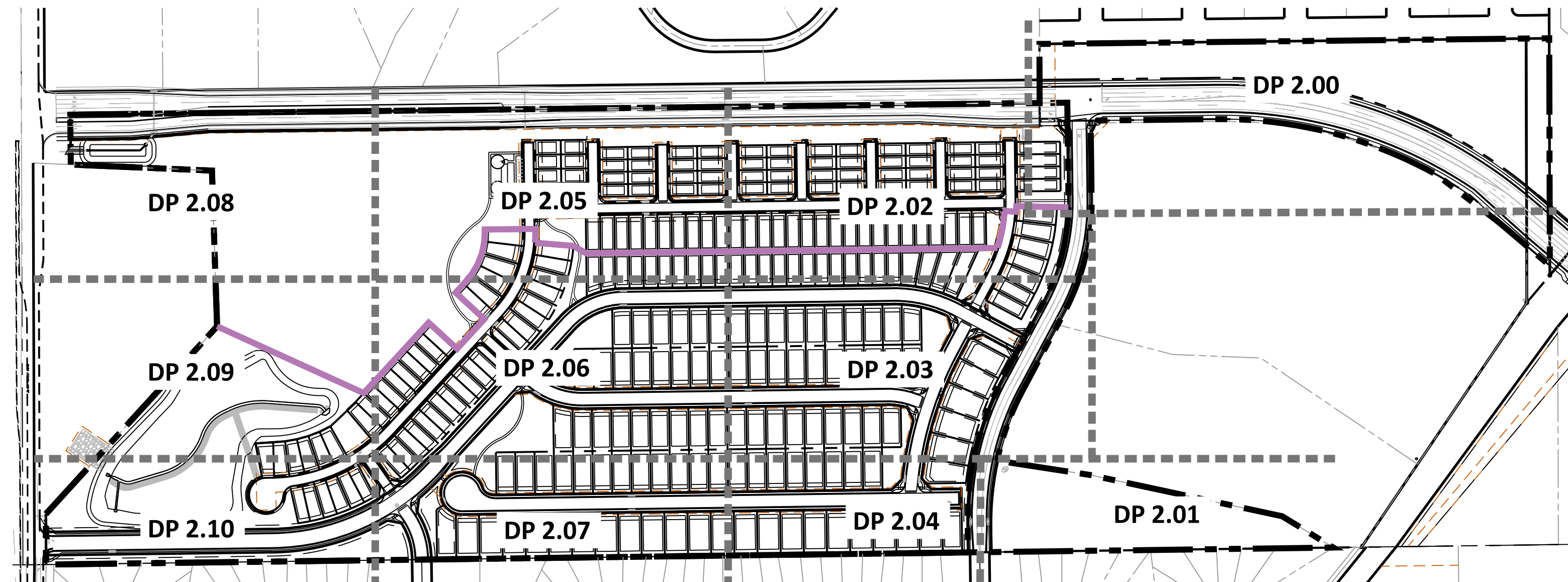
COUNTY CERTIFICATION	
THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.	
CHAIR, BOARD OF COUNTY COMMISSIONERS _____	DATE _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____	

CLERK AND RECORDER CERTIFICATION	
STATE OF COLORADO)	
EL PASO COUNTY) ss.	
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____, RECORDED PER RECEPTION NO. _____.	
EL PASO COUNTY CLERK AND RECORDER _____	

DEVELOPMENT STANDARDS

LOT SERIES	NUMBER OF LOTS	LOT SIZE	MIN. WIDTH	MIN. DEPTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	ALLOWED ENCROACHMENTS	LOT COVERAGE
ASCENT SERIES	60	2,400 - 3,680 SF	32'	67'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10"	ROOF EAVES, BAY WINDOWS, 2ND/3RD LEVEL CANTILEVERS, UNCOVERED PATIOS, UNCOVERED DECKS LESS THAN 18" IN HEIGHT	DETERMINED BY SETBACKS
SKYLINE SERIES	61	3,400 - 5,370 SF	37'	79'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10'		
DUPLEX SERIES	48	2,790 - 3,100 SF/LOT	31'	86'	10' (NO DRIVEWAY PARKING IF DRIVEWAY < 20')	5', 15' CORNER LOT, 0' ON COMMON LOT LINE	10'		
SOUTH 50'X105' & 50'X110'; EAST 60'X115'	80	N/A	50' / 60'	105' / 110' / 115'	10' STRUCTURE, 20' GARAGE	5'	10'		
SOUTH 60'X115'	21	N/A	60'	115'	10' STRUCTURE, 20' GARAGE	5'	15'		

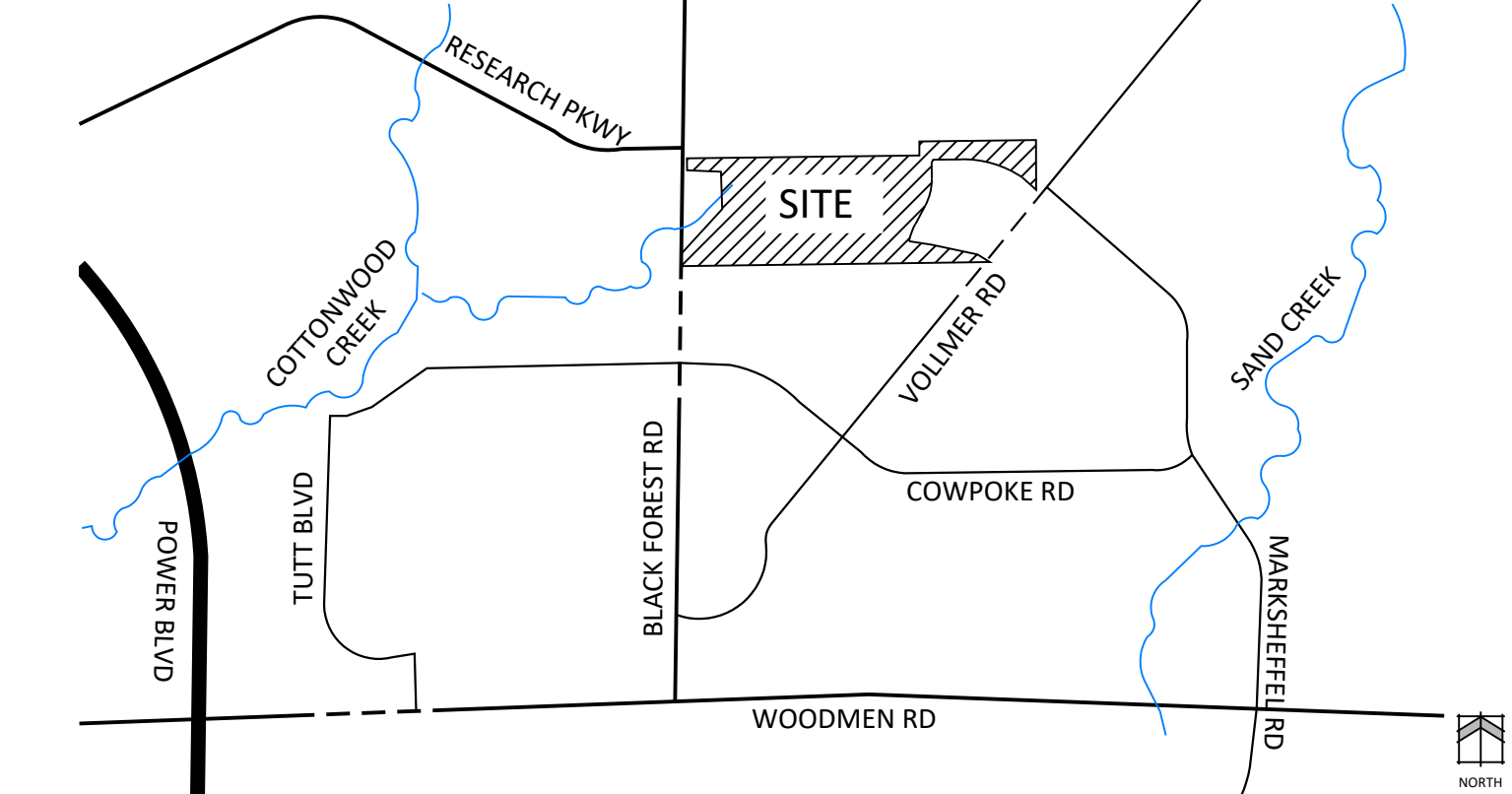
KEY MAP



SITE DATA

TAX SCHEDULE NUMBER :	5200000577 & 5200000570
TOTAL AREA:	72.979 ACRES
TOTAL REZONE AREA:	60.763 ACRES
CURRENT ZONE:	RS-5000 & RM-12
PROPOSED ZONE:	PUD
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED DENSITY:	4.44 DU/AC (270 LOTS / 60.763 AC)
MAX. BUILDING HEIGHT	35'
TOTAL LOTS	270
OPEN SPACE	
REQUIRED:	6.08 AC (INCL. 1.5 AC CONTIGUOUS)
PROVIDED:	13.26 AC (INCL. 8.99 AC CONTIGUOUS)
LANDSCAPE SETBACKS	
NORTH	(FUTURE MARKSHEFFEL RD): 25'
EAST	(Brush Top): 10'
LANDSCAPE BUFFERS	
SOUTH	15' (COMBINED WITH BUILDING SETBACK)
WEST	15'
PARKING	
FORMULA:	2 SPACES REQUIRED PER LOT + GUEST PARKING (1 SPACE PER 4 ATTACHED UNITS)
TOTAL REQUIRED:	540 SPACES + 12 GUEST PARKING STALLS (INCL. 1 ADA)
TOTAL PROVIDED:	540 OFF-STREET SPACES + 12 GUEST PARKING STALLS (INCL. 2 ADA)
ADA REQUIRED:	1 (1 VAN)
ADA PROVIDED:	2 (2 VAN)

VICINITY MAP



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

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE: _____ BY: _____ DESCRIPTION: _____

ISSUE / REVISION

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

SHEET DESCRIPTION

COVER

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	DP 1.00	COVER
2	DP 1.01	SITE LEGAL AND TRACT TABLE
3	DP 1.02	LOT TYPICALS
4 - 14	DP 2.00 - DP 2.10	SITE PLAN
15	15	LEGEND
16	16	TYPICAL SECTIONS
17 - 21	17 - 21	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
22 - 26	22 - 26	PRELIMINARY GRADING PLAN
27	LP 1.01	LANDSCAPE COVER
28 - 36	LP 2.00 - LP 2.08	PRELIMINARY LANDSCAPE PLAN
37	LP 3.01	LANDSCAPE DETAILS

PROJECT TEAM

OWNER: MORLEY ENTERPRISES
609 S. CASCADE UNIT 204
COLORADO SPRINGS, CO, 80903

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

ENGINEER: ALL TERRAIN ENGINEERING
COLORADO SPRINGS, CO

SHEET NUMBER/TITLE

DP1.00

1 OF 37

PLAN FILE #

CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

LEGAL DESCRIPTION- OVERALL SITE

COMMENCING at the Southwest corner of said Section 32, from which the South Quarter Corner bears
N 89°14'45" E, a distance of 2650.89 feet;
thence N 89°14'45" E along the South line of said Section 32, a distance of 60.00 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940, said Southeast corner being the POINT OF BEGINNING;
thence N 00°11'44" W along the East line of said parcel of land, a distance of 131.02 feet to a point on the South line of that tract of land as described in that Deed recorded under Book 3859 at Page 151;
thence along the South, East and North boundary lines of said tract, the following three (3) courses:
1) N 42°23'21" E, a distance of 657.49 feet;
2) N 01°53'26" W, a distance of 403.35 feet;
3) N 87°33'35" W, a distance of 365.82 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940;
thence N 00°39'53" W along the East line of said parcel of land, a distance of 129.22 feet to a point on the South line of Silver Ponds Subdivision Filing No. 1 as recorded under Reception No. 96082980;
thence along the South and East boundary lines of said Silver Ponds Subdivision Filing No. 1, the following two (2) courses:
1) N 89°18'51" E, a distance of 2510.92 feet;
2) N 00°10'28" W, a distance of 152.95 feet to the Southwest corner of Holiday Hills No. 1 as recorded in Plat Book E-2 at Page 12;
thence N 89°21'46" E along the South line of said Holiday Hills No. 1 and its Easterly extension, a distance of 1320.26 feet to a point on the East line of said Holiday Hills No. 1;
thence S 00°09'15" E along said East line, a distance of 588.46 feet;
thence N 49°38'29" W, a distance of 150.39 feet;
thence 29.97 feet along the arc of a 821.49 foot radius curve to the left, having a central angle of 2°05'25" and a chord that bears N 50°23'53" W, a distance of 29.97 feet;
thence N 52°37'30" W, a distance of 197.09 feet;
thence 593.01 feet along the arc of a 1146.50 foot radius curve to the left, having a central angle of 29°38'08" and a chord that bears N 75°52'05" W, a distance of 586.42 feet;
thence S 89°18'51" W, a distance of 308.13 feet;
thence S 29°18'51" W, a distance of 36.06 feet;
thence S 00°41'24" E, a distance of 173.54 feet;
thence 303.91 feet along the arc of a 605.00 foot radius curve to the right, having a central angle of 28°46'54" and a chord that bears S 13°42'03" W, a distance of 300.73 feet;
thence S 28°05'30" W, a distance of 226.47 feet;
thence 196.02 feet along the arc of a 705.00 foot radius curve to the left, having a central angle of 15°55'52" and a chord that bears S 20°07'34" W, a distance of 195.39 feet;
thence S 81°15'09" E, a distance of 244.58 feet;
thence S 77°53'11" E, a distance of 507.94 feet;
thence S 58°30'10" E, a distance of 155.44 feet to a point on the North line of Trails at Forest Meadows Filing No. 3 as recorded under Reception No. 215713704;
thence S 89°14'13" W along said North line, a distance of 743.09 feet;
thence S 89°14'45" W along the North line of said Trails at Forest Meadows Filing No. 3 and the North line of Trails at Forest Meadows Filing No. 4 as recorded under Reception No. 216713777, a distance of 2590.89 feet to the POINT OF BEGINNING.

Containing a calculated area of 3,213,159 square feet (73.764 acres) of land, more or less.

LEGAL DESCRIPTION- PUD ZONE BOUNDARY

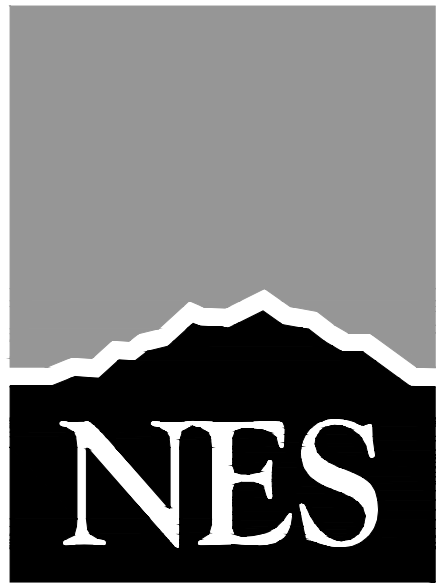
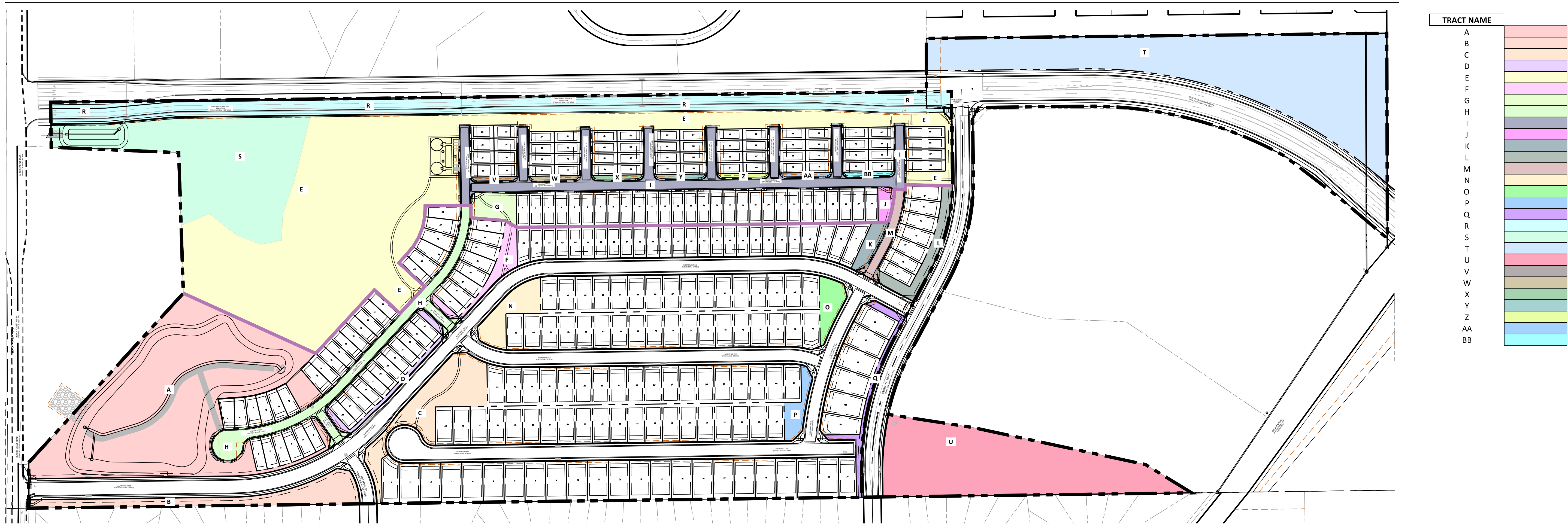
COMMENCING at the Southwest corner of said Section 32, from which the South Quarter Corner bears
N 89°14'45" E, a distance of 2650.89 feet;
thence N 89°14'45" E along the South line of said Section 32, a distance of 60.00 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940, said Southeast corner being the POINT OF BEGINNING;
thence N 00°11'44" W along the East line of said parcel of land, a distance of 131.02 feet to a point on the South line of that tract of land as described in that Deed recorded under Book 3859 at Page 151;
thence along the South, East and North boundary lines of said tract, the following three (3) courses:
1) N 42°23'21" E, a distance of 657.49 feet;
2) N 01°53'26" W, a distance of 403.35 feet;
3) N 87°33'35" W, a distance of 365.82 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940;
thence N 00°39'53" W along the East line of said parcel of land, a distance of 129.22 feet to a point on the South line of Silver Ponds Subdivision Filing No. 1 as recorded under Reception No. 96082980;
thence N 89°18'51" E along said South line, a distance of 2582.53 feet;
thence S 00°41'24" E, a distance of 251.78 feet;
thence 273.77 feet along the arc of a 545.00 foot radius curve to the right, having a central angle of 28°46'54" and a chord that bears S 13°42'03" W, a distance of 270.90 feet;
thence S 28°05'30" W, a distance of 226.47 feet;
thence 385.14 feet along the arc of a 765.00 foot radius curve to the left, having a central angle of 28°50'45" and a chord that bears S 13°40'07" W, a distance of 381.09 feet;
thence S 00°45'15" E, a distance of 79.00 feet to a point on the North line of Trails at Forest Meadows Filing No. 3 as recorded under Reception No. 215713704;
thence S 89°14'45" W along the North line of said Trails at Forest Meadows Filing No. 3 and the North line of Trails at Forest Meadows Filing No. 4 as recorded under Reception No. 216713777, a distance of 2388.28 feet to the POINT OF BEGINNING.

Containing a calculated area of 2,646,857 square feet (60.763 acres) of land, more or less.

LEGAL DESCRIPTION- OVERALL SITE

TRACT NAME	SF	AC	USE	OWNERSHIP AND MAINTENANCE
A	238,188.81	5.47	DETENTION	METRO DISTRICT
B	34,281.85	0.79	OPEN SPACE	METRO DISTRICT
C	40,277.70	0.92	OPEN SPACE, UTILITIES	METRO DISTRICT
D	7,516.09	0.17	OPEN SPACE	METRO DISTRICT
E	391,815.54	8.99	PARK, STREAM, OPEN SPACE, UTILITIES	METRO DISTRICT
F	11,346.93	0.26	OPEN SPACE	METRO DISTRICT
G	10,471.38	0.24	OPEN SPACE	METRO DISTRICT
H	44,192.57	1.01	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
I	77,829.68	1.79	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
J	4,137.47	0.09	OPEN SPACE	METRO DISTRICT
K	6,314.17	0.14	OPEN SPACE	METRO DISTRICT
L	13,522.86	0.31	OPEN SPACE	METRO DISTRICT
M	8,755.25	0.20	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
N	16,151.92	0.37	OPEN SPACE	METRO DISTRICT
O	9,540.52	0.22	OPEN SPACE	METRO DISTRICT
P	8,288.46	0.19	OPEN SPACE	METRO DISTRICT
Q	9,956.52	0.23	OPEN SPACE, UTILITIES	METRO DISTRICT
R	129,178.32	2.97	ROW DEDICATION	EI PASO COUNTY
S	138,510.99	3.18	FUTURE DEVELOPMENT	METRO DISTRICT
T	214,302.97	4.92	FUTURE DEVELOPMENT	METRO DISTRICT
U	130,030.86	2.99	FUTURE DEVELOPMENT	METRO DISTRICT
V	1,955.90	0.04	OPEN SPACE	METRO DISTRICT
W	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
X	2,155.76	0.05	OPEN SPACE	METRO DISTRICT
Y	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
Z	2,155.76	0.05	OPEN SPACE	METRO DISTRICT
AA	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
BB	2,154.22	0.05	OPEN SPACE	METRO DISTRICT
TOTAL	1,550,880.61	35.80		

TRACT DIAGRAM



N.E.S. Inc.
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Colorado Springs, CO 80903

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Fax 719.471.0267

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SCHMIDT
PARCEL

PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

ENTITLEMENT

DATE: BY: DESCRIPTION:

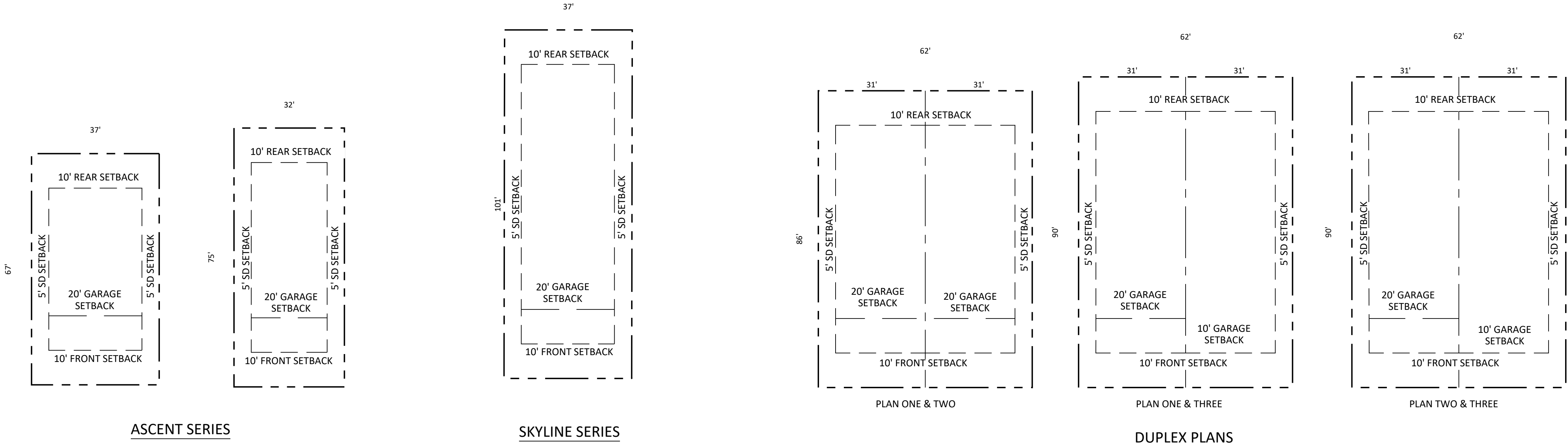
SITE LEGAL AND TRACT
TABLE

DP1.01
2 OF 37

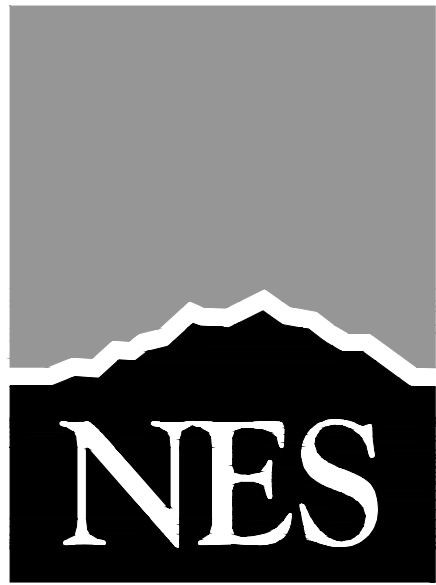
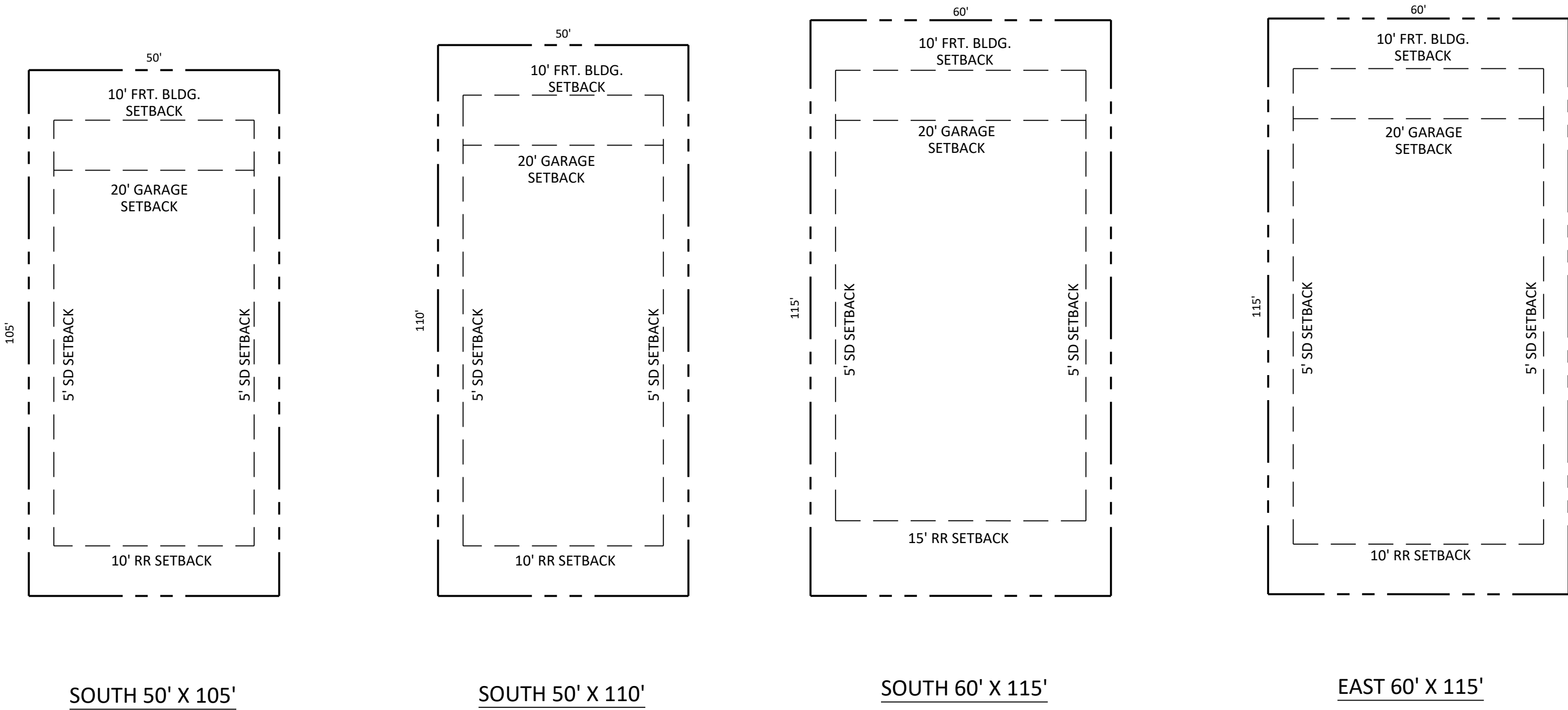
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

SCHMIDT NORTH LOT TYPICALS



SCHMIDT SOUTH LOT TYPICALS



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Fax 719.471.0267
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT
PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LOT TYPICALS

DP1.02
3 OF 37

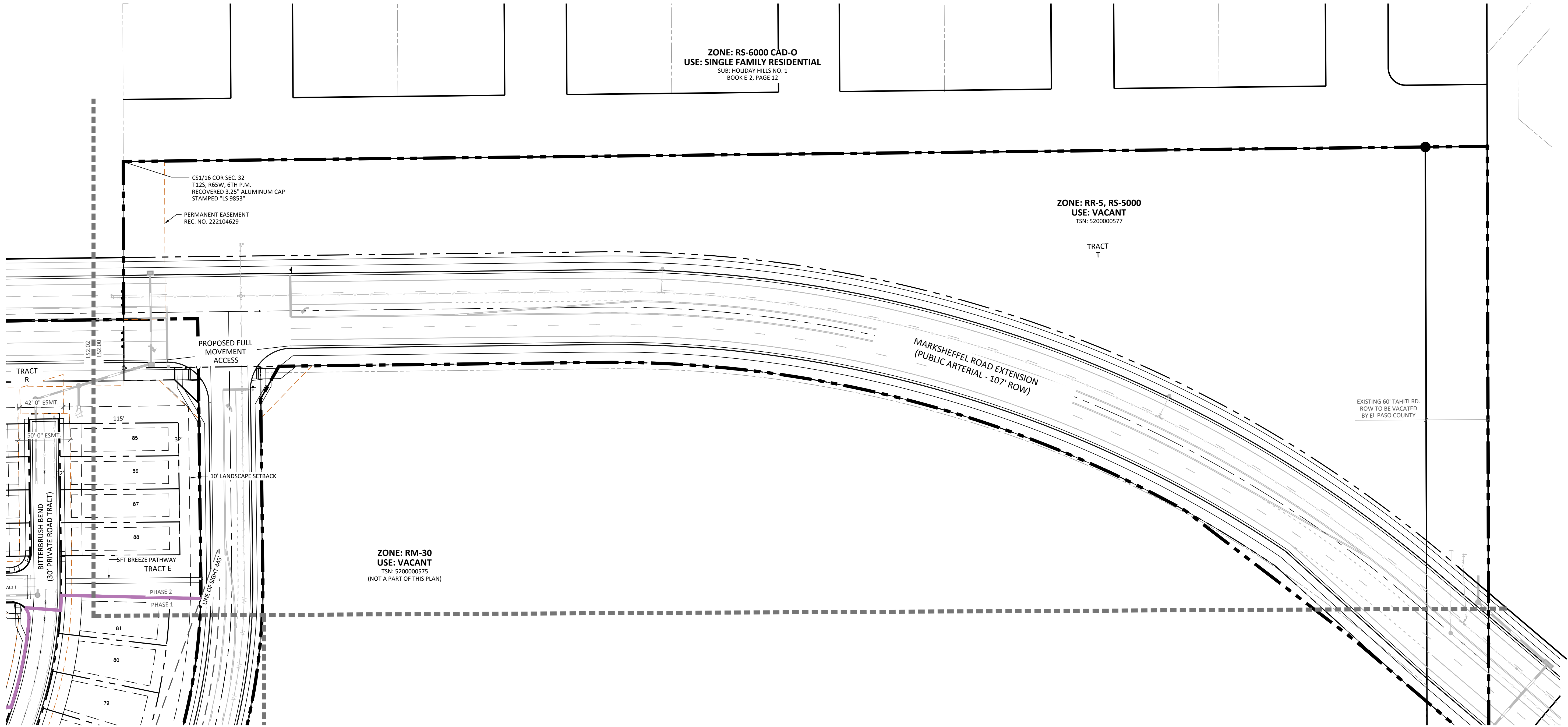
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SHEET DESCRIPTION

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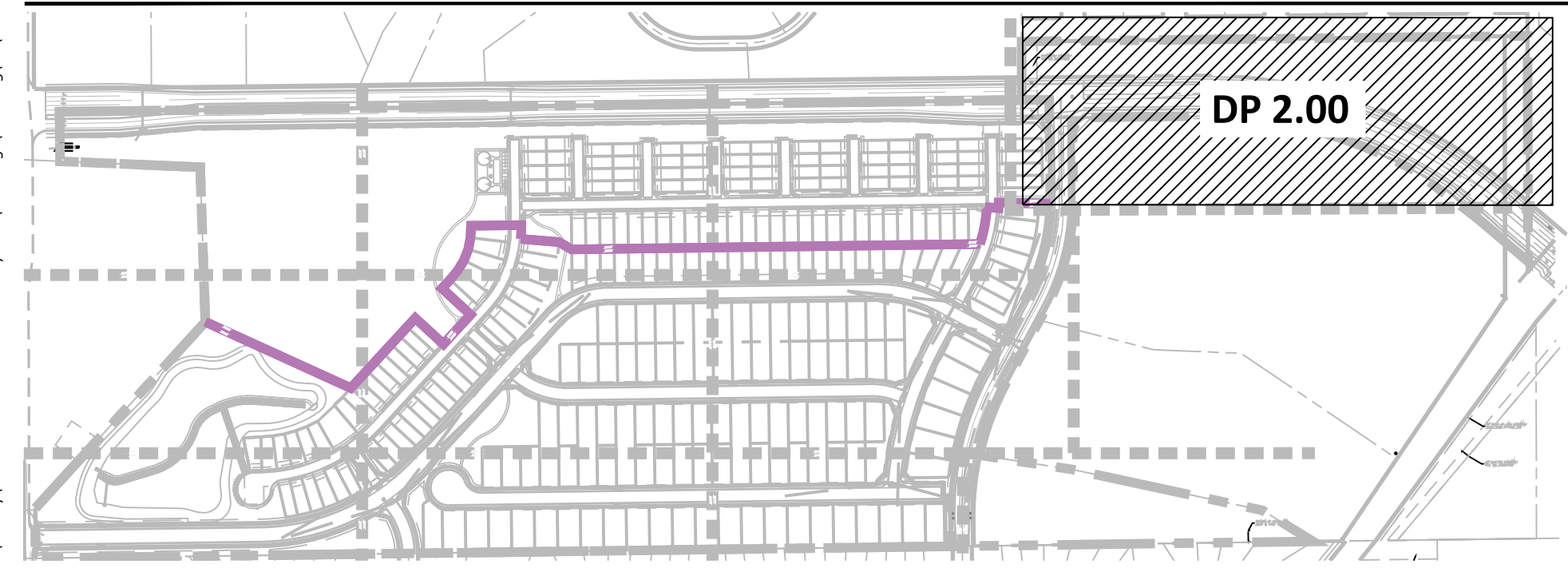
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



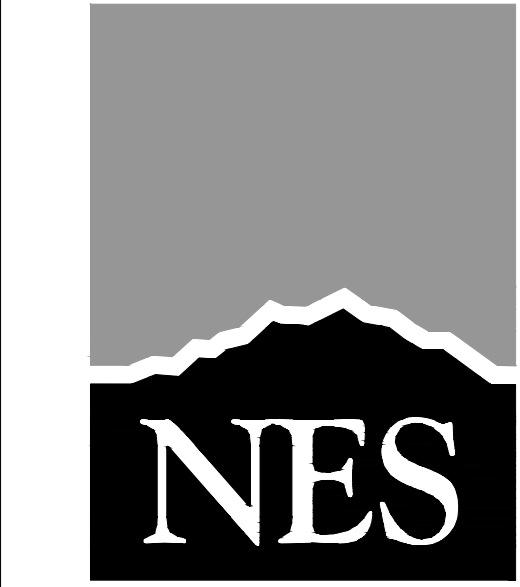
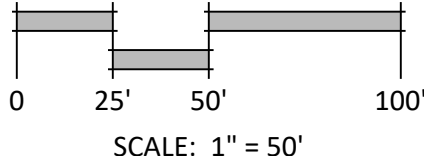
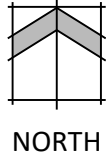
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KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



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& PRELIMINARY PLAN
BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

DP2.00
4 OF 37

CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

DP2.01

5 OF 37

PLAN FILE #

CPC #

ZONE: RM-30
USE: VACANT
TSN: 5200000576
(NOT A PART OF THIS PLAN)

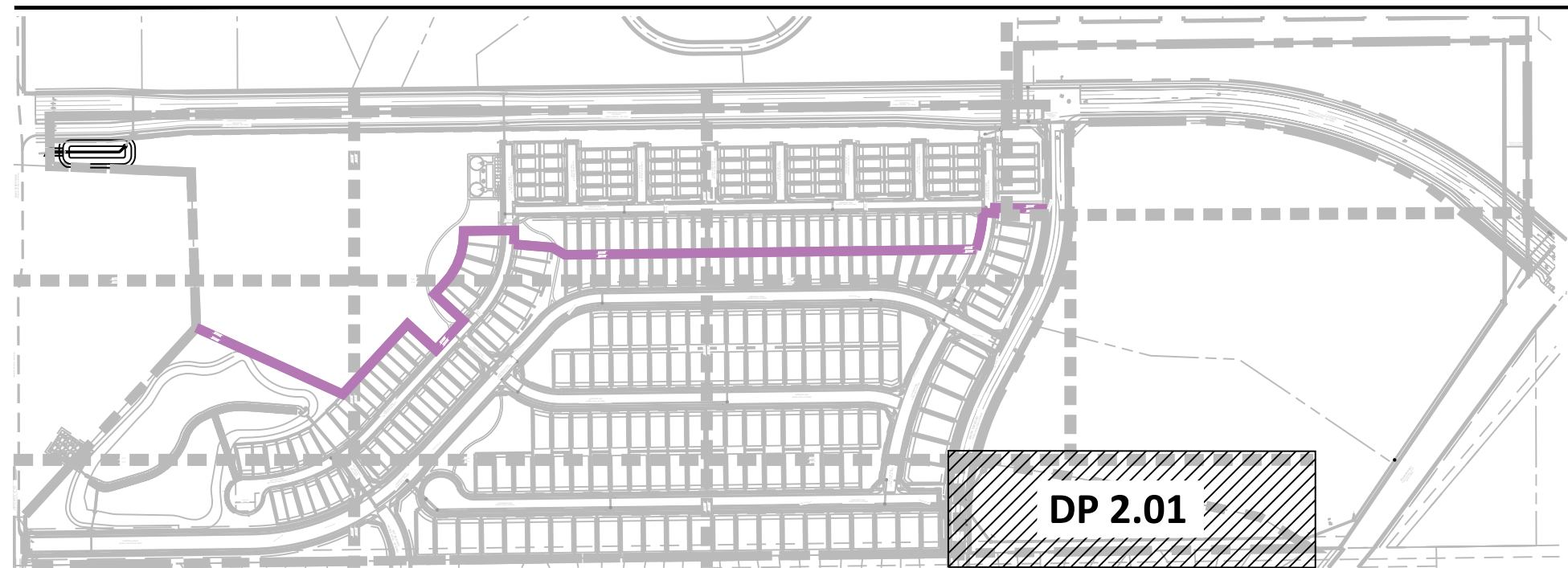
ZONE: RR-5, RS-5000
USE: VACANT
TSN: 5200000577

TRACT
U

POINT OF BEGINNING
S1/4 COR SEC. 32
T12S, R63W, 6TH P.M.
RECOVERED 3.325" ALUMINUM CAP
STAMPED "LS 4842 1996"

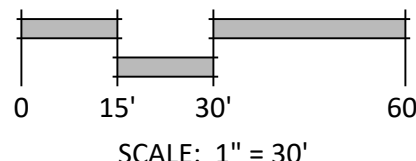
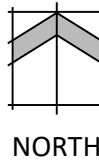
ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

KEY MAP



LINE TYPE LEGEND

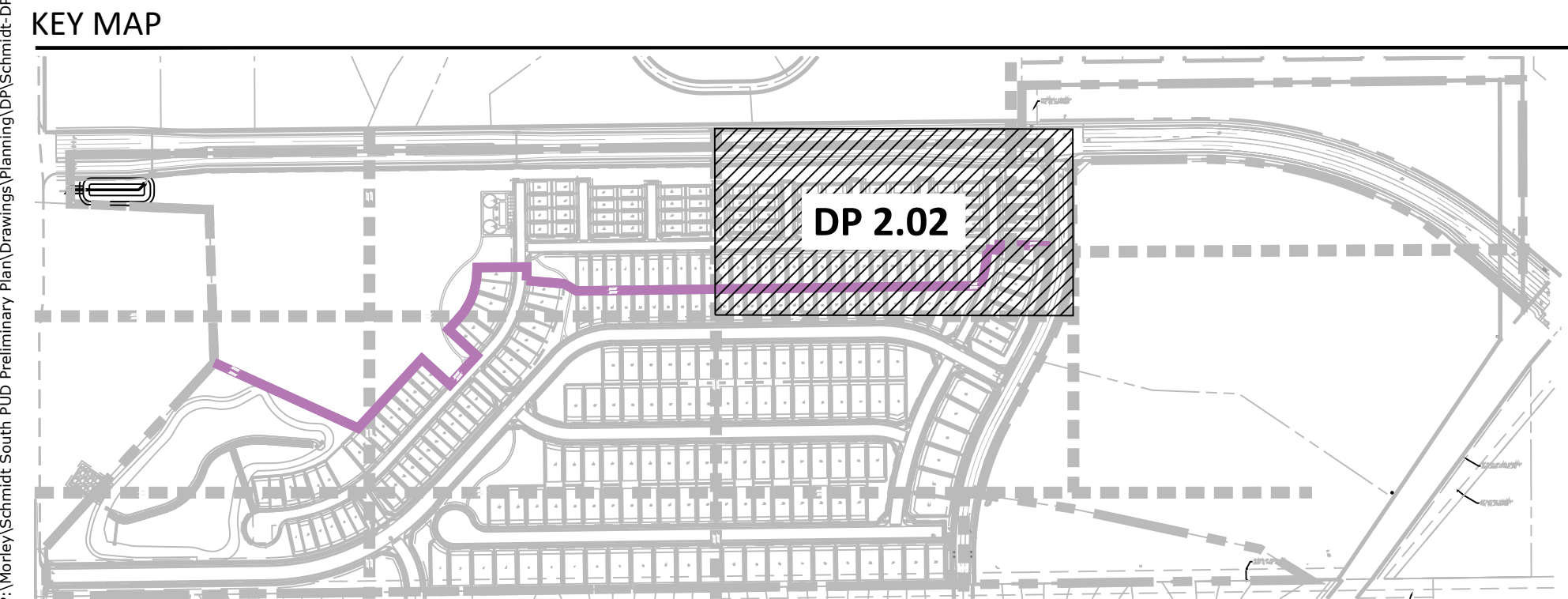
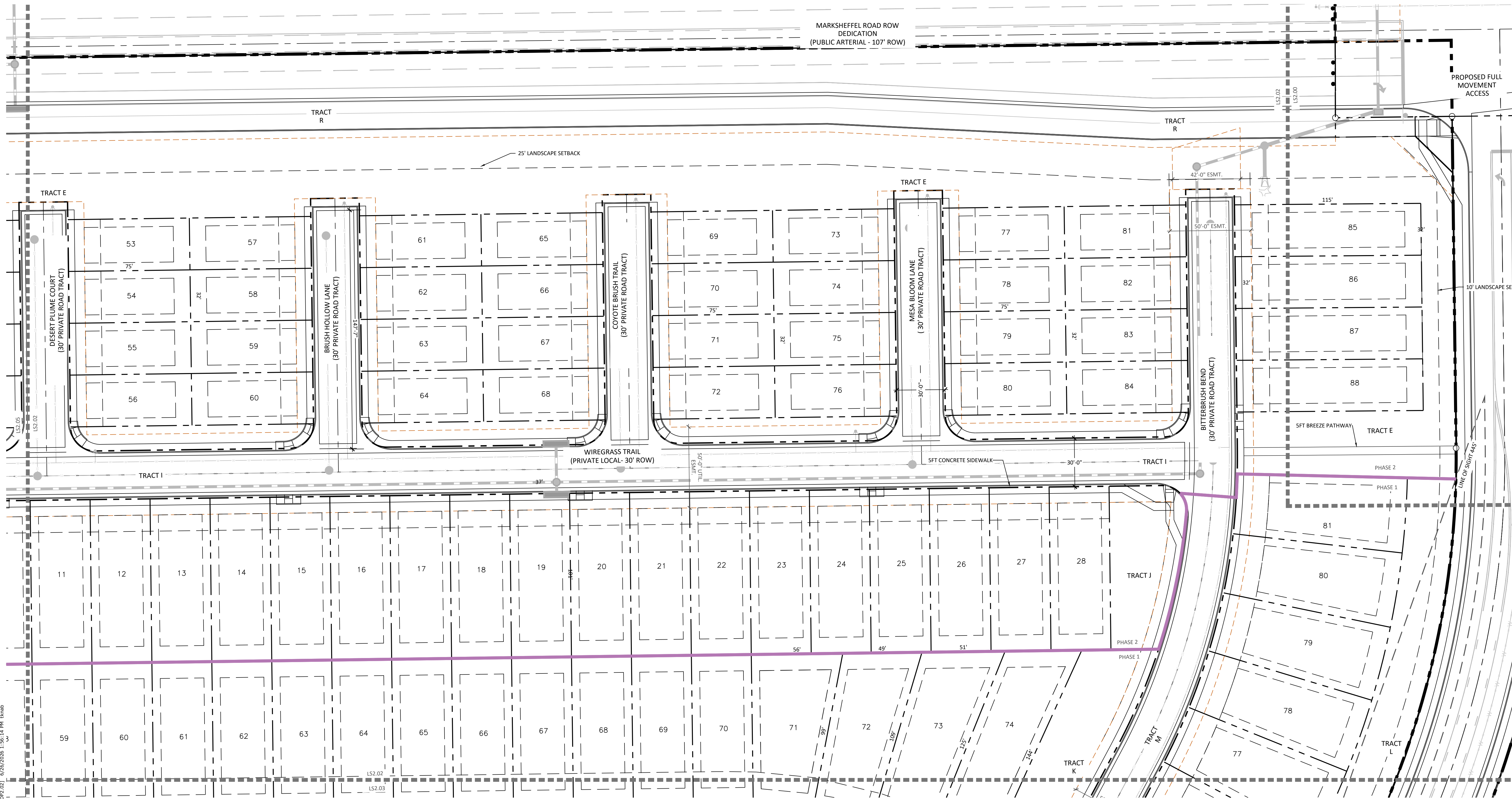
- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



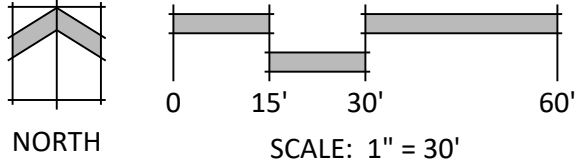
SCALE: 1" = 30'

P:\Morey\Schmidt South PUD Preliminary Plan\Drawings\Planning\DP\Schmidt-DP.dwg [DP2.01] 6/26/2026 1:56:09 PM tkwab

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



- LINE TYPE LEGEND
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - TRACT
 - SIDEWALK
 - EASEMENT
 - 100-YEAR FLOOD
 - LINE OF SIGHT
 - MATCHLINE
 - PHASE LINE



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SCHMIDT PARCEL
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN
BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

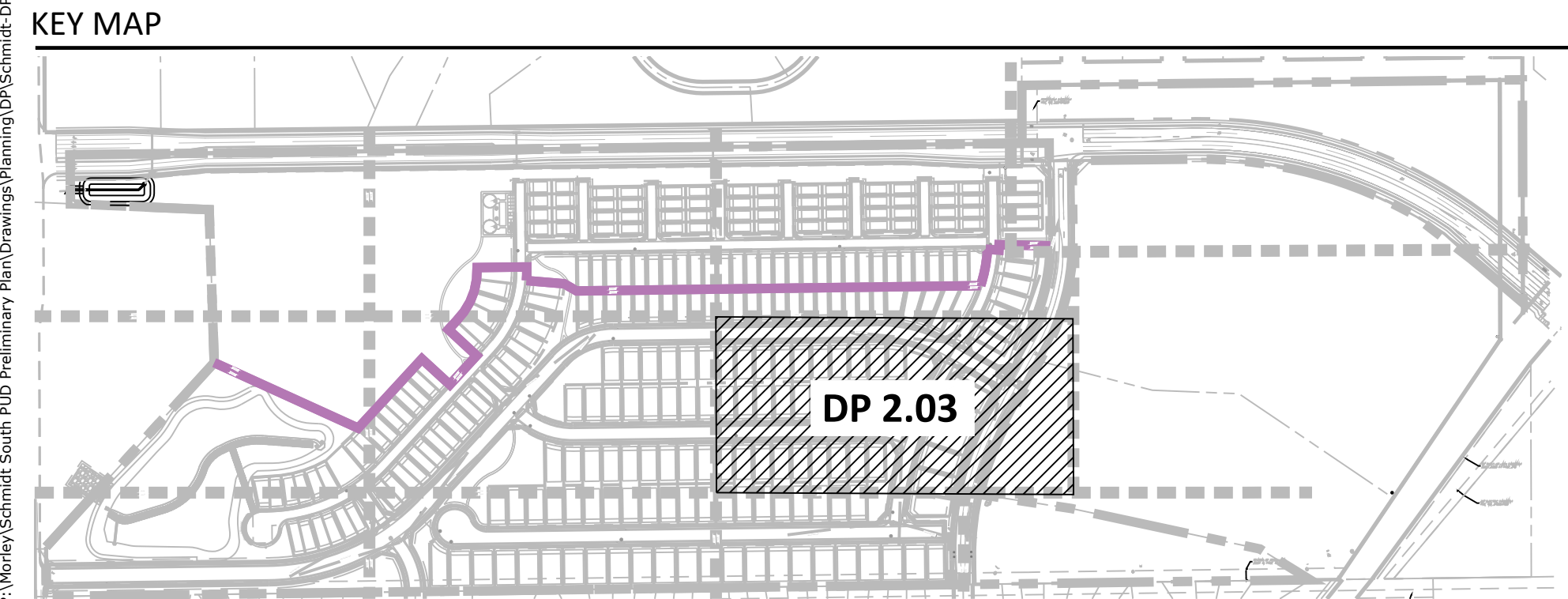
ENTITLEMENT

SITE PLAN

DP2.02
6 OF 37

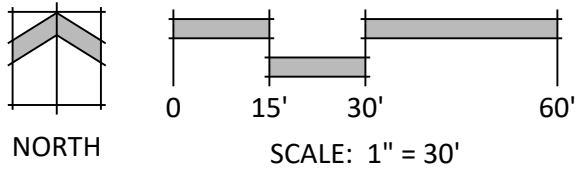
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR
- 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



ZONE: RM-30
USE: VACANT
TSN: 5200000576
(NOT A PART OF THIS PLAN)



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& PRELIMINARY PLAN

BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

ENTITLEMENT

DATE: BY: DESCRIPTION:

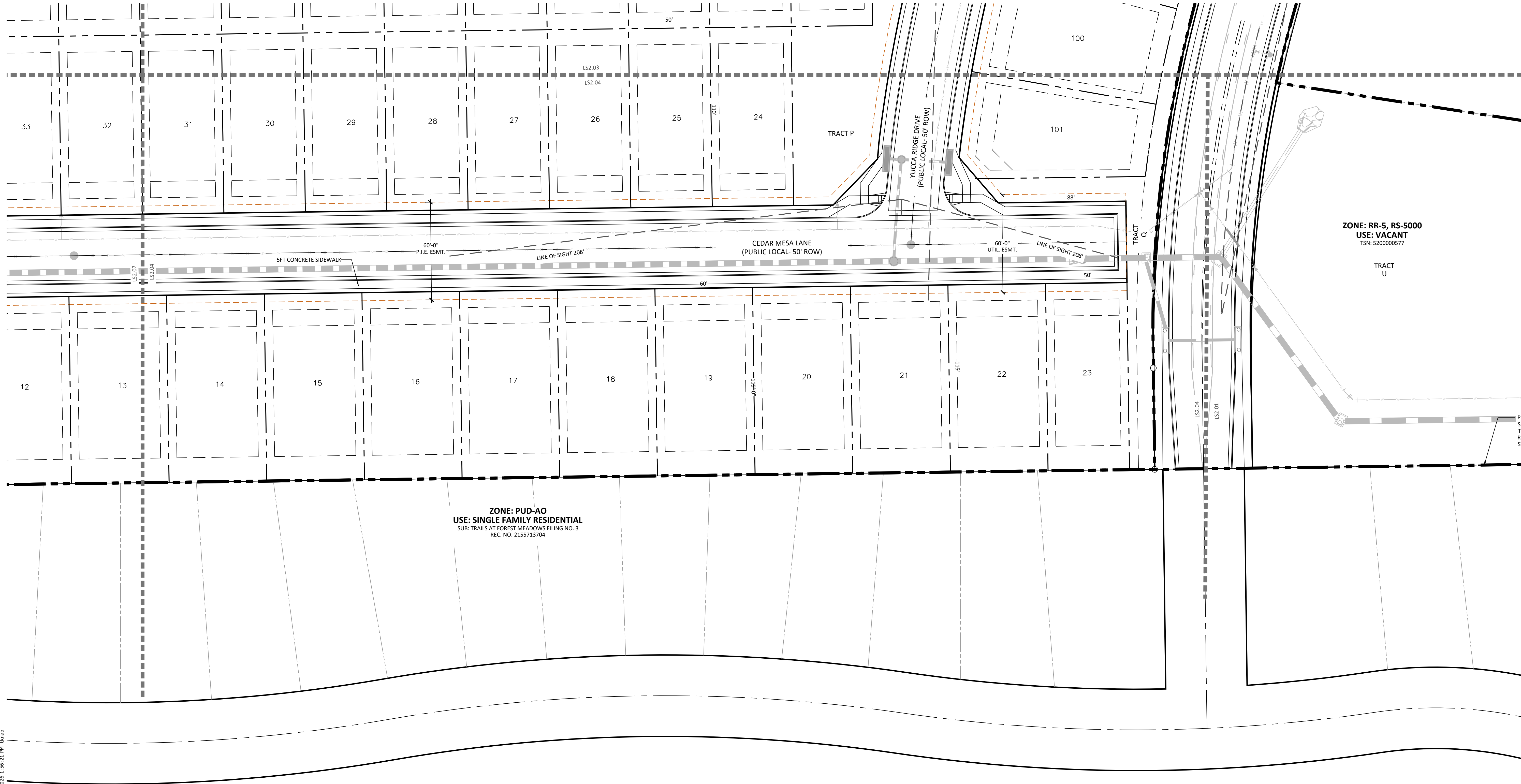
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DP2.03

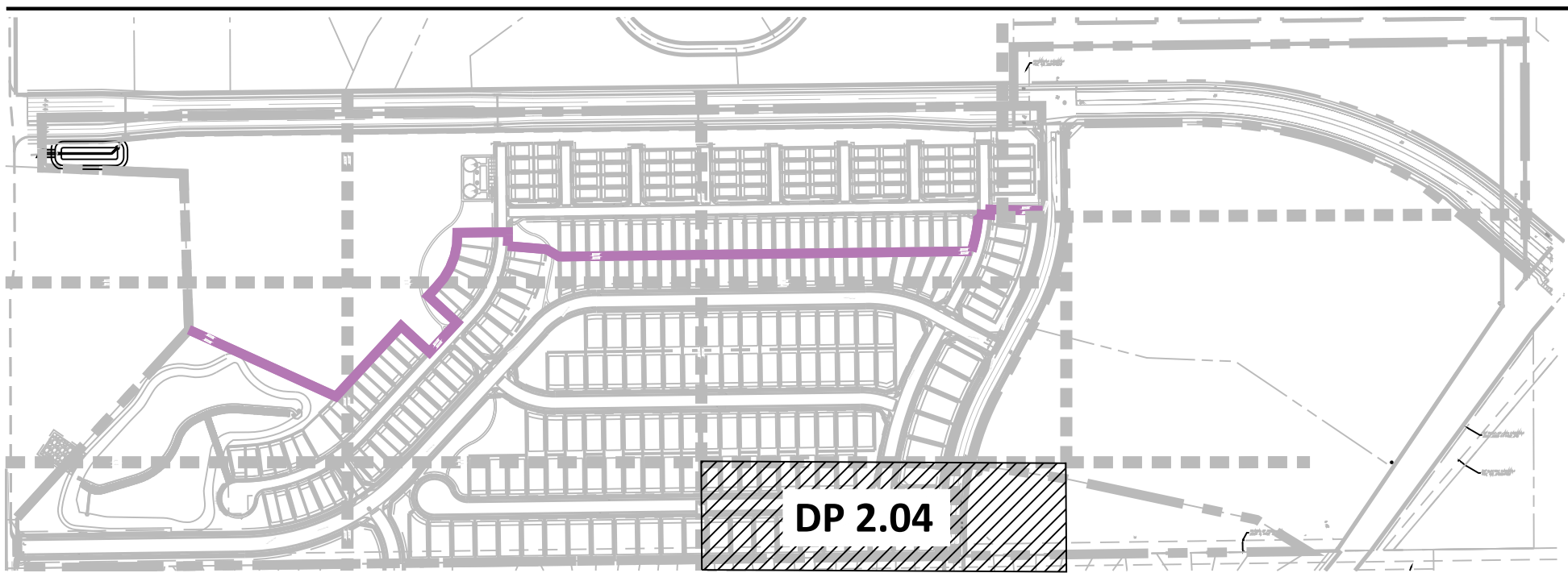
7 OF 37

CPC #

SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

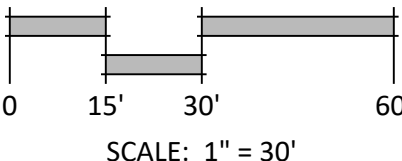


KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



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BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

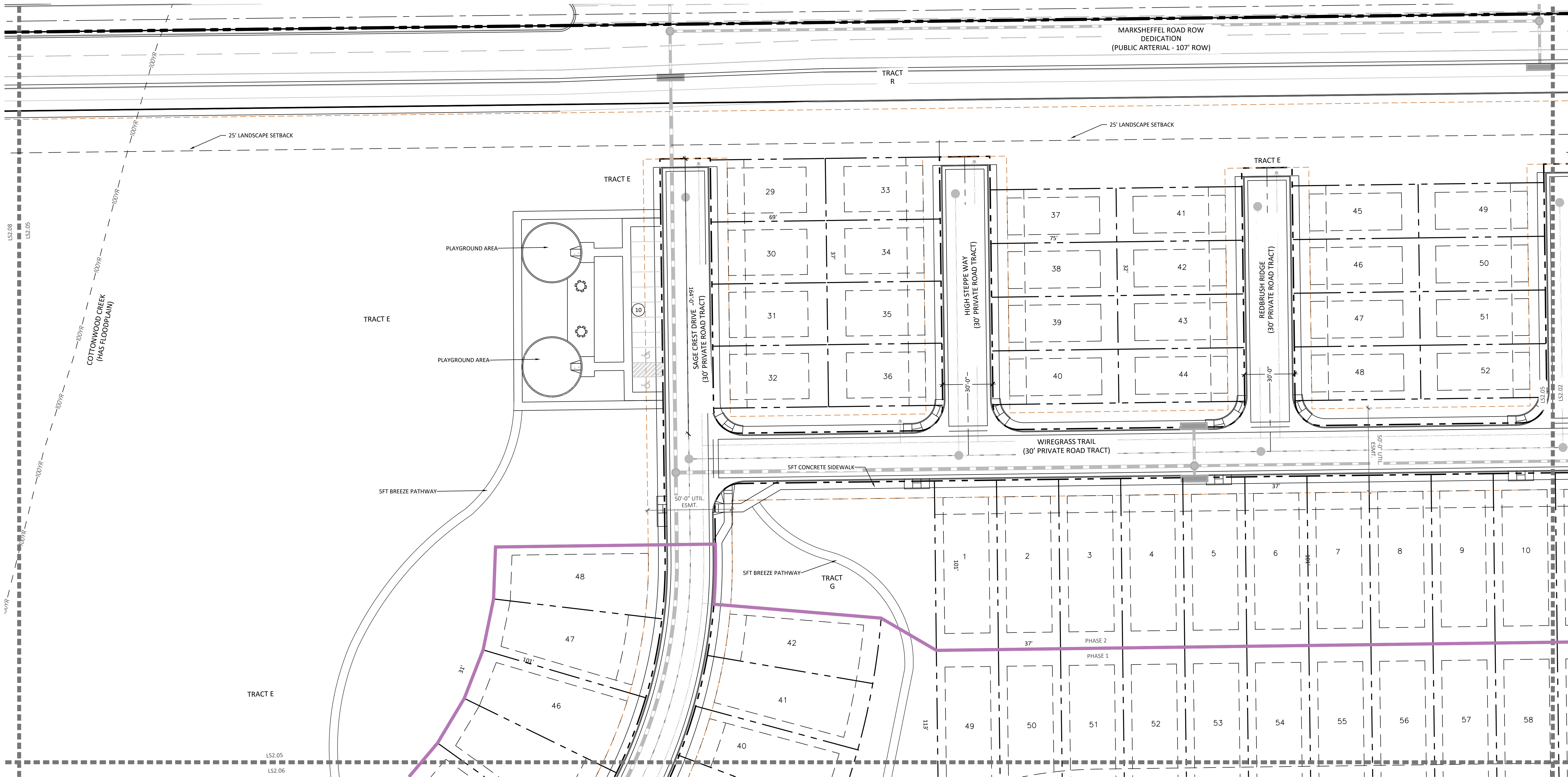
SHEET DESCRIPTION

SITE PLAN

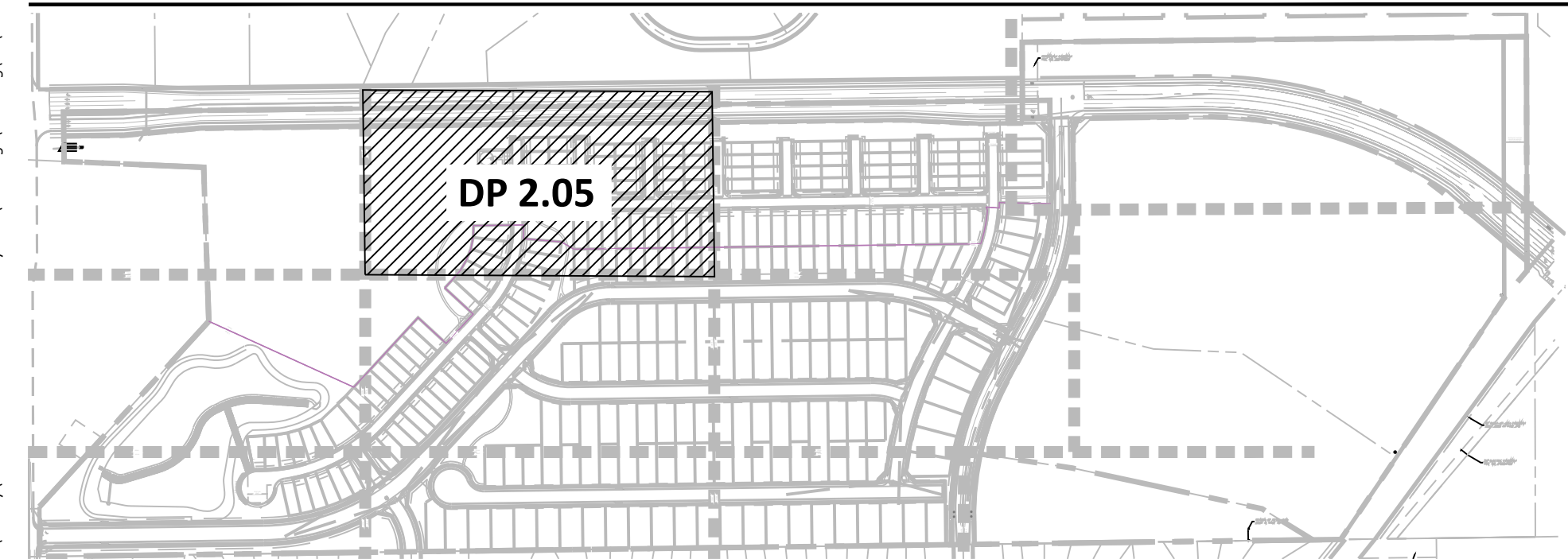
DP2.04
8 OF 37

CPC #

SCHMIDT PARCEL
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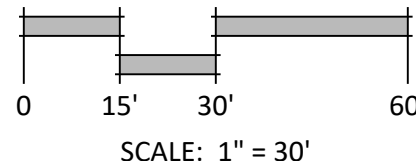


KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YEAR FLOOD
- LINE OF SIGHT
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PROJECT INFO
DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

ENTITLEMENT

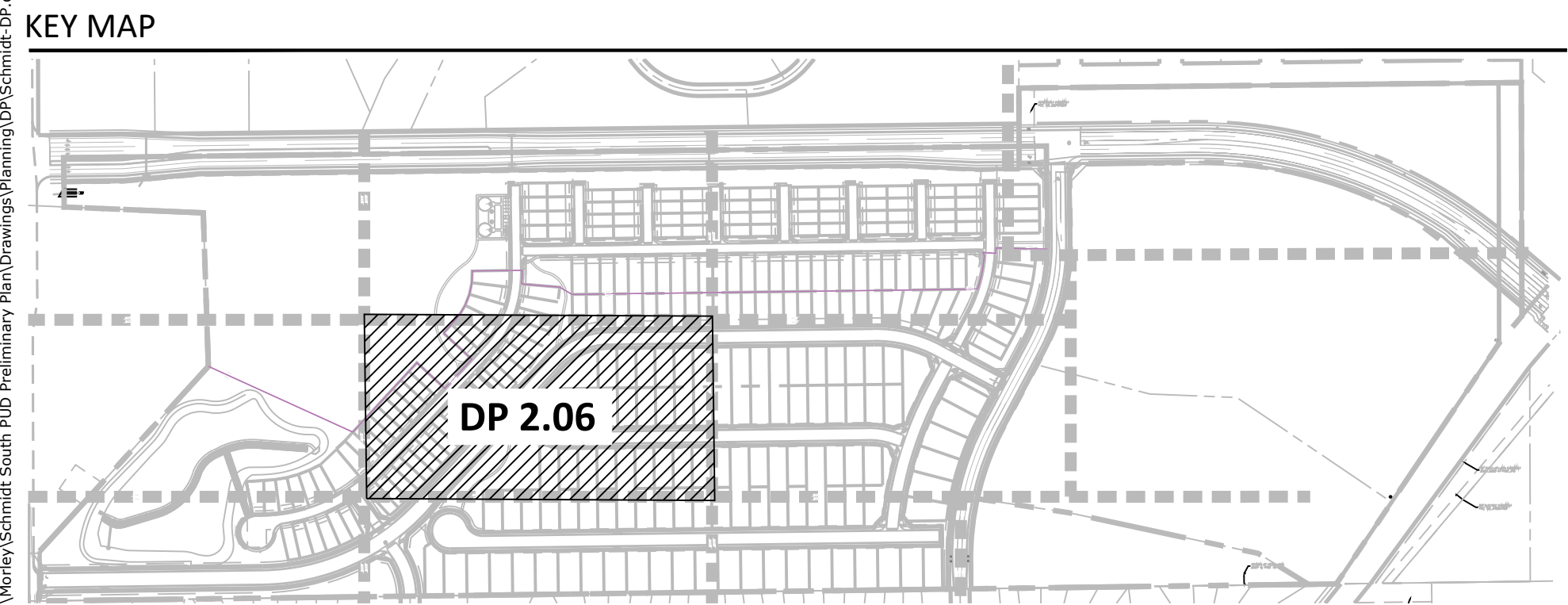
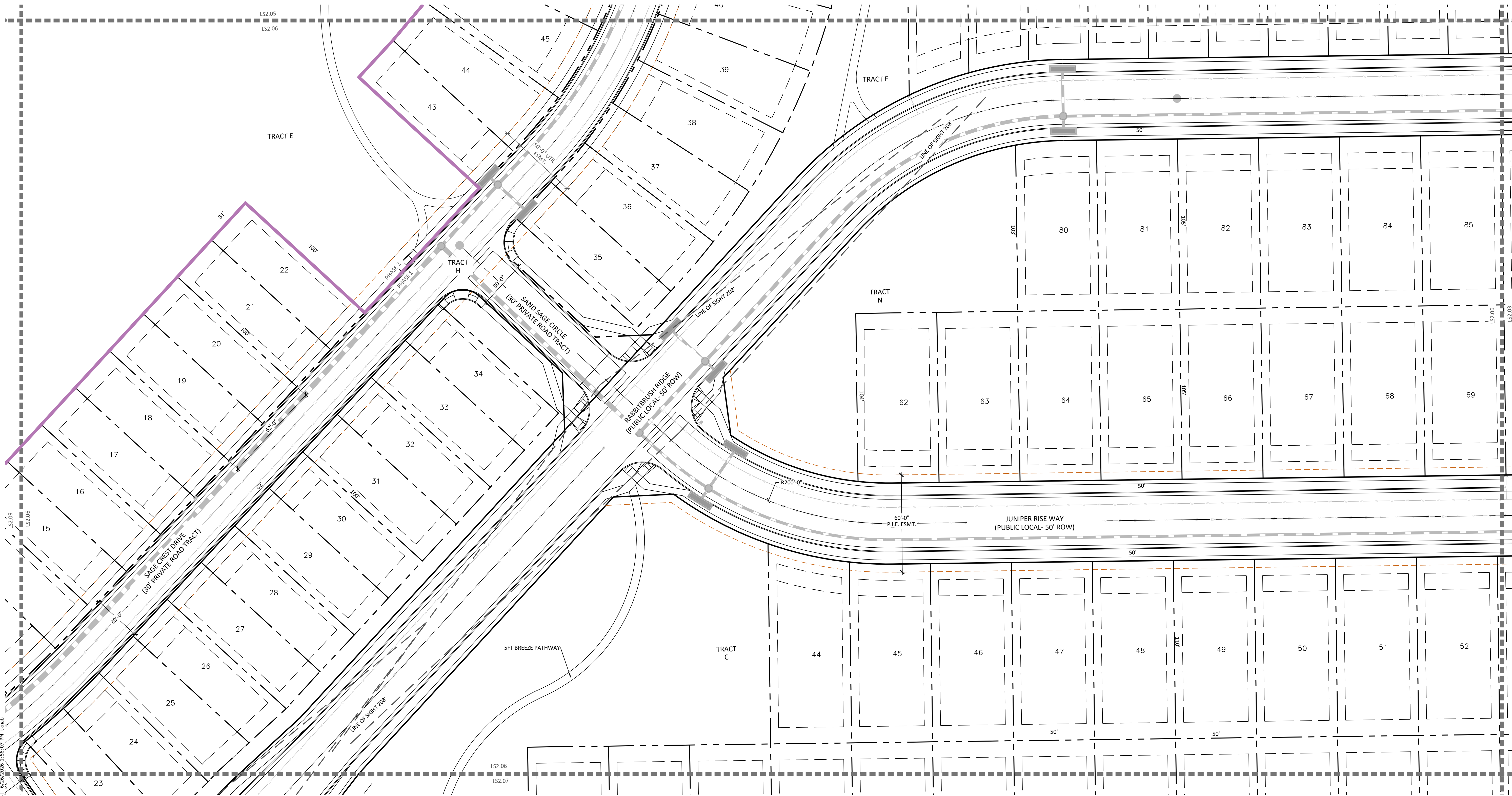
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SITE PLAN

DP2.05
9 OF 37

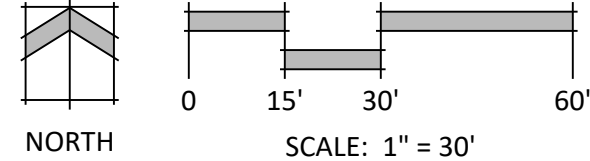
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

---	PROPERTY BOUNDARY
- - -	LOT BOUNDARY
- - -	TRACT
---	SIDEWALK
- - -	EASEMENT
- - -	100-YR FLOOD
---	LINE OF SIGHT
---	MATCHLINE
---	PHASE LINE



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PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

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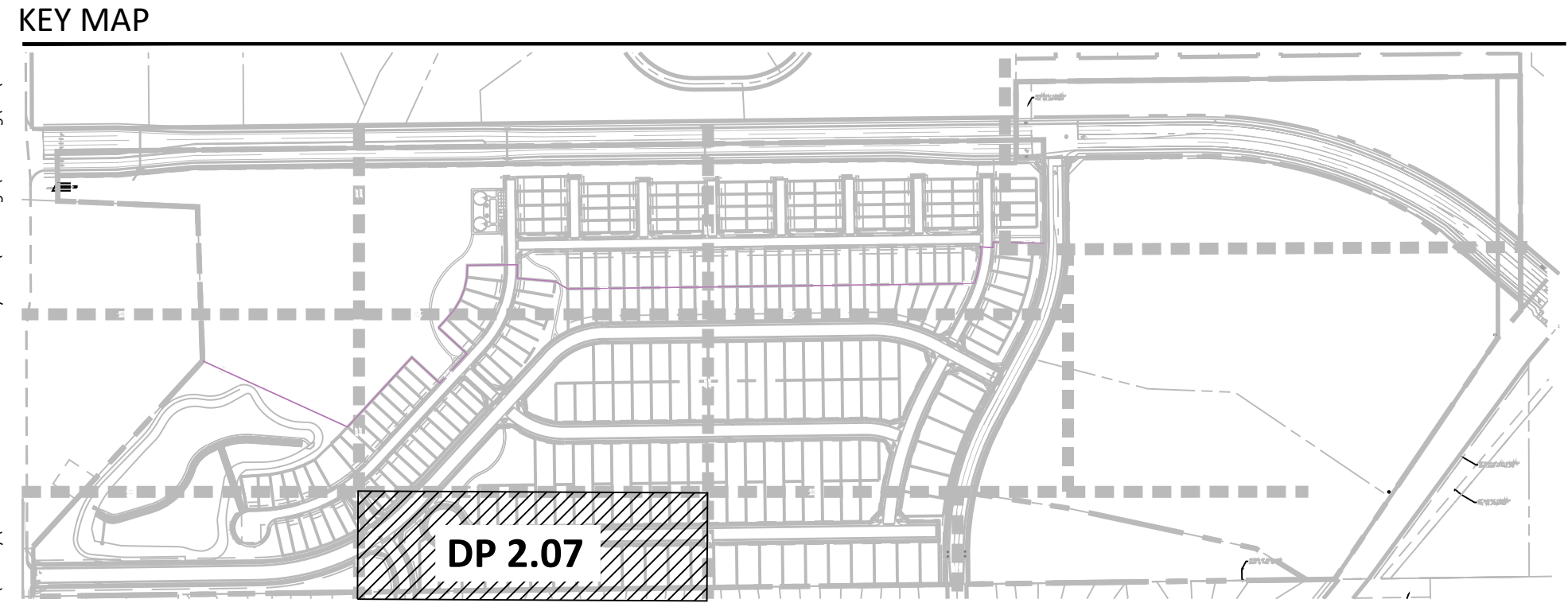
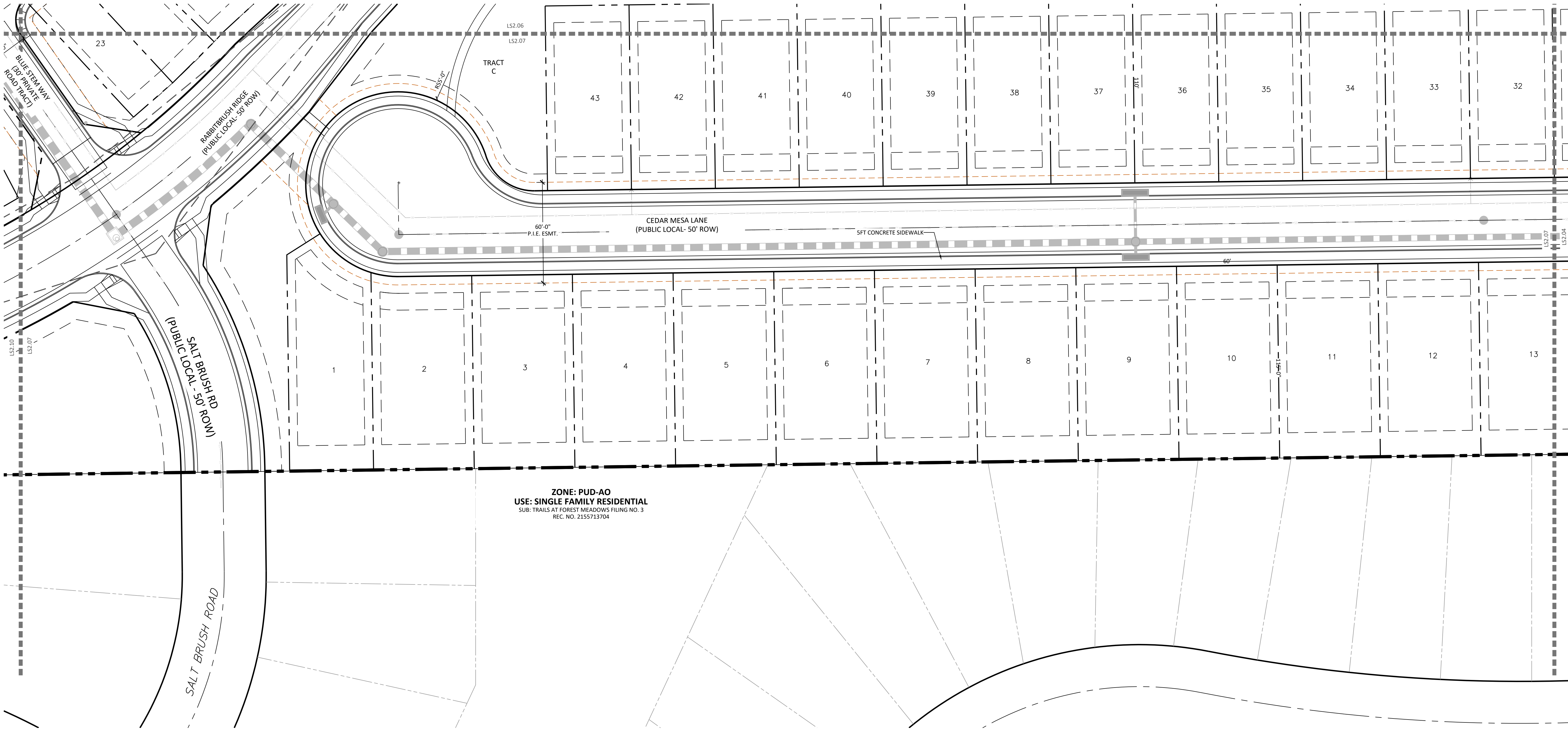
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SHEET DESCRIPTION

SITE PLAN

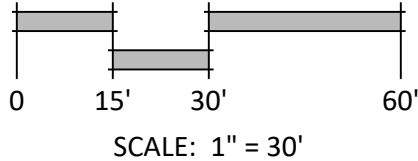
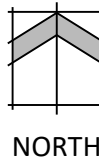
DP2.06
10 OF 37
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
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- EASEMENT
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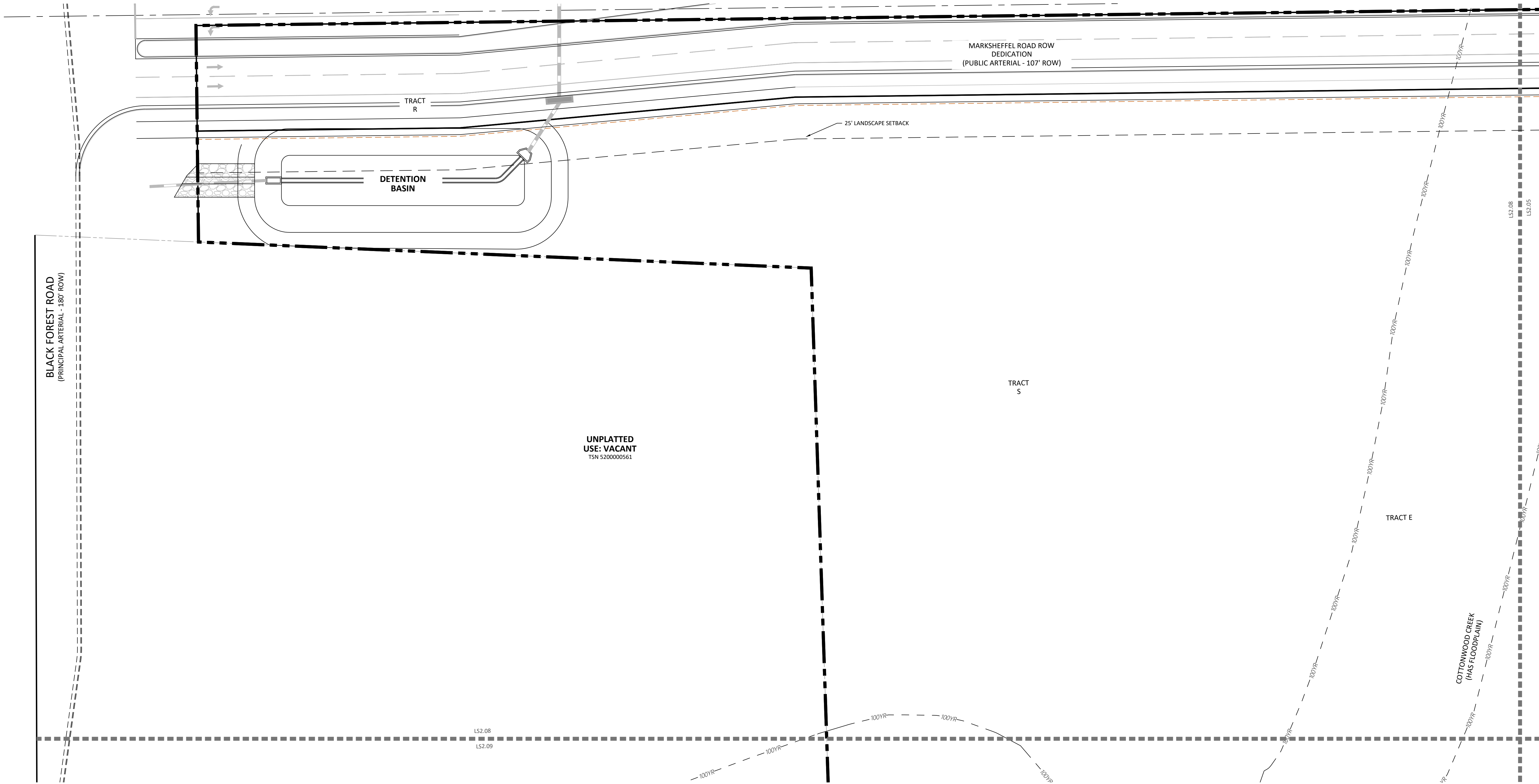
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DATE:	BY:	DESCRIPTION:

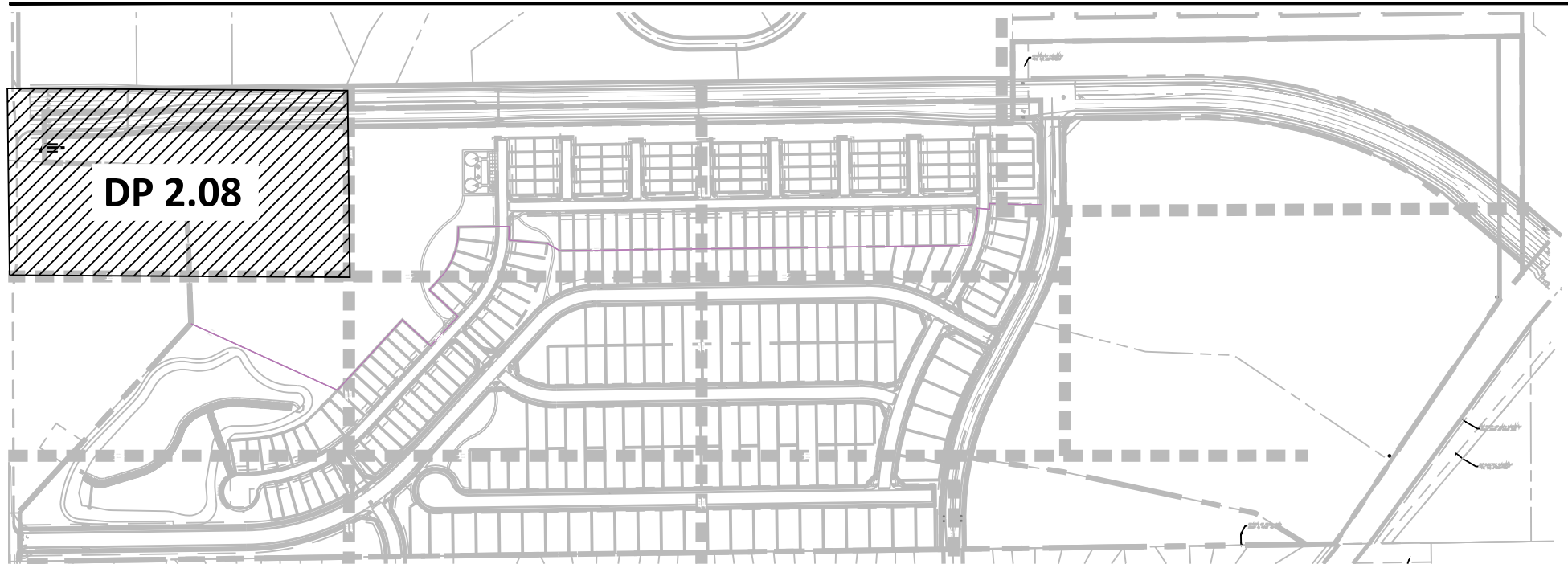
SITE PLAN

DP2.07
11 OF 37
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

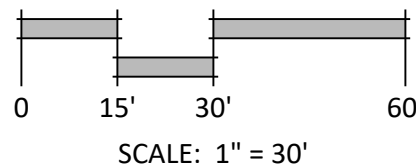
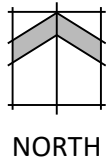


KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



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DATE: BY: DESCRIPTION:

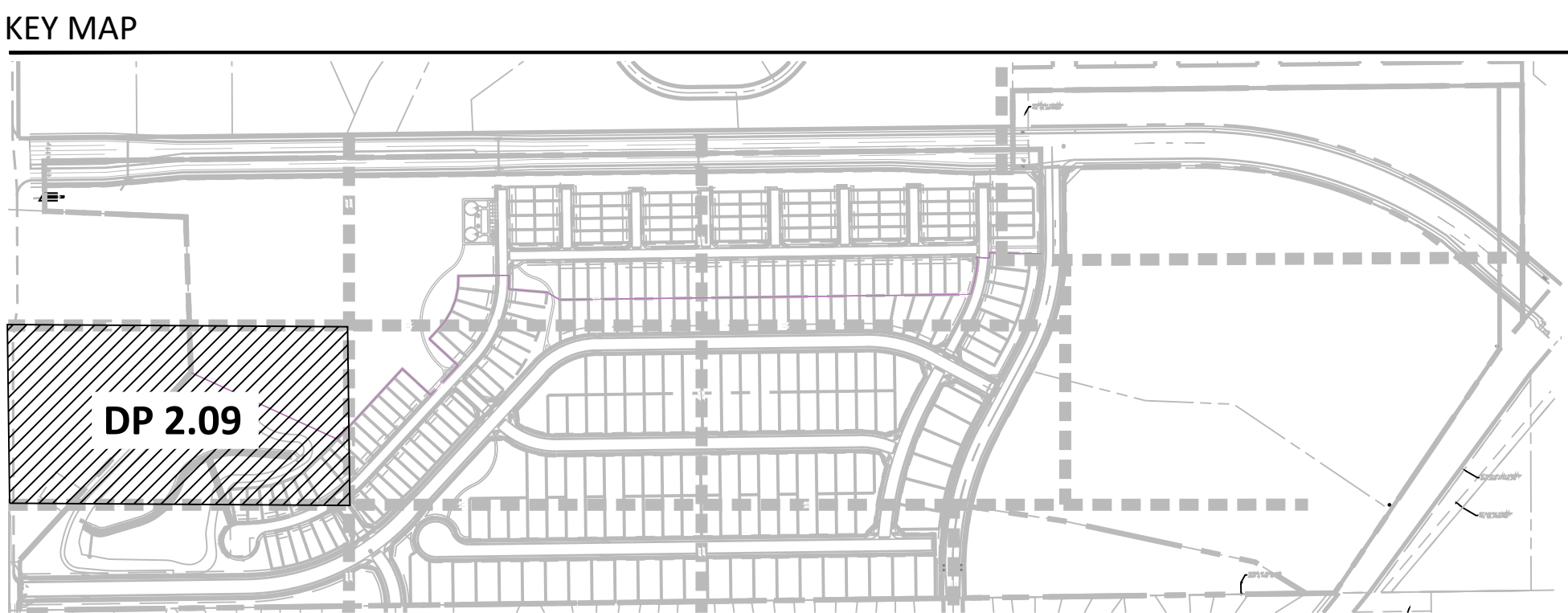
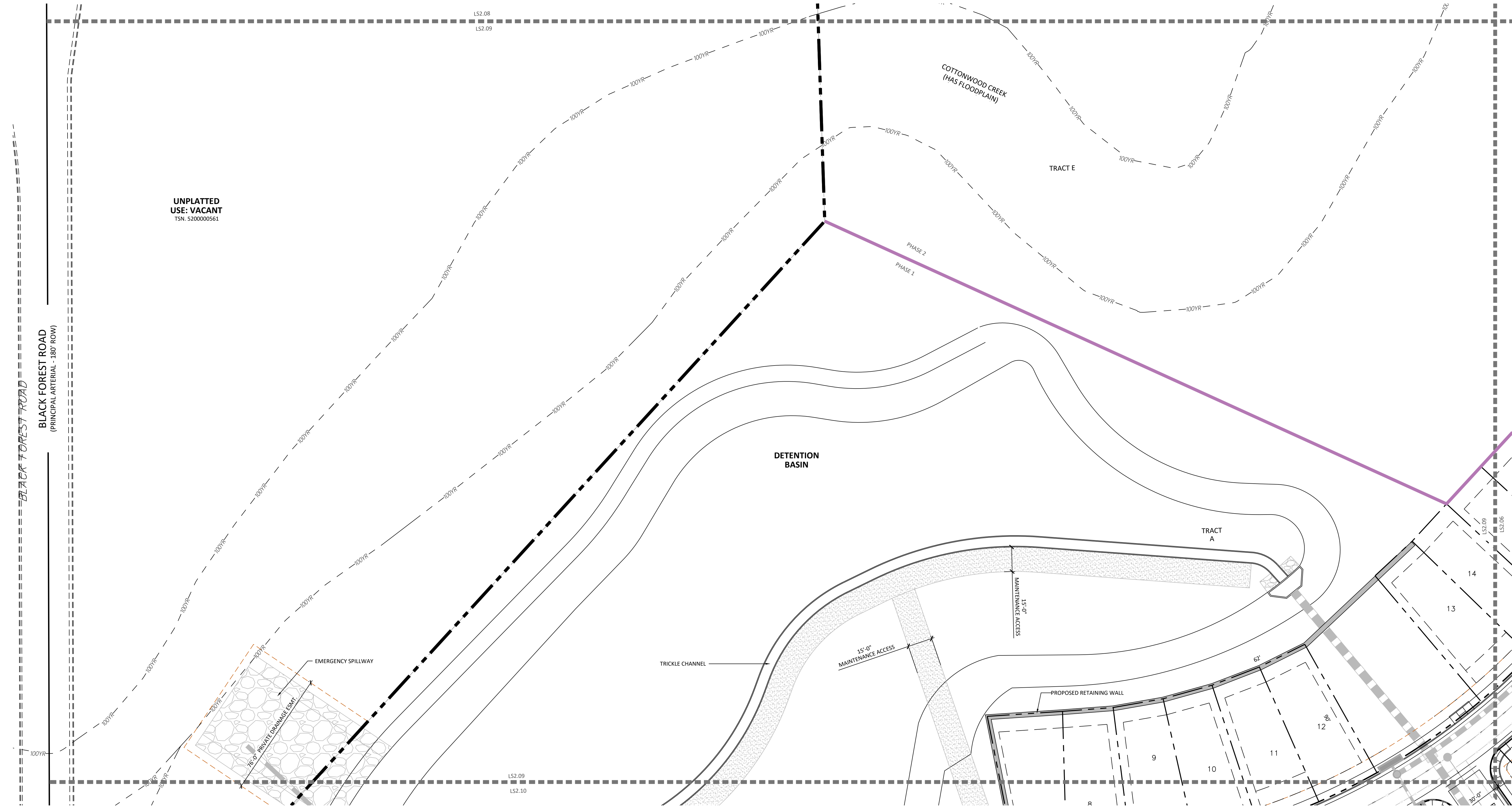
ISSUE / REVISION

SITE PLAN

DP2.08
12 OF 37

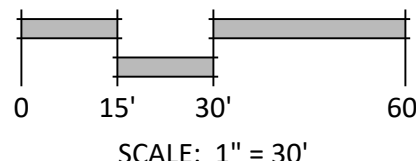
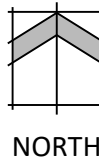
CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR
- 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



SCALE: 1" = 30'



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT
PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

06.12.26
A. ODOM
Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

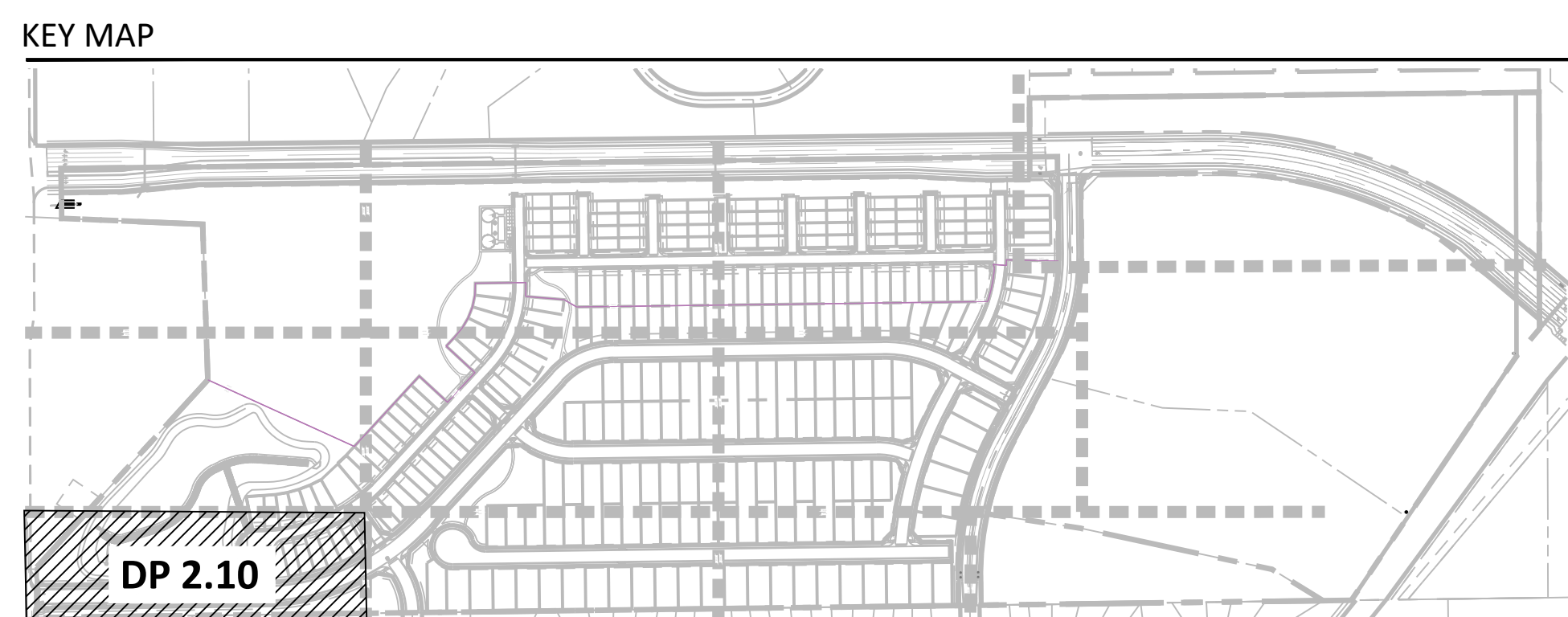
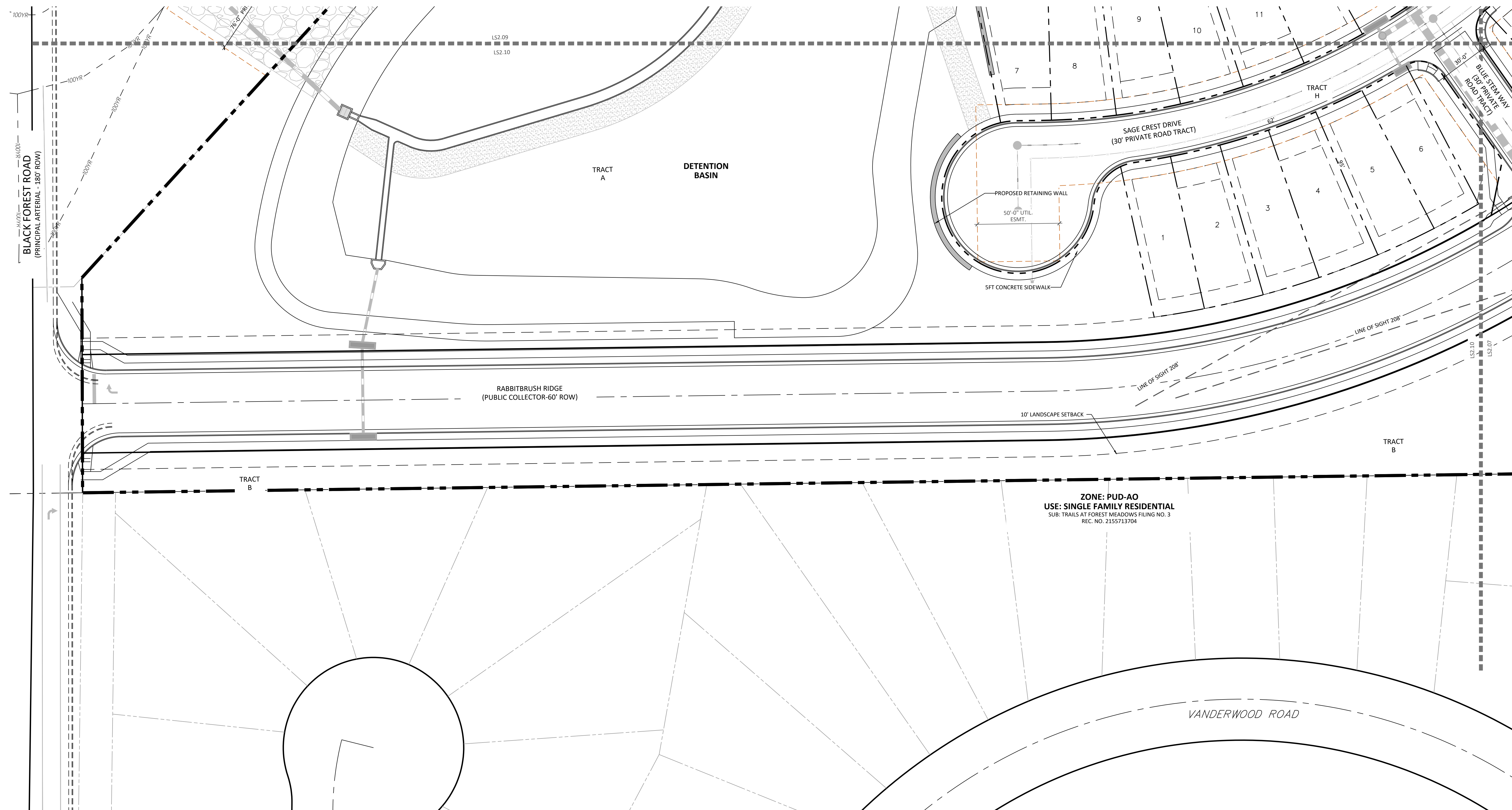
DP2.09

13 OF 37

PLAN FILE #

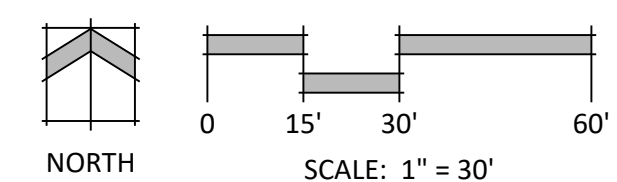
CPC #

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE



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BLACK FOREST RD

PROJECT INFO

DATE:	06.12.26
PROJECT MGR:	A. ODOM
PREPARED BY:	Y. LIU

ENTITLEMENT

[illegible]

SITE PLAN

DP2.10

14 OF 37

PC #

	EXISTING	PROPOSED
SECTION LINE	-----	-----
RIGHT-OF-WAY	-----	-----
PARCEL LINE	-----	-----
EASEMENT LINE	-----	-----
BOUNDARY LINE	-----	-----
CENTER LINE	-----	-----

[illegible]

	EXISTING	PROPOSED
CONTOUR INTERMEDIATE	-----	-----
CONTOUR INDEX	-----	-----
TOP OF SLOPE	-----	-----
TOE OF SLOPE	-----	-----
CUT/FILL BOUNDARY	-----	-----
LIMITS OF GRADING	-----	-----
LIMITS OF DISTURBANCE	-----	-----

	EXISTING	PROPOSED
SANITARY SEWER	— SS — SS — SS — SS —	— SS — ● — SS — SS —
SANITARY SEWER SERVICE	— GS — GS — GS — GS — GS —	— GS — GS — GS — GS —
POTABLE WATER MAIN	— W — W — W — W — W —	— W — W — W — W —
POTABLE WATER SERVICE	— S — S — S — S — S —	— S — S — S — S —
RAW WATER MAIN	— RAW — RAW — RAW — RAW —	— RAW — RAW — RAW —
IRRIGATION MAIN	—	—
SANITARY FORCE MAIN	— FM — FM — FM — FM —	— FM — FM — FM — FM —
UNDER-DRAIN	— UD — UD — UD — UD —	— UD — UD — UD — UD —
GAS PIPE	— G — G — G — G — G —	— G — G — G — G — G —
HIGH PRESSURE GAS	— HPG — HPG — HPG — HPG —	— HPG — HPG — HPG — HPG —
OIL/PETROLEUM LINE	— O — O — O — O — O —	— O — O — O — O — O —
UNDER-GROUND ELECTRIC	— UGE — UGE — UGE — UGE —	— UGE — UGE — UGE — UGE —
OVER-HEAD ELECTRIC	— OHU — OHU — OHU — OHU —	— OHU — OHU — OHU —
FIBER OPTIC	— FO — FO — FO — FO —	— FO — FO — FO — FO —
COMMUNICATION LINES MISC.	— COM — COM — COM — COM —	— COM — COM — COM —
STORM PIPE	— (S) — (S) — (S) — (S) —	— ● — ● — ● — ● —
HGL MINOR	—	—
HGL MAJOR	—	—

	EXISTING	PROPOSED
BASE FLOOD ELEVATION		
100-YR FLOOD PLAIN		
500-YR FLOOD PLAIN		
FLOODWAY		
SWALE/DITCH		
THALWEG (STREAM/CREEK)		
LIMITS OF WETLANDS		
EDGE OF WATER		
SILT FENCE		
CONSTRUCTION FENCE/MARKERS		

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET – SQUARE	□	■
AREA INLET – ROUND	○	●
FLARED END SECTION	▷	

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

	EXISTING	PROPOSED
SANITARY		
LINE MARKER	Mkr San ^o	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE		

LINE MARKER	<i>Mkr</i> $\bigcirc$	
SERVICE MARKER	$\triangle$	
FIRE HYDRANT	∇	
FIRE CONNECTION		
MANHOLE	$\oplus$	
BEND		
BLOW-OFF VALVE	$\odot$	
WELL	$\bigcirc$ <i>WELL</i>	
METER	$\oplus$	
VALVE	$\bowtie$	
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK	∇	
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		

MARKER	<i>Mkr</i>	$\odot$	
SERVICE MARKER		$\triangle$	
METER		$\odot$	$\bullet$

CABLE TV MARKER	<i>Mkr TV</i>
CABLE TELEVISION PEDESTAL	
ELECTRIC MARKER	<i>Mkr E</i>
ELECTRIC SERVICE MARKER	
ELECTRICAL PEDESTAL	
ELECTRICAL METER	
ELECTRICAL MANHOLE	
FIBER-OPTIC MARKER	<i>Mkr FO</i>
IRRIGATION PEDESTAL	
TELEPHONE MARKER	<i>Mkr T</i>
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
UTILITY POLE	
GUY ANCHOR	
GUY POLE	

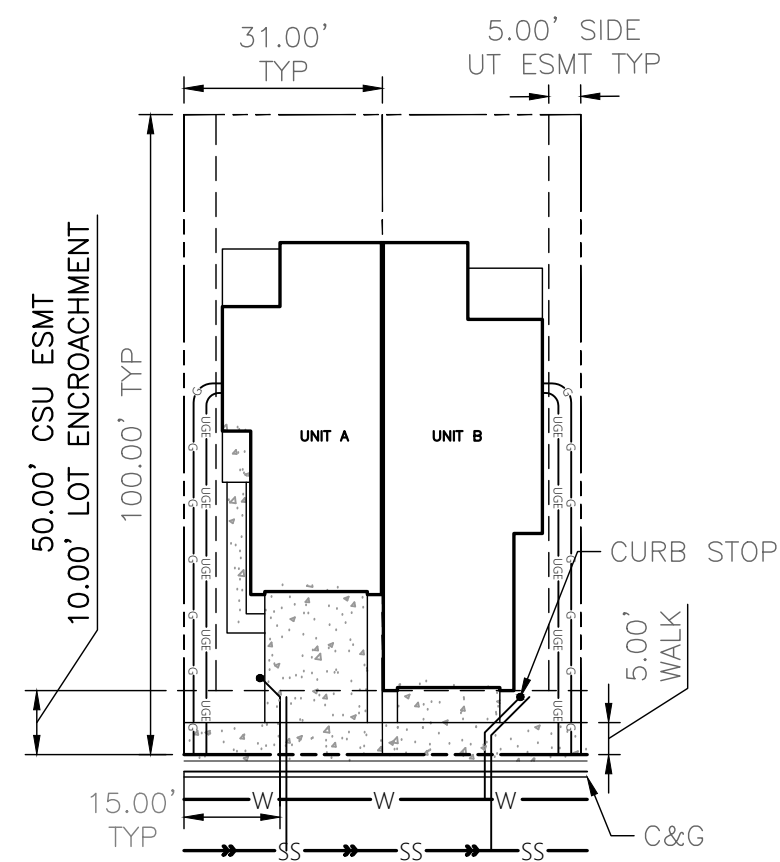
VENT PIPE VP

TEST HOLE DESIGNATOR TH#

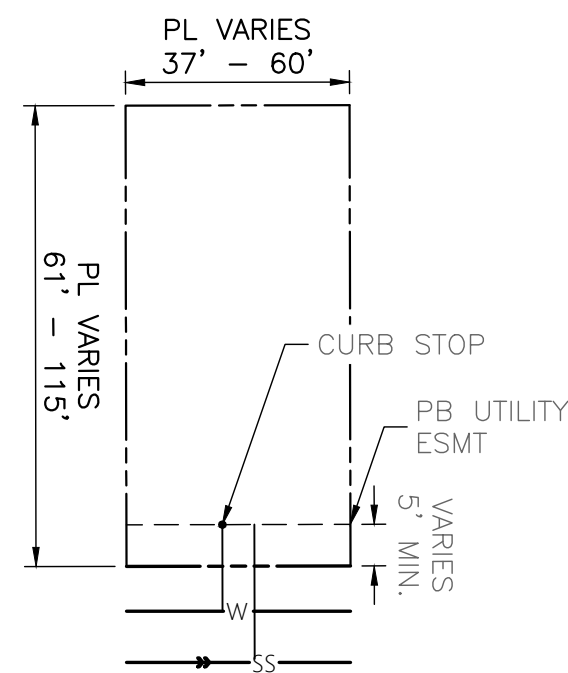
FIRM/AGENCY

ASCE – AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG – BUILDING
BW – BOTTOM OF WALL
CG – CURB AND GUTTER
CIP – CAST IRON PIPE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DIP – DUCTILE IRON PIPE
DS – DOWNSPOUT
EL – ELEVATION
ESMT – EASEMENT
EX – EXISTING
FES – FLARED END SECTION
FL – FLOWLINE
GB – GRADE BREAK
HP – HIGH POINT
HYD – HYDRANT
INV – INVERT ELEVATION
LF – LINEAR FEET
LP – LOW POINT
MH – MANHOLE
MIN – MINIMUM

OH - OVERHEAD
PB - PUBLIC
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCR - POINT OF CURB RETURN
PR - PROPOSED
PRC - POINT OF REVERSE CURVATURE
PVC - POLYVINYL CHLORIDE PIPE
PVT - PRIVATE
PT - POINT OF TANGENCY
P.U.E - PUBLIC UTILITY EASEMENT
P.U.A.E - PUBLIC UTILITY & ACCESS EASEMENT
P.U.D.E - PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.E - PUBLIC IMPROVEMENT EASEMENT
R - RADIUS
RIM - RIM ELEVATION
STM - STORM
TBC - TOP BACK OF CURB
TW - TOP OF WALL
TYP - TYPICAL
UD - UNDERDRAIN
UT - UTILITY
WTR - WATER
XPAN - CROSSPAN



**SINGLE FAMILY ATTACHED
UTILITY SERVICE TYPICAL**
SCALE: 1" = 30'



**SINGLE FAMILY DETACHED
UTILITY SERVICE TYPICAL**
SCALE: 1" = 30'



1. POSTED SPEED = 25 MPH



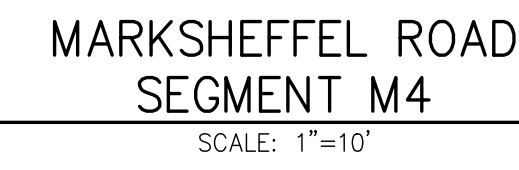
1. REFER TO PUD PLAN FOR PRIVATE ROAD LOCATIONS IN SCHMIDT NORTH.
2. STORM SEWER SIZE VARIES. REFER TO PRELIMINARY UTILITY PLAN.
3. CURB TYPE MAY VARY.
4. CLEARANCES ARE LABELED TO PIPE C.



1. POSTED SPEED = 35 MPH
2. STORM SEWER SIZE VARIES. REFER TO PRELIMINARY UTILITY PLAN.
3. CURB TYPE MAY VARY.
4. CLEARANCES ARE LABELED TO PIPE C.



1. POSTED SPEED = 35 MPH
2. THRU MOVEMENT & LEFT TURN AT BLACK FOREST ROAD ARE RESTRICTED. EAST BOUND APPROACHING THRU LANE BECOMES RIGHT TURN LANE.



1. POSTED SPEED = 45MPH
2. SEGMENT M4 TYPICAL SECTION REFLECTS
SEGMENT M3 FROM EPC CDR2413.
3. TRANSITION POINT FROM SEGMENT M4 TYPICAL
SECTION TO SEGMENT M5 TYPICAL SECTION
WILL COORDINATED WITH EPC/CITY OF CS
PRIOR TO CONSTRUCTION DRAWING REVIEW.

4. 3. NO 5' PIE SHOWN ON NORTH SIDE OF
SEGMENT M5. NORTH SIDE OF ROW IS
PRIVATE PROPERTY OWNED BY OTHERS.



1. POSTED SPEED = 45MPH
2. SEGMENT M5 TYPICAL SECTION REFLECTS CITY OF CS DRAWING 1B: PRINCIPAL ARTERIAL TYPE I (4 LANES).

3. 5' PIE NOT SHOWN ON NORTH SIDE OF SEGMENT M5. NORTH SIDE OF ROW IS PRIVATE PROPERTY OWNED BY OTHERS.



1. POSTED SPEED = 45MPH
2. SEGMENT M6 TYPICAL SECTION REFLECTS REQUIRED TURNING MOVEMENTS FOR MARKSHEFFEL ROAD AT THE BLACK FOREST ROAD INTERSECTION PER THE SCHMIDT PROPERTY PRELIMINARY PLAN - TRAFFIC IMPACT STUDY BY SM ROCHA, LLC.

3. 5' PIE NOT SHOWN ON NORTH SIDE OF SEGMENT M6. NORTH SIDE OF ROW IS PRIVATE PROPERTY OWNED BY OTHERS.



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



THESE ARE THE

TURKEY CANON QUARRY INC
20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

SCHMIDT POD

TYPICAL SECTIONS

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026

$$1\text{-SCALE} \cdot 1'' = 10'$$

-SCALE-NA

SHEET

6 OF 37

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITY (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, GAS, ELECTRIC AND CABLE SERVICES TO THE PROPERTY, AND THE LOCATION AS TO WHICH SUCH SERVICES SHALL BE PROVIDED TO THE PROPERTY.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK COUNTY ORDINANCES. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE COST OF ANY UTILITY CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, GAS SYSTEMS, AND CABLE SYSTEMS) WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR PRIORITY OF UTILITY SERVICE REQUESTS OR REQUESTS FOR RELOCATION OR ALTERATION OF EXISTING UTILITY SERVICES ARE GUARANTEED. OWNER'S COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER SHALL DEDICATE BY DEED AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF UTILITY SYSTEMS, AND TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO CORRECT OR MAINTAIN THE WATER SYSTEM. OWNER SHALL BE RESPONSIBLE FOR ANY COSTS AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND GAS METER VALVES AND TO SECURELY PROTECT THEM FROM EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN OR ADJACENT TO ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY. SUCH IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT VIOLATE ANY APPLICABLE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO CONVEY, BY DEED, CONTRACT, EASEMENT, OR ANY OTHER INSTRUMENT, ANY AND ALL RIGHTS OF SPRINGS UTILITIES TO THE STANDARDS OR THE CITY CODE. THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT AND ENFORCE ORDINANCES, RESOLUTIONS, TARIFFS, STANDARDS, RULES AND REGULATIONS, AND POLICIES OF SPRINGS UTILITIES, OR THE STANDARDS OR CITY CODE, OR TO TAKE ANY ACTION THAT MAY BE NECESSARY TO ENFORCE THE STANDARDS OR CITY CODE, OR TO TAKE ANY SUCH ACTION AS LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

12. PLEASE CONTACT UTILITY DEPARTMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. IN INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTING ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER AND DEVELOPMENT CHARGES TO EXISTING CONNECTIONS.

13. WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ABOVE TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTACT ISSUANCE AND PLAN SET APPROVAL.

14. CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS DESIGN FOR SERVICE TO THE PROJECT. TO CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719.668.8111.

15. CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS--IN-AD OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC LINES NEEDED TO SERVE THE DEVELOPMENT, WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS--IN-AD OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF GAS LINES NEEDED TO SERVE THE DEVELOPMENT.

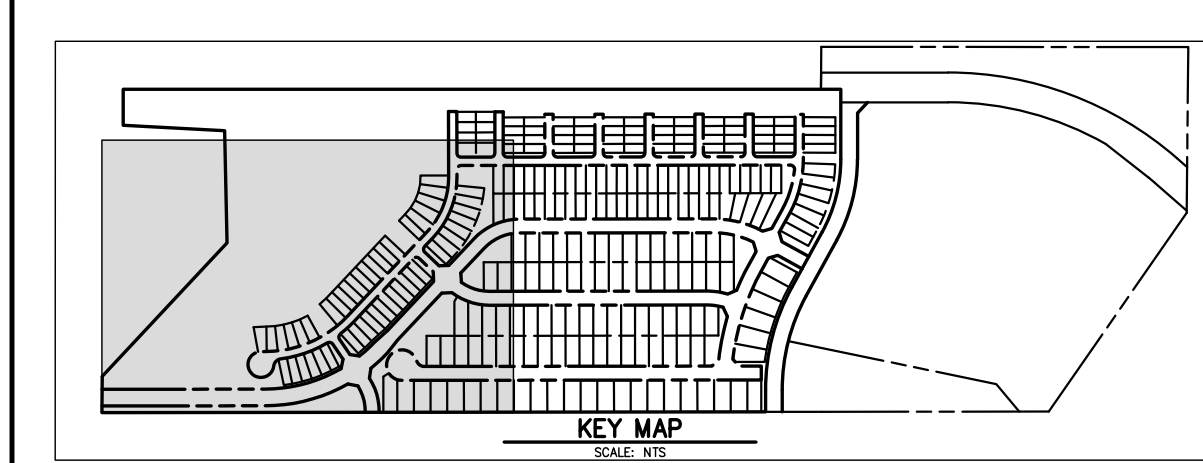
16. IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) OR ANY APPLICABLE NATIONAL GAS REGULATIONS OR CSU POLICIES.

17. IMPROVEMENTS, STRUCTURES AND TREES MUST NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

18. LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONTACT WITH SUCH FACILITIES.

19. CSU REQUIRES WATER MAIN AND WATER SERVICE LINE DRAWINGS WITHIN THE PROJECT DRAWINGS. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.

Sanitary sewer layout plan showing the intersection of Black Forest Road (PB) and Cottonwood Lane. The plan includes a 30-inch RCP (PVT) pipe with a manhole, a concrete outlet structure, a concrete forebay, and a 24-inch RCP (PVT) pipe. It also shows a 15-foot CDOT Type-R pipe, an 18-inch RCP (PB) pipe, and a 15-foot CDOT Type-R pipe. Other features include an overhead power line, a gas line, and a concrete curb. The plan is dated 10/10/10 and includes a north arrow.



NOTES:

1. WHERE SEPARATION BETWEEN WATER-STORM SEWER & WATER-SANITARY SEWER IS LESS THAN 10 FEET, SECONDARY CONTAINMENT IS REQUIRED.
2. A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
3. CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS CONTACT FIELD ENGINEERING AT 719-668-5564 WITH ANY QUESTIONS.
4. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
5. ALL UTILITIES ARE SHOWN UNLESS INDICATED AS EXISTING. I.E. EX WATER LINE.

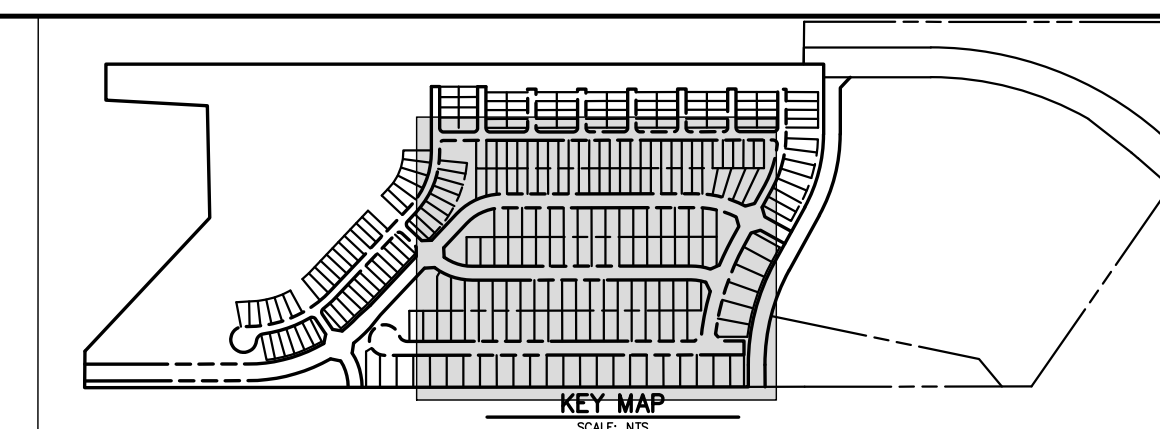
ABBREVIATIONS:

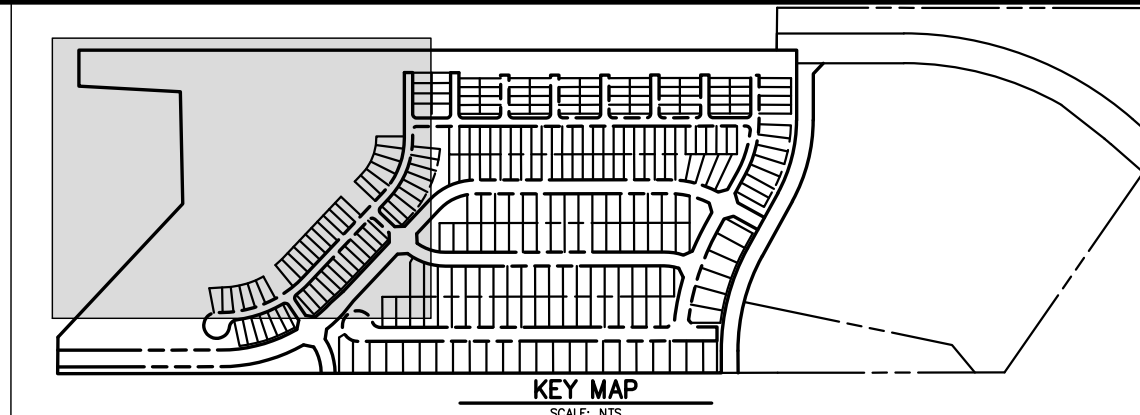
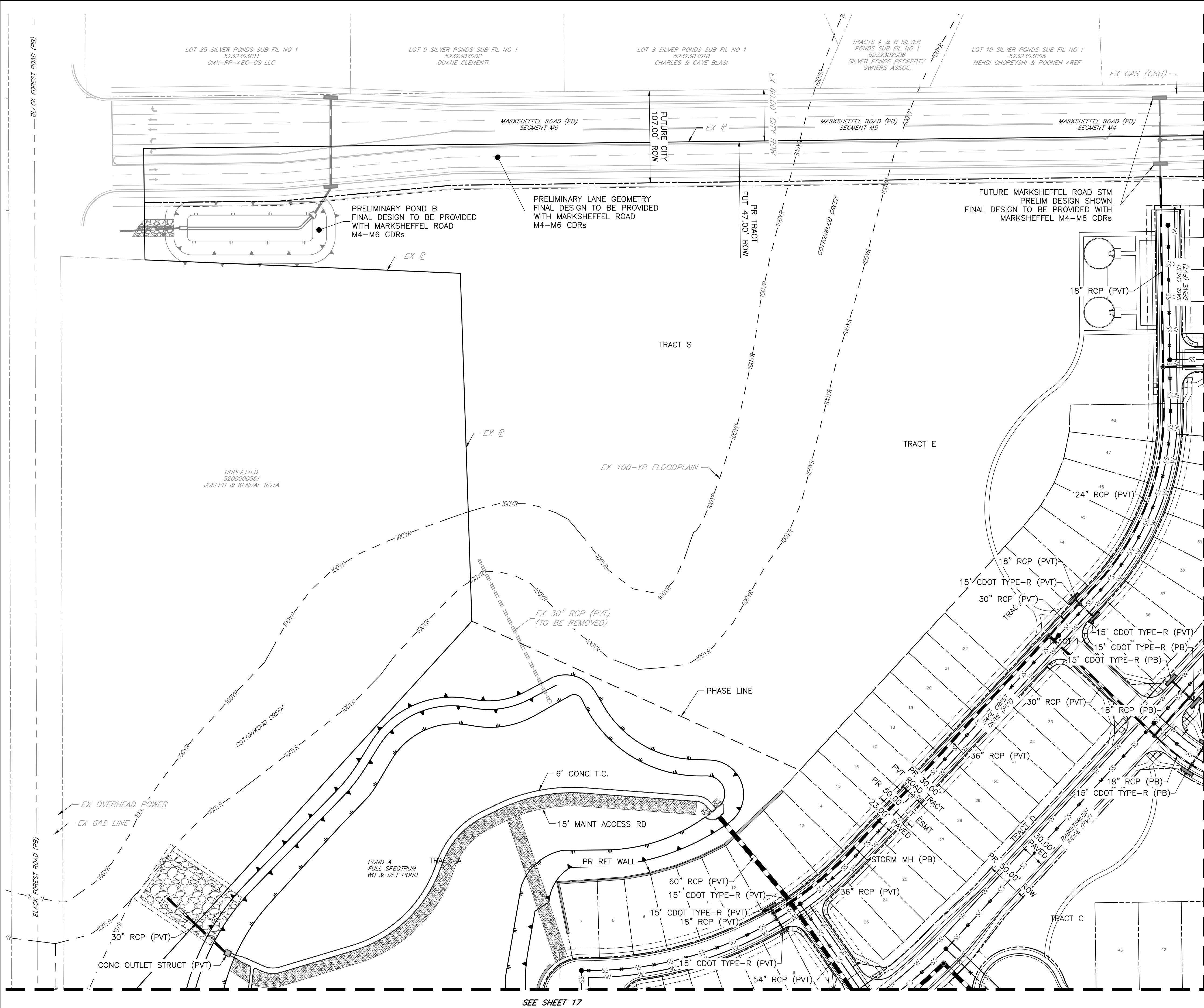
P/UA/E	- PUBLIC UTILITY & ACCESS EASEMENT
P/E	- PUBLIC IMPROVEMENT EASEMENT
PR	- PROPOSED
EX	- EXISTING
FUT	- FUTURE
PVT	- PRIVATE
PB	- PUBLIC
TW/BW	- TOP OF WALL/BOTTOM OF WALL

[illegible]

SCHMIDT PUD	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
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DESIGN: NOJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1"=60'
V-SCALE: NA
SHEET
17 OF 37





GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

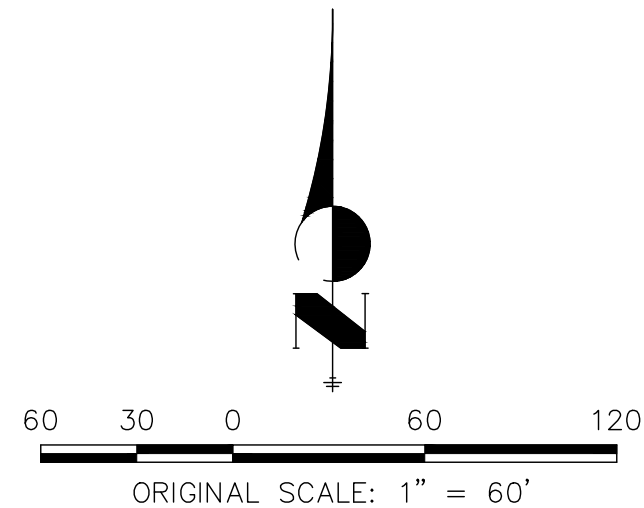
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
 - PLEASE CONTACT UTILITIES DEPARTMENT SERVICES (UDS) AT 719-668-8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. IN INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTING ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.
 - WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.
 - CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS DESIGN FOR SERVICE TO THE PROJECT. REFER TO CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719-668-4985.
 - CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT, WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.
 - IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU POLICIES.
 - IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.
 - CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.

NOTES:

- WHERE SEPARATION BETWEEN WATER-SANITARY SEWER & WATER-SANITARY SEWER IS LESS THAN 10 FEET, SECONDARY CONTAINMENT IS REQUIRED.
- A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
- CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-5564 WITH ANY QUESTIONS.
- FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
- ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING. I.E. EX WATER LINE.

ABBREVIATIONS:

- PUAE - PUBLIC UTILITY & ACCESS EASEMENT
PIE - PUBLIC IMPROVEMENT EASEMENT
PR - PROPOSED
EX - EXISTING
FUT - FUTURE
PVT - PRIVATE
PB - PUBLIC
TW/BW - TOP OF WALL/BOTTOM OF WALL



PREPARED FOR:

TURKEY CANON QUARRY INC
20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24013 LOCATION: EPC

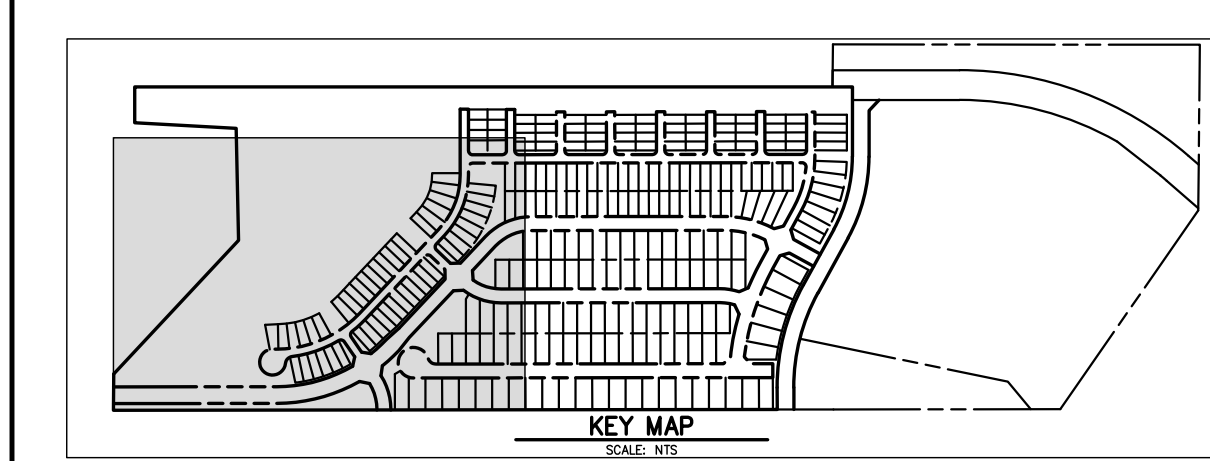
SCHMIDT PUD

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1" = 60'
V-SCALE: NA

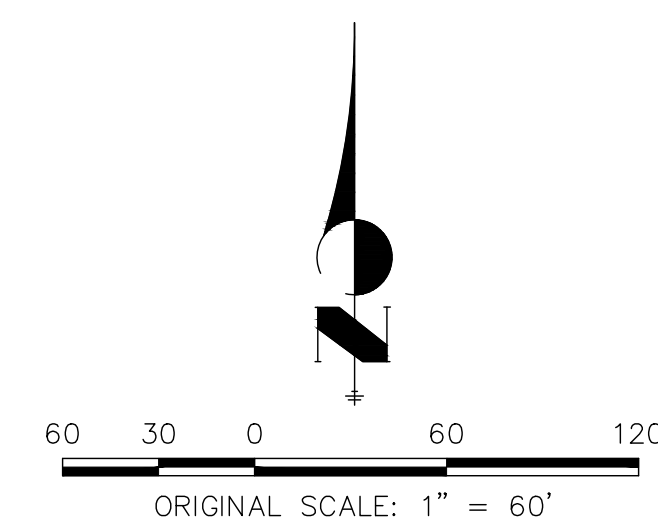
SHEET

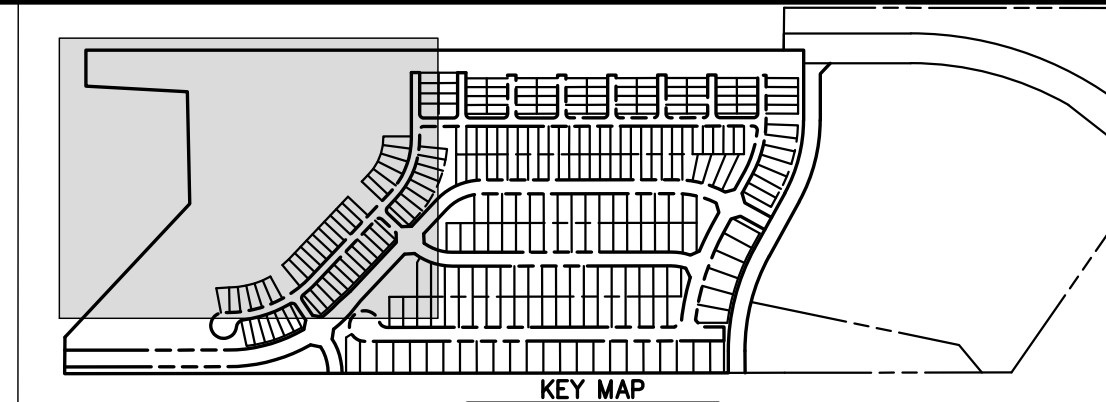
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PUAE	- PUBLIC UTILITY & ACCESS EASEMENT
PIE	- PUBLIC IMPROVEMENT EASEMENT
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NOTES:

1. ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING, I.E. EXISTING WATER, ETC.
2. PROPOSED CONTOURS ALONG BRUSH TOP ROAD & MARKSHEFFEL ROAD SEGMENT M3 REFLECT THE DESIGN FROM EPC CDR 2413.
3. PROPOSED GRADING OF MARKSHEFFEL SEGMENT M4-M6 GRADING & POND B ARE SHOWN FOR REFERENCE ONLY & WILL NOT BE CONSTRUCTED WITH THIS PUD DEVELOPMENT. REFER TO 'IGA REGARDING MARKSHEFFEL ROAD THROUGH THE SCHMIDT PROPERTY' FOR TIMING OF M4-M6 & POND B.

ABBREVIATIONS:

PUAE – PUBLIC UTILITY & ACCESS EASEMENT
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TW/BW – TOP OF WALL/BOTTOM OF WALL

PREPARED FOR:

TURKEY CANON QUARRY7 INC
20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

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APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

CHMIDT PUD

PRELIMINARY GRADING PLAN

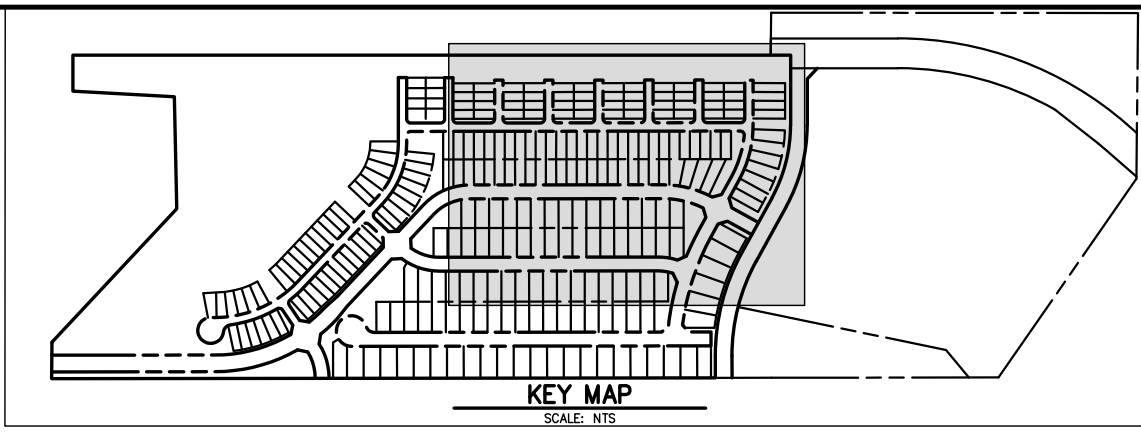
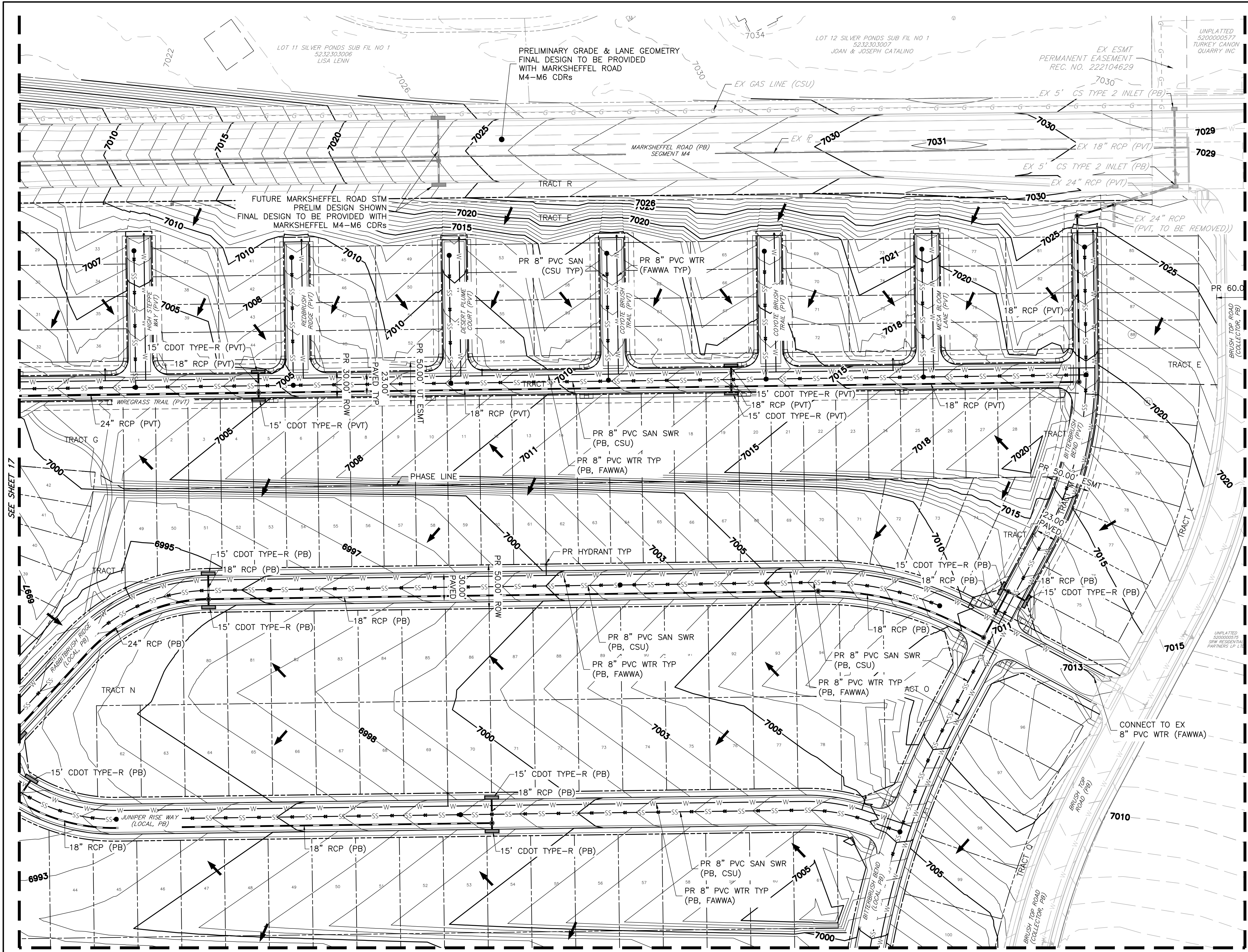
DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026

H-SCALE: 1" = 60'

V-SCALE: NA

SHEET

24 OF 37



- NOTES:
1. ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING, I.E. EX WATER LINE.
 2. PROPOSED CONTOURS ALONG BRUSH TOP ROAD & MARKSHEFFEL ROAD SEGMENT M3 REFLECT THE DESIGN FROM EPC CDR 2413.
 3. PROPOSED GRADING OF MARKSHEFFEL SEGMENT M4-M6 GRADING & POND B ARE SHOWN FOR REFERENCE ONLY & WILL NOT BE CONSTRUCTED WITH THIS PUD DEVELOPMENT. REFER TO 'IGA REGARDING MARKSHEFFEL ROAD THROUGH THE SCHMIDT PROPERTY' FOR TIMING OF M4-M6 & POND B.

- ABBREVIATIONS:
- | | |
|-------|------------------------------------|
| PUAE | - PUBLIC UTILITY & ACCESS EASEMENT |
| PIE | - PUBLIC IMPROVEMENT EASEMENT |
| PR | - PROPOSED |
| EX | - EXISTING |
| FUT | - FUTURE |
| PVT | - PRIVATE |
| PB | - PUBLIC |
| TW/BW | - TOP OF WALL/BOTTOM OF WALL |

ALL TERRAIN ENGINEERING

PREPARED FOR:

TURKEY CANON QUARRY INC
20 BOULDER CRES ST, STE 2003
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

DATE	DESCRIPTION

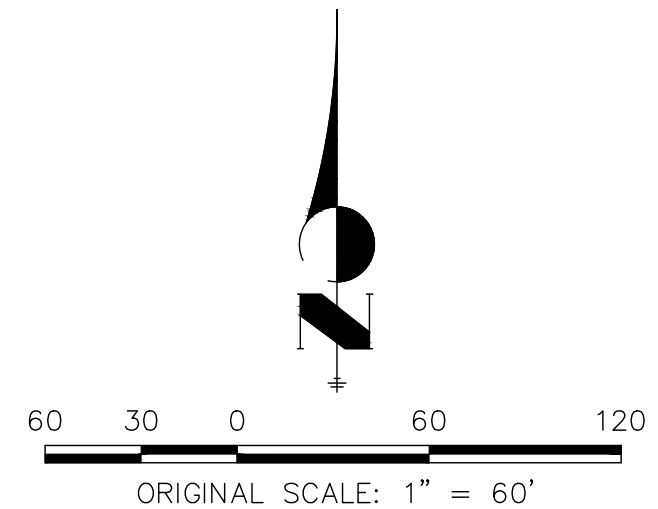
SCHMIDT PUD

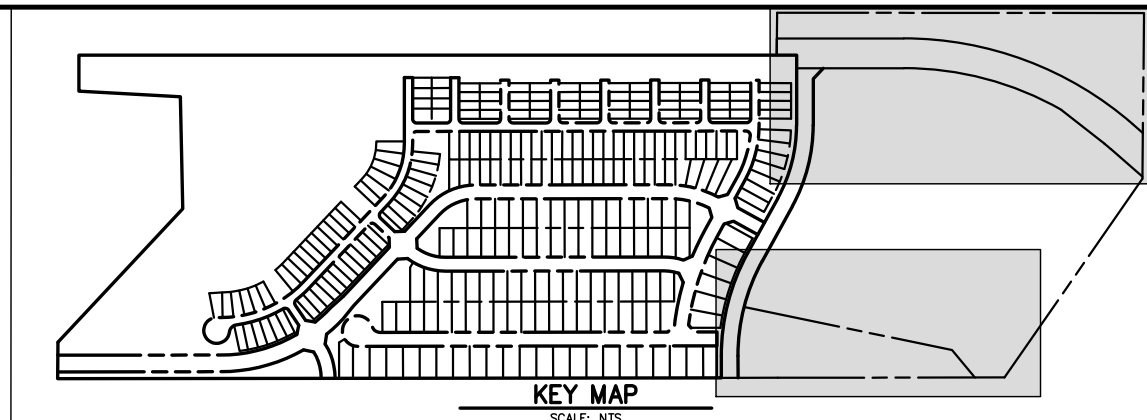
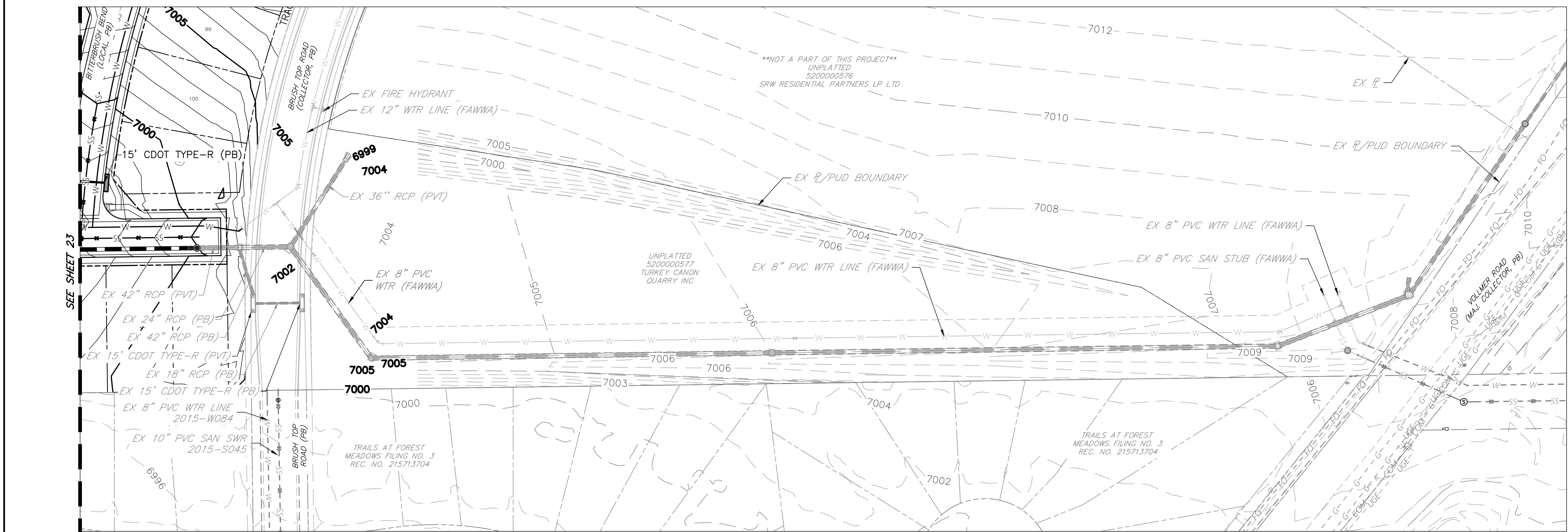
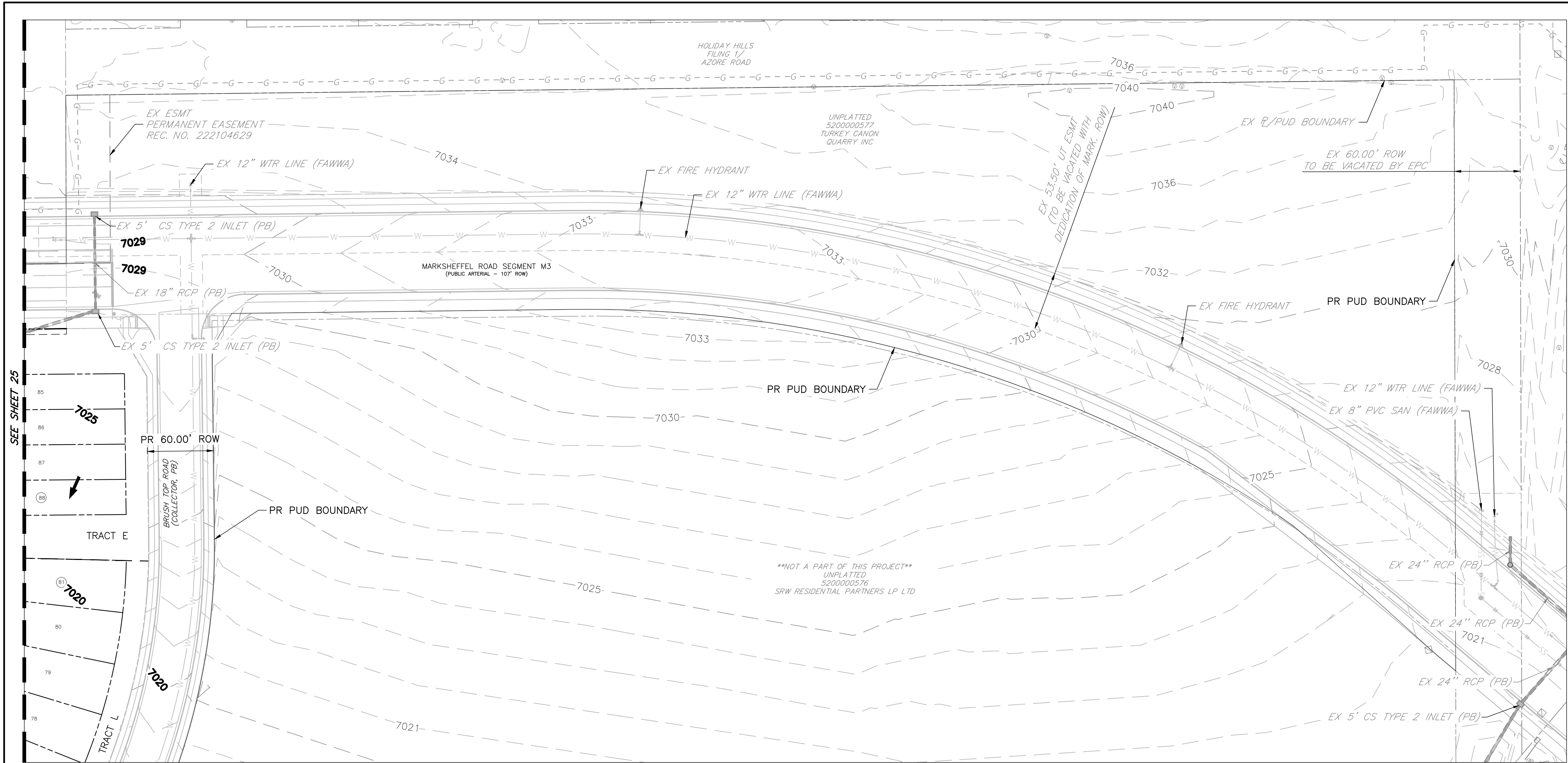
PRELIMINARY GRADING PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1" = 60'
V-SCALE: NA

SHEET

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NOTES:

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SCHMIDT PUD
PRELIMINARY GRADING PLAN

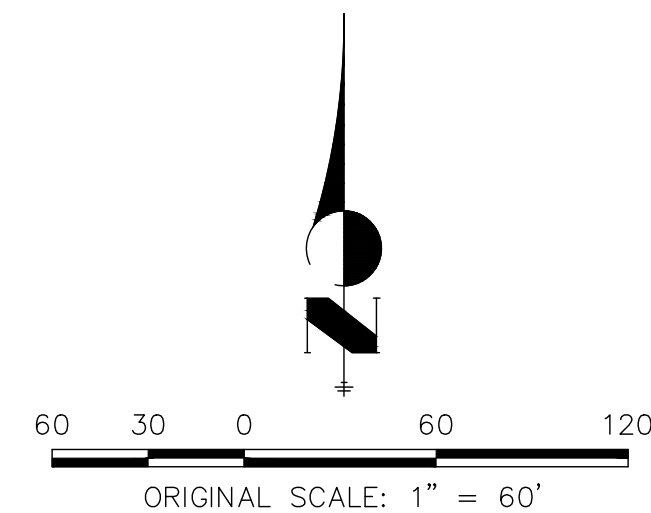
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SHEET

26 OF 37



SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- DECORATIVE ROCK MULCH: 3/4" ARKANDAD TAN, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL DECORATIVE ROCK MULCH AREAS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

GENERAL NOTES

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).

GENERAL CONSTRUCTION NOTES

- PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
- CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE SUBCONTRACTOR. STAKING SHALL BE COORDINATED TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- SUBCONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT SUBCONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS AND CURBS BY ANY CONSTRUCTION OR MAINTENANCE RELATED EQUIPMENT. THE BUILDING SERVICE MANAGER OR FACILITY SERVICE MANAGER SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE SUBCONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
- SUBCONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER AND/OR THEIR ASSIGNED OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
- ANY NECESSARY FIELD CHANGES TO PROJECT SCOPE DURING CONSTRUCTION SHOULD BE COORDINATED WITH OWNER AND/OR THEIR ASSIGNED PRIOR TO COMMENCEMENT OF WORK.
- SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. SUBCONTRACTOR WILL ASSUME ALL COST ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
- SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON HIS PART. SUBCONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
- SUBCONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER AND/OR THEIR ASSIGNED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER AND/OR THEIR ASSIGNED. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. THE OWNER AND/OR THEIR ASSIGNED RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

SOILS NOTES

- SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS.

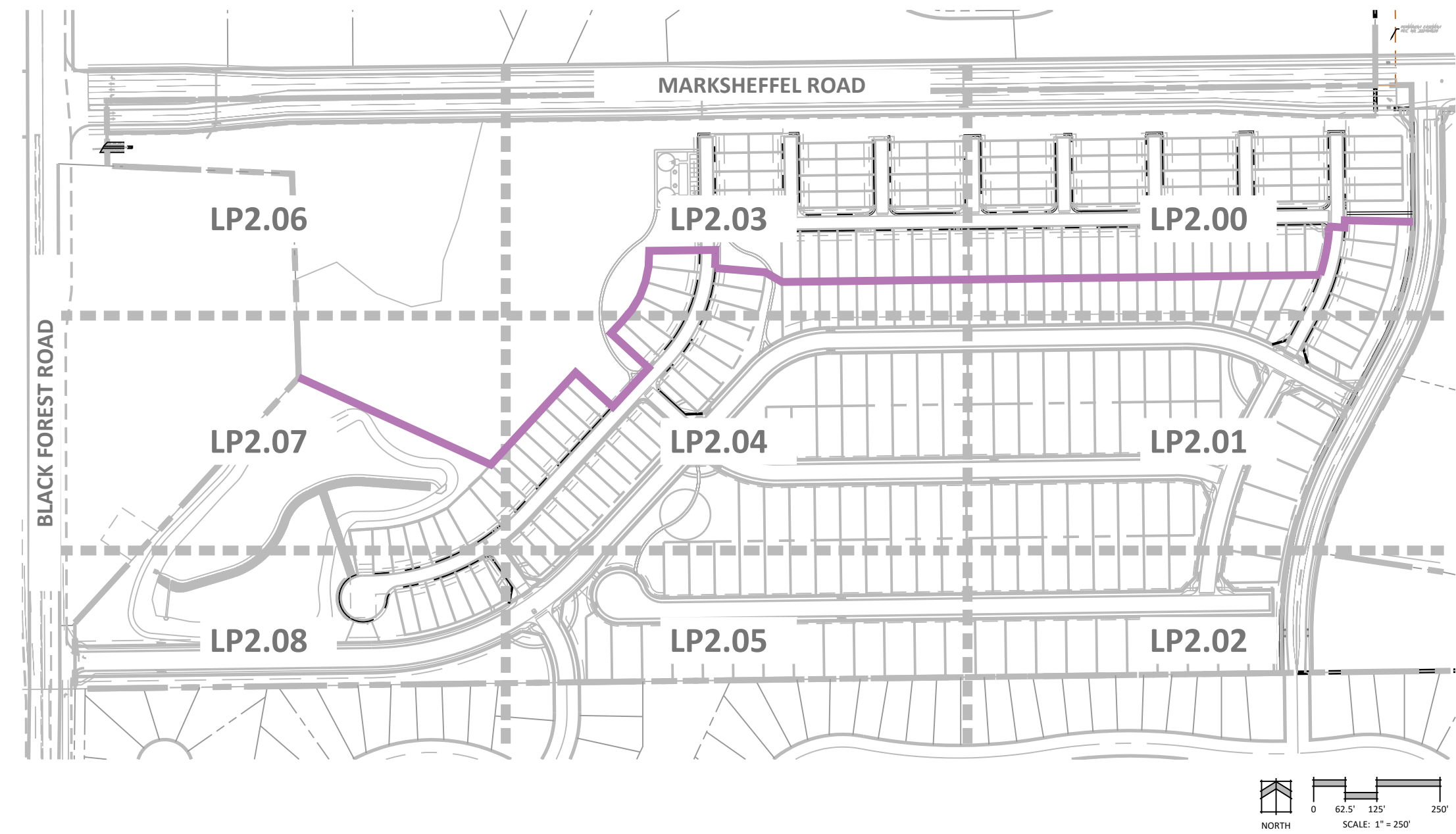
	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
PHOSPHORUS (P205)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
POTASSIUM (K2O)	00LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
SULFUR (S04-S)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
MANGANESE	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF

- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
 - CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
 - SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FALL NATIVE SEED MIX FERTILIZER, ETC IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
 - TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

EDGING NOTES

- ALL ROCK MULCH ADJACENT TO NATIVE SEED TO BE SEPARATED BY EDGING.
- SEPARATION BETWEEN ROCK MULCH EDGING TO BE PER PLAN.
- USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
- PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN.

KEY MAP



SEED NOTES

- SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED, OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE FREE OF NOXIOUS SPECIES, UNDESIRABLE SPECIES AS DEFINED IN THE SEEDING SPECIFICATION, AND AGGRESSIVE NON-NATIVE SPECIES INCLUDING BUT NOT LIMITED TO CHEATGRASS, KOCHIA, SMOOTH BROME, AND RUSSIAN THISTLE.
- ALL SEED SHALL BE FURNISHED IN BAGS OR CONTAINERS CLEARLY AND PROPERLY LABELED. CERTIFICATION LABELS WHICH INDICATE TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED SPECIES, THE LOT NUMBER, NET WEIGHT, ORIGIN, THE PERCENT OF WEED SEED CONTENT, THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION, POUNDS OF PURE LIVE SEED (PLS) OF EACH SEED SPECIES, THE TOTAL POUNDS OF PLS, AND TEST DATE. SIGNED STATEMENTS OF GUARANTEE, SEED CERTIFICATIONS, AND SEED LOT ANALYSIS FROM VENDORS WHO SUPPLY SEED AND SOIL CONDITIONER SHALL BE SUBMITTED FOR ALL SEED MATERIALS AND CONFIRMED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. ALL SEED SHALL BE GUARANTEED FOR PURITY AND GERMINATION, FREE OF NOXIOUS WEED SEED AND SUPPLIED ON A PURE LIVE SEED (PLS) BASIS. SEED CERTIFICATION SHOULD PROVIDE INFORMATION THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY FOR SEED TESTING WITHIN 12 MONTHS PRIOR TO THE DATE OF SEEDING.
- ANY SUBSTITUTIONS OF SEED SPECIES MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF SEED TO CONSTRUCTION SITE.
- ALL MATERIALS SHALL BE STORED IN A MANNER THAT WILL PREVENT THEM FROM COMING INTO CONTACT WITH PRECIPITATION, SURFACE WATER, OR ANY OTHER CONTAMINATING SUBSTANCE. ANY MATERIALS THAT HAVE BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE SHALL NOT BE USED.
- SEEDING OR PLANTING SHALL NOT OCCUR WHEN THE GROUND IS FROZEN, WHEN FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS, OR WHEN CONDITIONS ARE OTHERWISE UNSUITABLE.
- NATIVE SEEDING SHALL BE RESTRICTED TO BETWEEN SPRING THAW AND JUNE 1 AND BETWEEN SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE AND SHALL NOT BE APPLIED DURING INCLEMENT WEATHER INCLUDING RAIN AND HIGH WINDS, OR WHEN SOIL MOISTURE IS TOO HIGH TO EVENLY DISTRIBUTE SEED.
- IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE NATIVE SEEDING PERIOD, OR IF THERE ARE UNSUITABLE SITE CONDITIONS, THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED.
- SEEDING METHOD: DRILL SEEDING SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF PREPARING THE SEEDING SURFACE.
 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- FOLLOWING SEEDING, ALL SEEDED AREAS SHALL BE WATERED SUFFICIENTLY AS TO SATURATE THE SOILS. HEAVY MACHINERY SHALL NOT BE DRIVEN ACROSS SEEDED AREAS TO AVOID RE-COMPACTION OF SOILS. ACCESS ROUTES SHALL BE REVEGETATED AFTER CONSTRUCTION.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - STRAW CRIMPING: ALL SLOPES LESS THAN 3:1 SHALL BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - HYDRO-MULCH: ALL SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL BE HYDRO-MULCHED.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- APPROVAL OF NATIVE SEED AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. VEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- NATIVE SEED AREAS SHALL BE MAINTAINED PER THE "NATIVE PLANT REVEGETATION GUIDE FOR COLORADO" (CPW, 1998).

PLANTING NOTES

- TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

LANDSCAPE SITE REQUIREMENTS

SETBACKS							
PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET	
ABREV			REQ.	PROV.	FOOTAGE	REQ.	REQUIRED
M	MARKSHEFFEL ROAD	PRINCIPAL ARTERIAL	25'	25'	1,585	1	20
B	BRUSHTOP ROAD	NON-ARTERIAL	15'	15'	1,140	1	30
R	RABBITBRUSH RIDGE (WEST OF SALTBRUSH RD)	NON-ARTERIAL	15'	15'	1,112	1	30
NO. OF TREES			SHRUB SUBSTITUTES		ORN GRASSES SUBS.	% LIVE GROUND PLANE	
REQ.	PROV.		REQ.	PROV.	REQ.	PROV.	
M	80	80					75%
B	38	38					75%
R	38	42					
BUFFERS							
PLAN	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH			LINEAR	LENGTH OF	% LIVE GROUND PLANE
ABREV		REQ.	PROV.		FOOTAGE	FENCE PROV.	REQ. PROV.
WB	WEST BOUNDARY	15	15		705	1 / 30	75%
NO. OF TREES (1/20')			EVERGREEN TREES		SHRUB SUBSTITUTES	ORN GRASSES SUBS.	
REQ.	PROV.		REQ. (33%)	PROV.	REQ.	PROV.	REQ. PROV.
W	24	24 (PROVIDED INTERNALLY)	N/A	N/A			

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
DECIDUOUS TREES							
	BM	38	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	25'	25'	1.5" CAL.	B&B
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	50'	40'	1.5" CAL.	B&B
	CK	49	PHELLODENDRON AMURENSE / AMUR CORKTREE	25'	15'	1.5" CAL.	B&B
EVERGREEN TREES							
	PR	44	PINUS ARISTATA / BRISTLEcone PINE	30'	15'	6' HT.	B&B
	PE	30	PINUS EDULIS / PINYON PINE	25'	15'	6' HT.	B&B
ORNAMENTAL TREES							
	CI	29	CRATAEGUS CRUS-GALLI INERMIS / THORNLES COCKSPUR HAWTHORN	20'	15'	1" CAL.	B&B

GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF



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

Tel. 719.471.0073
Fax 719.471.0267

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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

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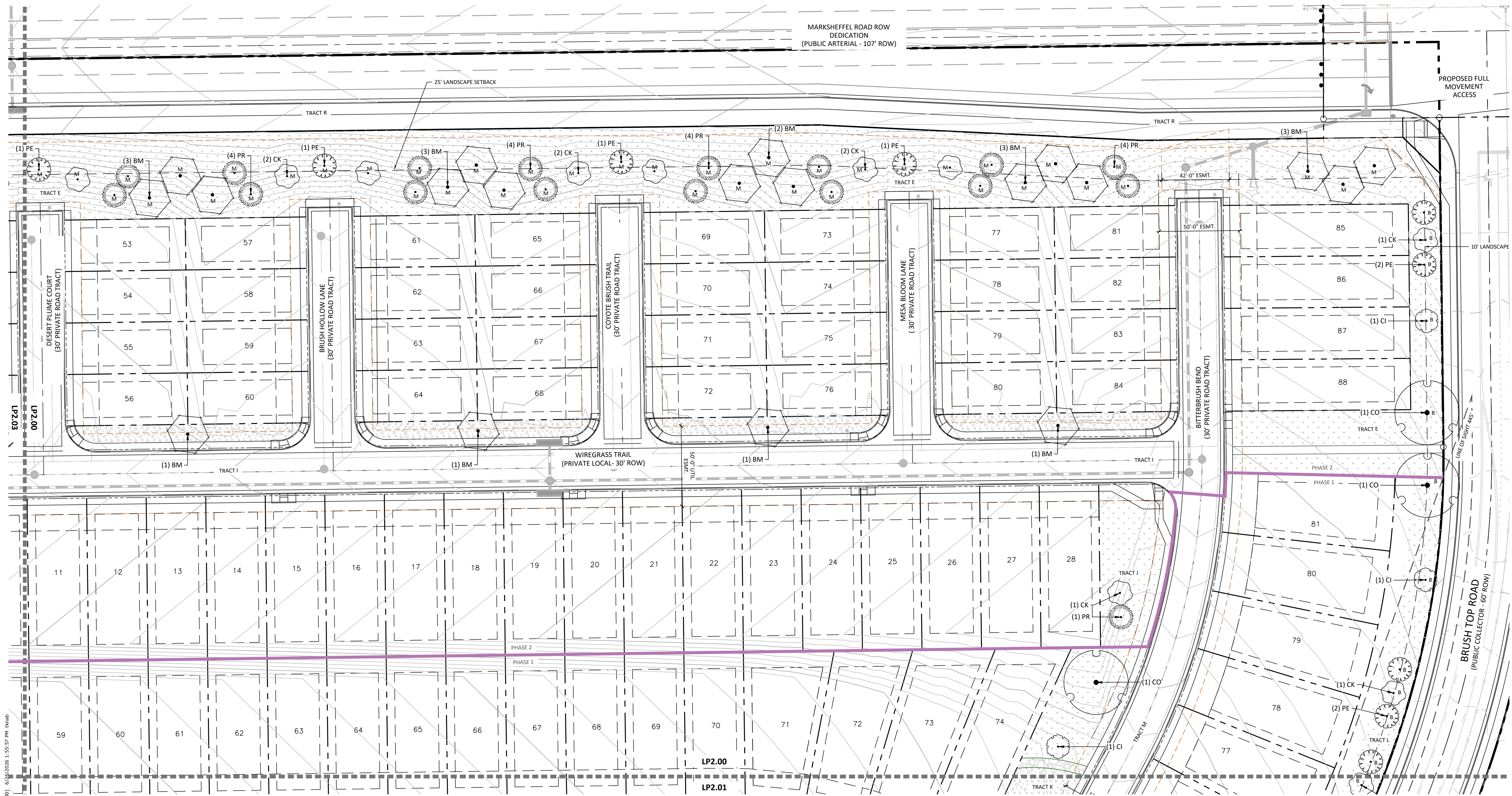
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PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT

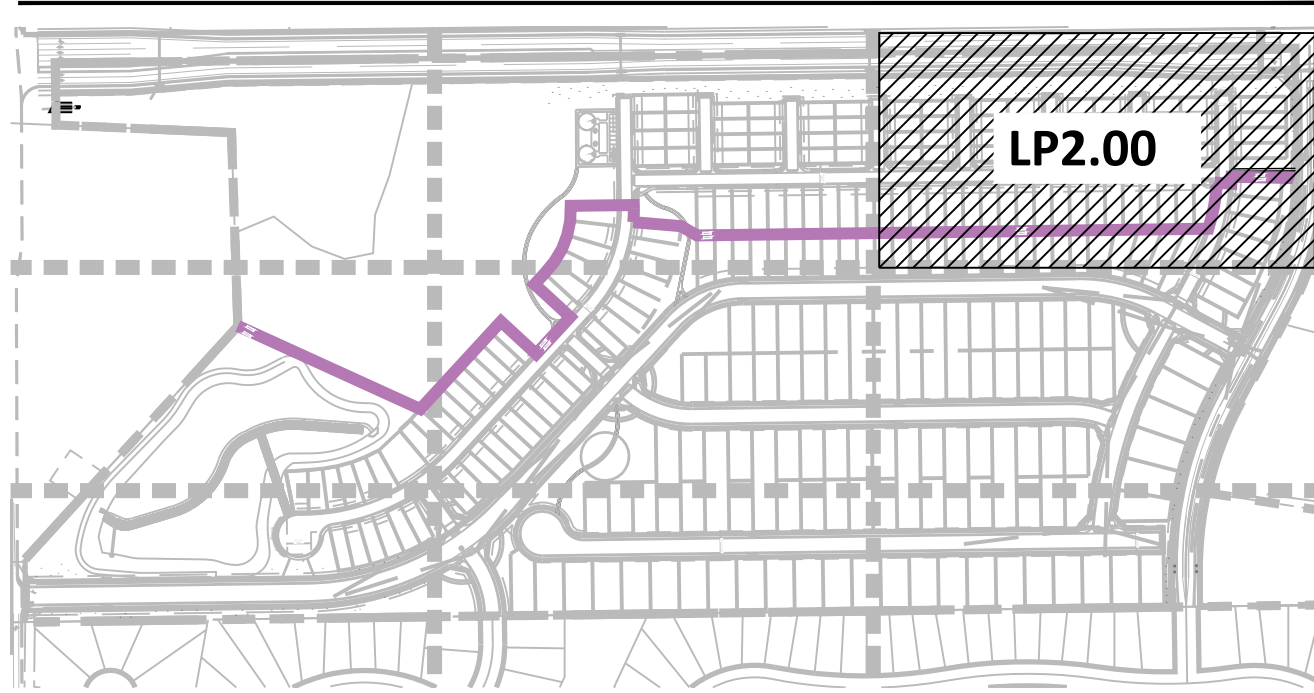
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP

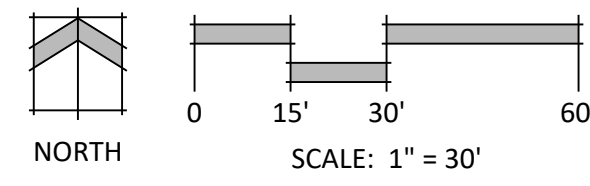


GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



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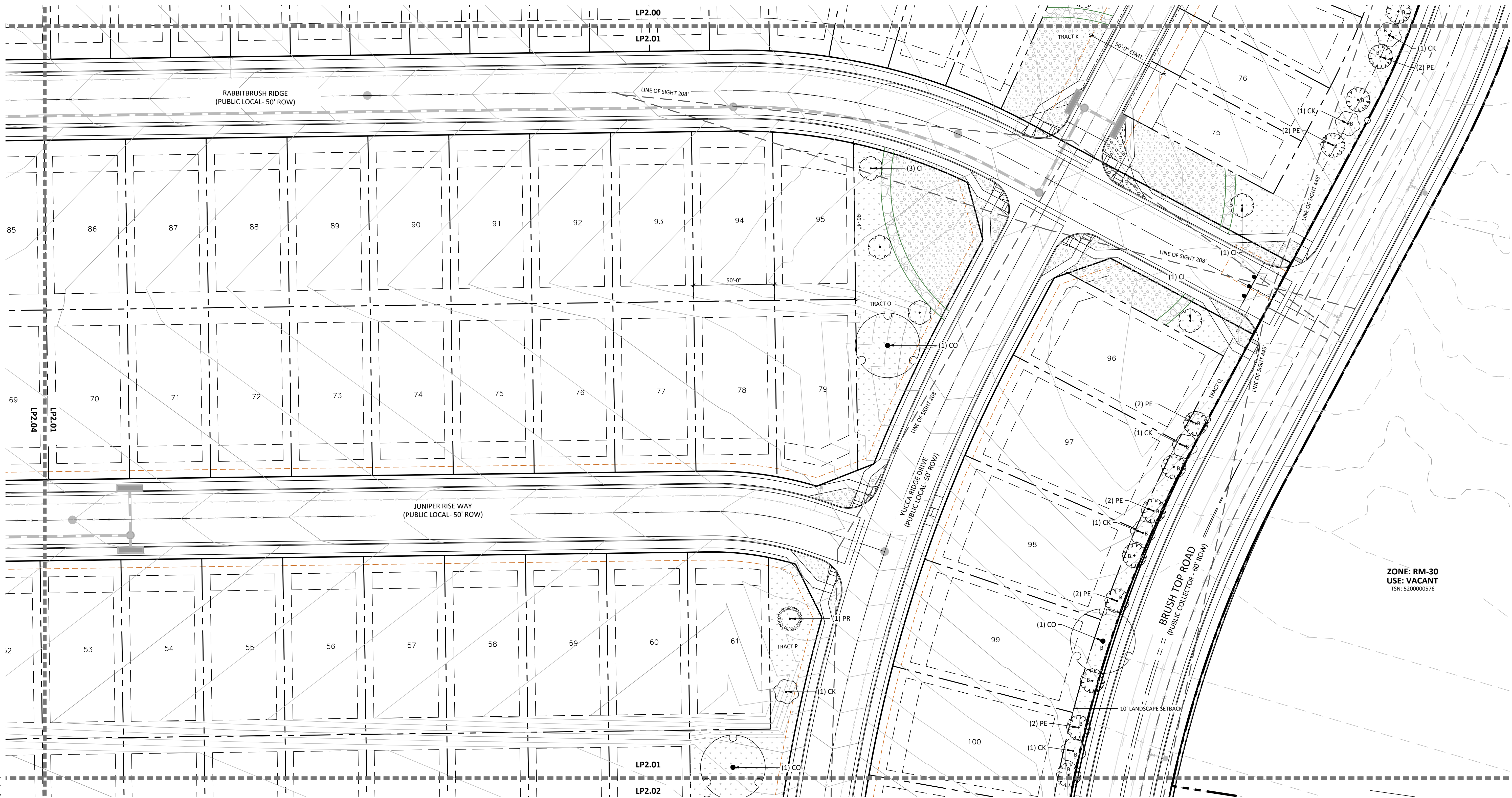
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LANDSCAPE PLAN

LP2.00
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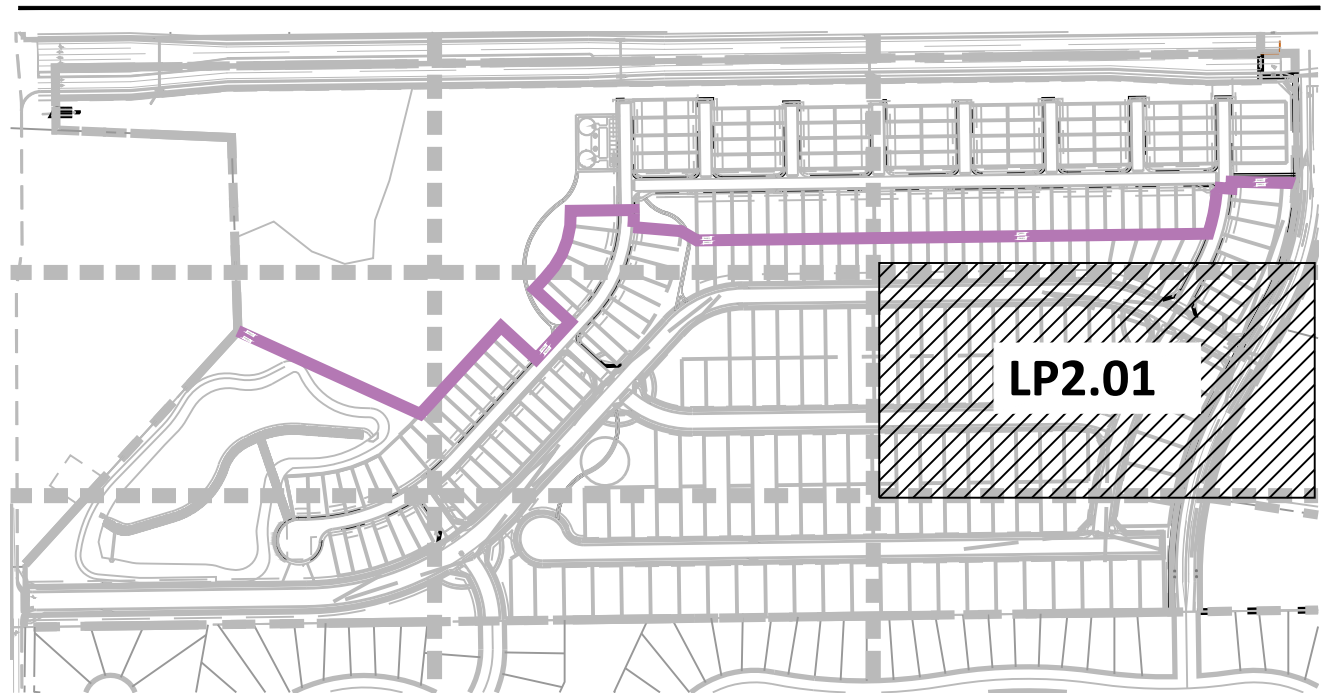
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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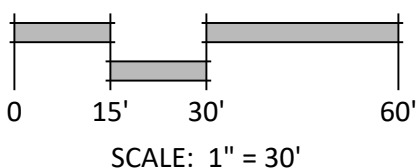
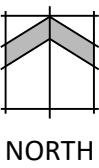


GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF		SOD TALL FESCUE	14,834 SF
	NATIVE LOW-GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF		ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
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LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



SCALE: 1" = 30'



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DATE: BY: DESCRIPTION:

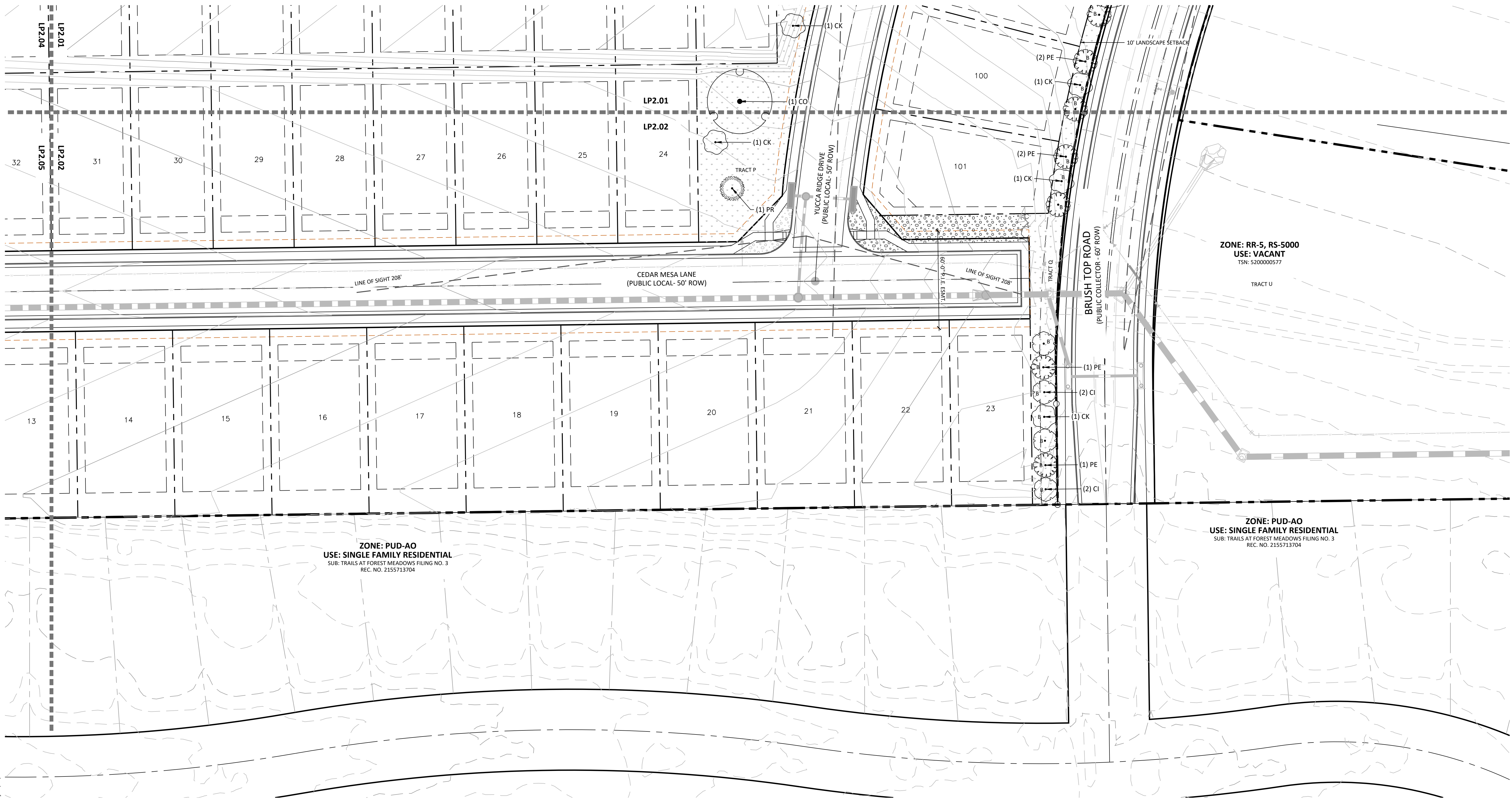
LANDSCAPE PLAN

LP2.01

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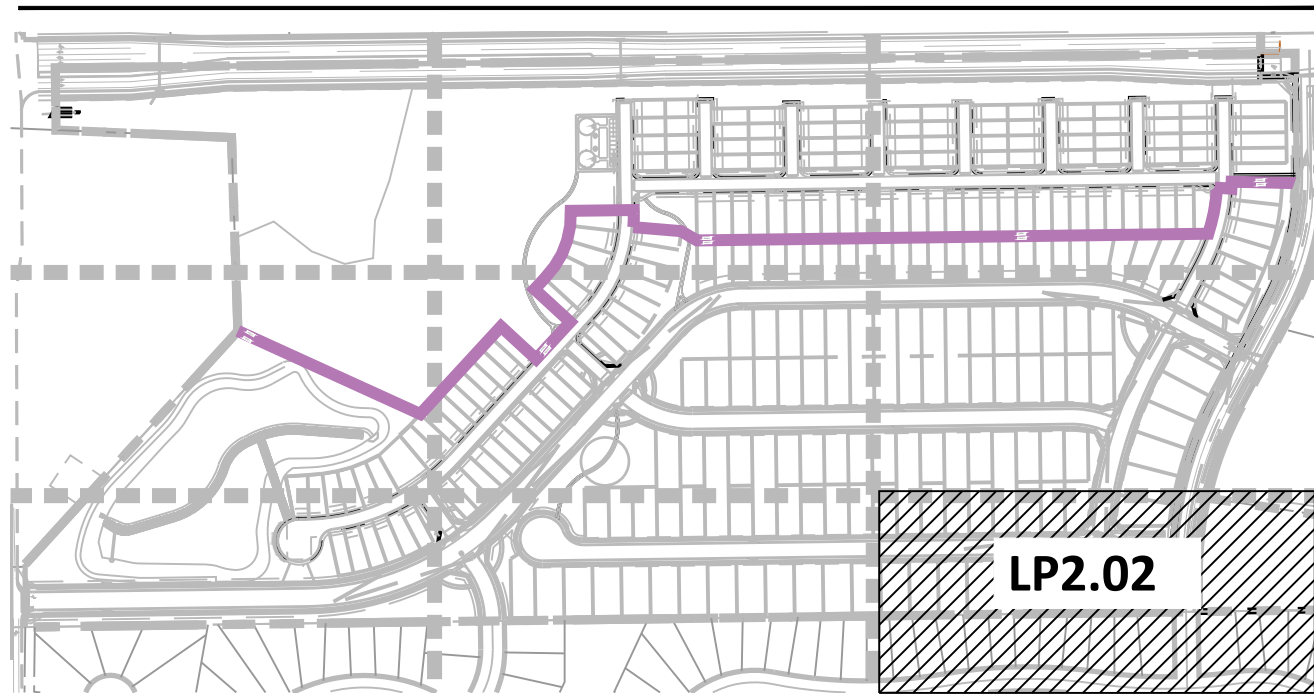
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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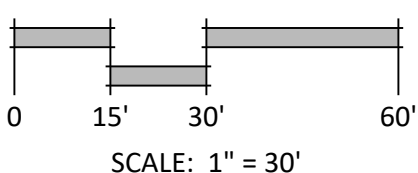


GROUND COVER LEGEND

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LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	100-YR FLOOD
	LINE OF SIGHT
	MATCHLINE
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SCALE: 1" = 30'



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

STAMP

ENTITLEMENT

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET DESCRIPTION

SHEET NUMBER/TITLE

LP2.02

30 OF 37

PLAN FILE # CPC #

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

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**SCHMIDT
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PLANNED UNIT
DEVELOPMENT PLAN
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LACK FOREST ROAD

OTHER INFO

PROJECT INFO: DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

6.12.26
A ODOM
T KNAB

ENTITLEMENT

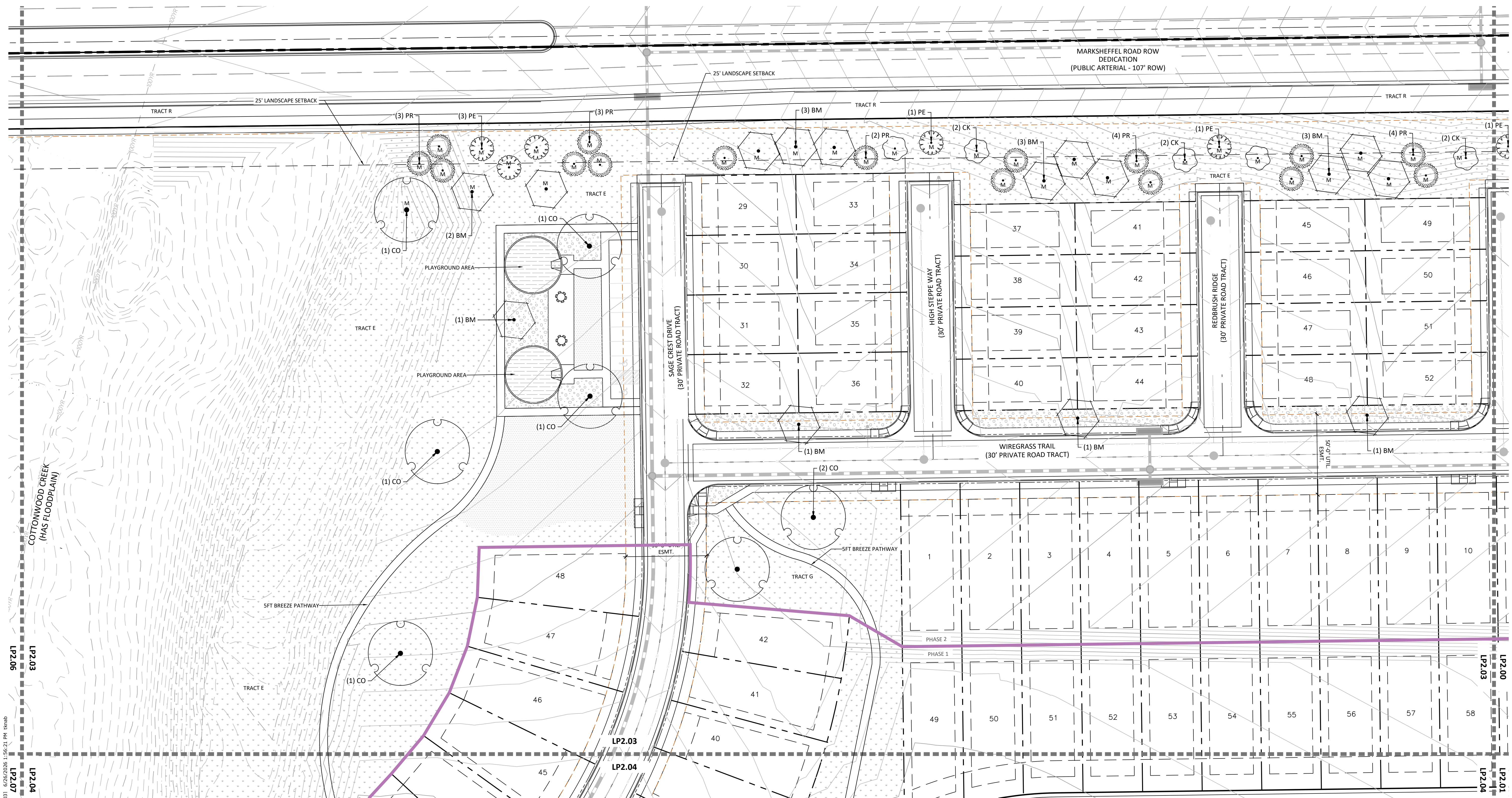
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LANDSCAPE PLAN

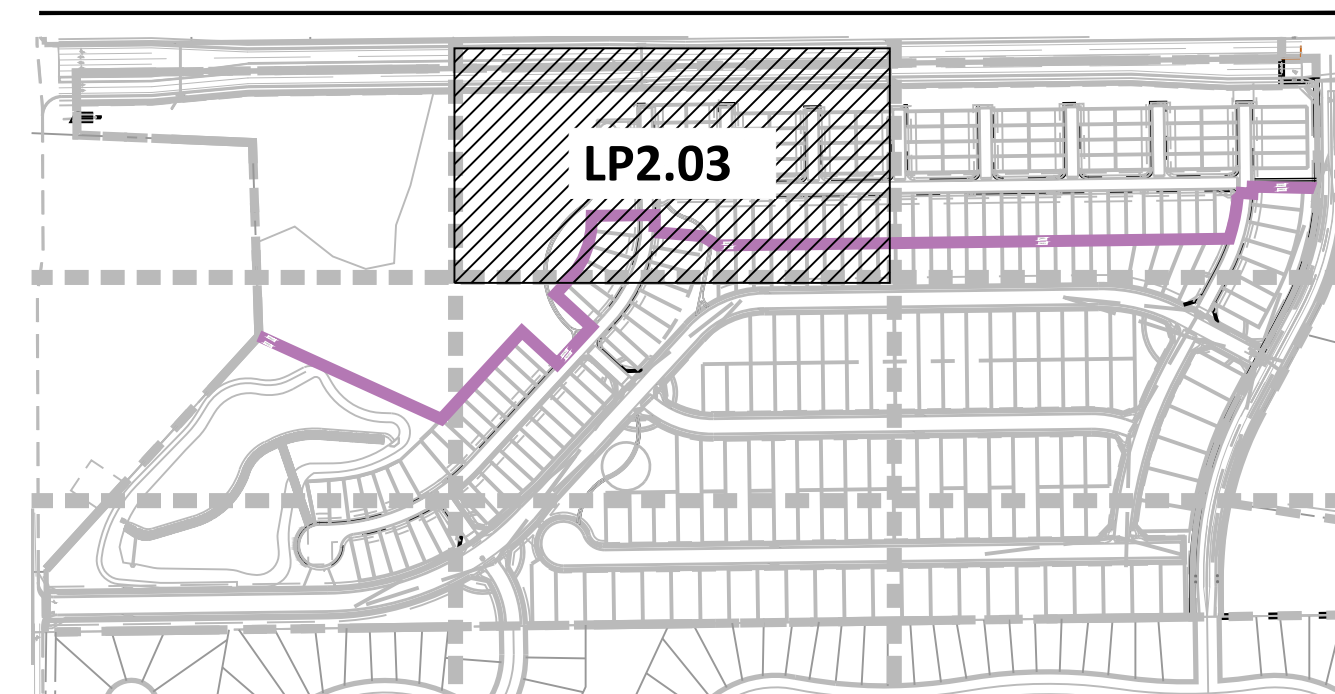
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31 OF 37

CPC #



KEY MAP



GROUND COVER LEGEND

 NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF	 SOD TALL FESCUE	14,834 SF
 NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF	 ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
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LINE TYPE LEGEND

PROPERTY BOUNDARY

LOT BOUNDARY

TRACT

SIDEWALK

EASEMENT

PROPOSED CONTOUR

EXISTING CONTOUR

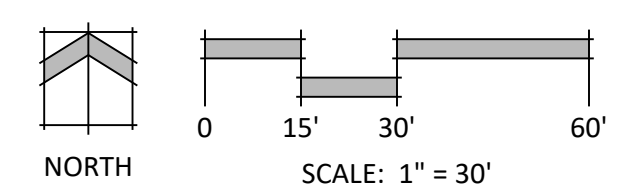
100-YEAR FLOOD

LINE OF SIGHT

MATCHLINE

PHASE LINE

STEEL EDGING



SCHMIDT PARCEL
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PREPARED BY: T KNAB

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PROJECT MGR: A ODOM
PREPARED BY: T KNAB

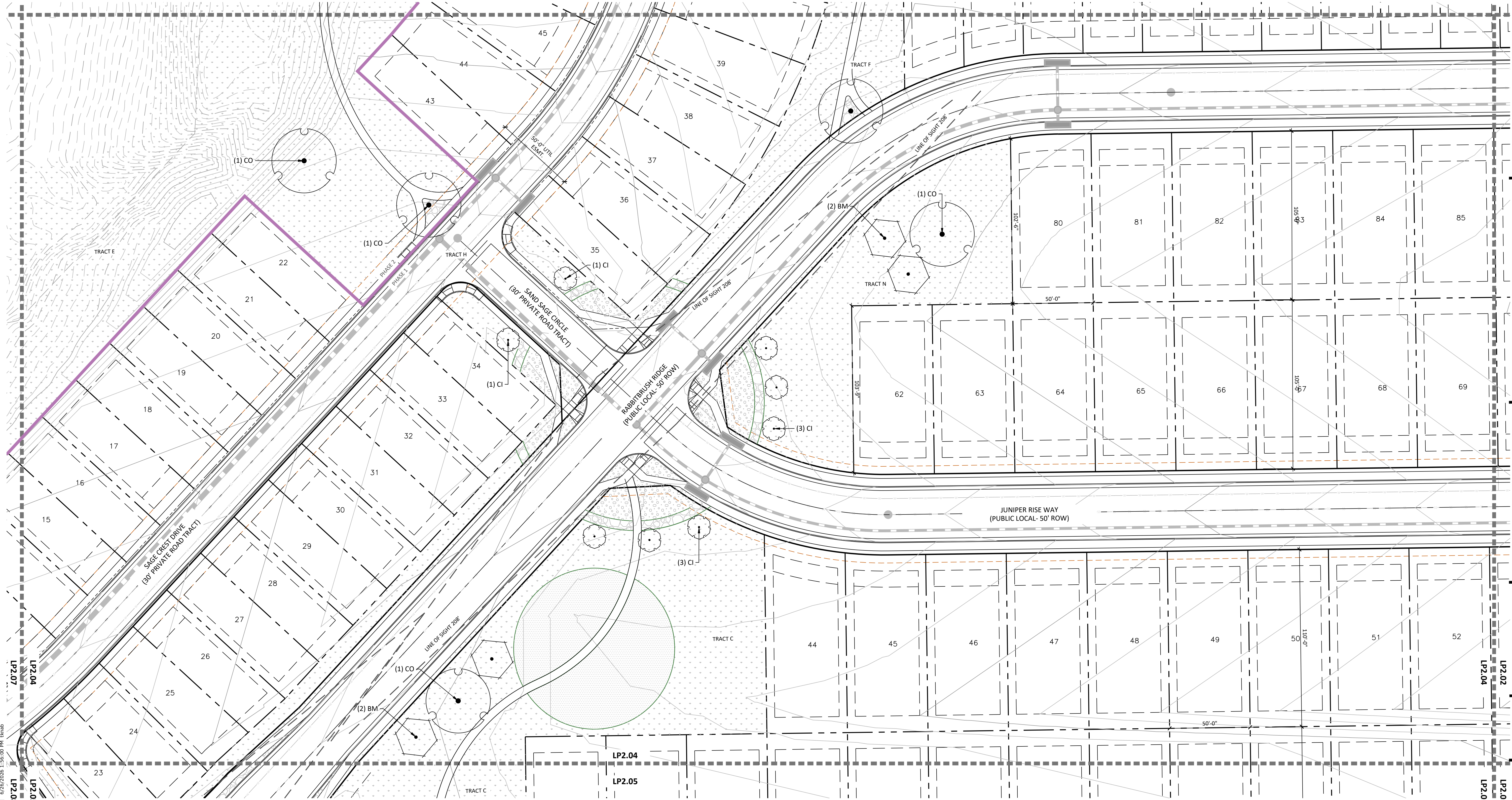
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LANDSCAPE PLAN

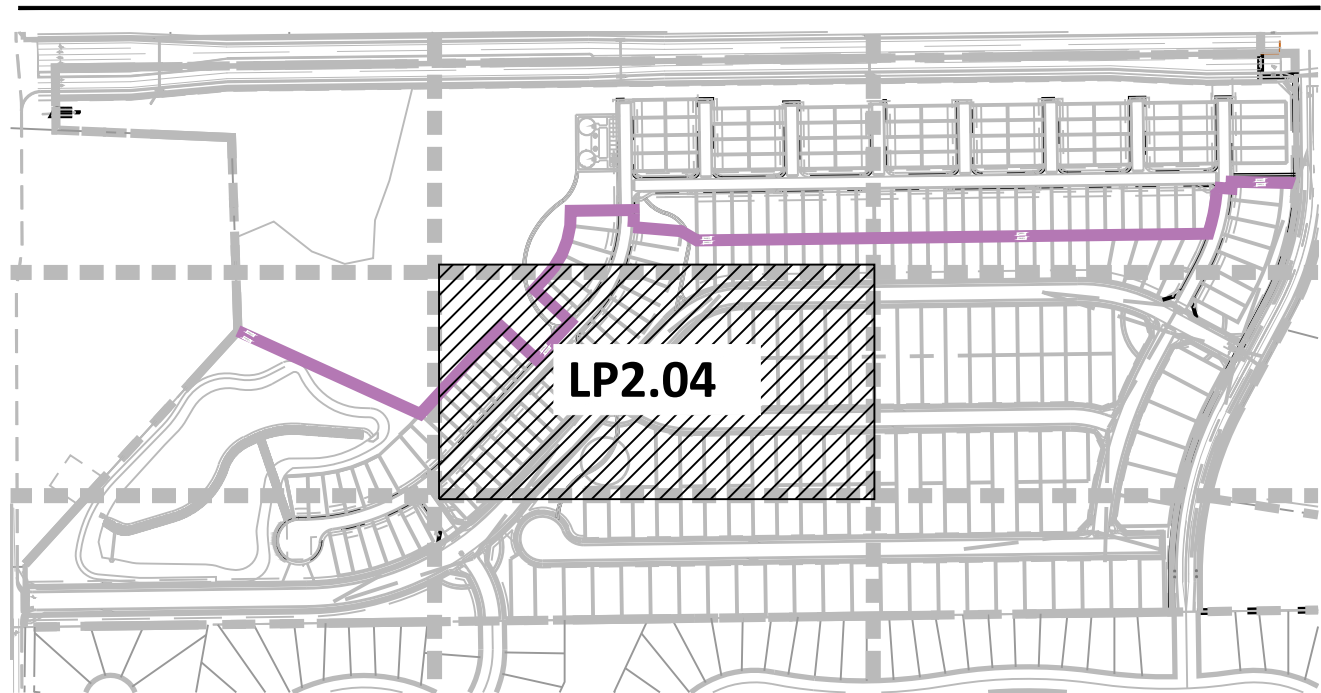
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CPC #



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KEY MAP



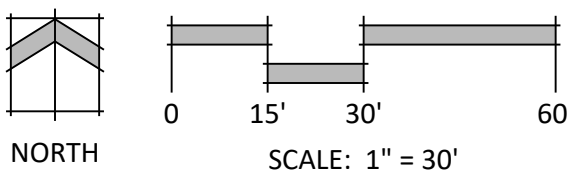
GROUND COVER LEGEND

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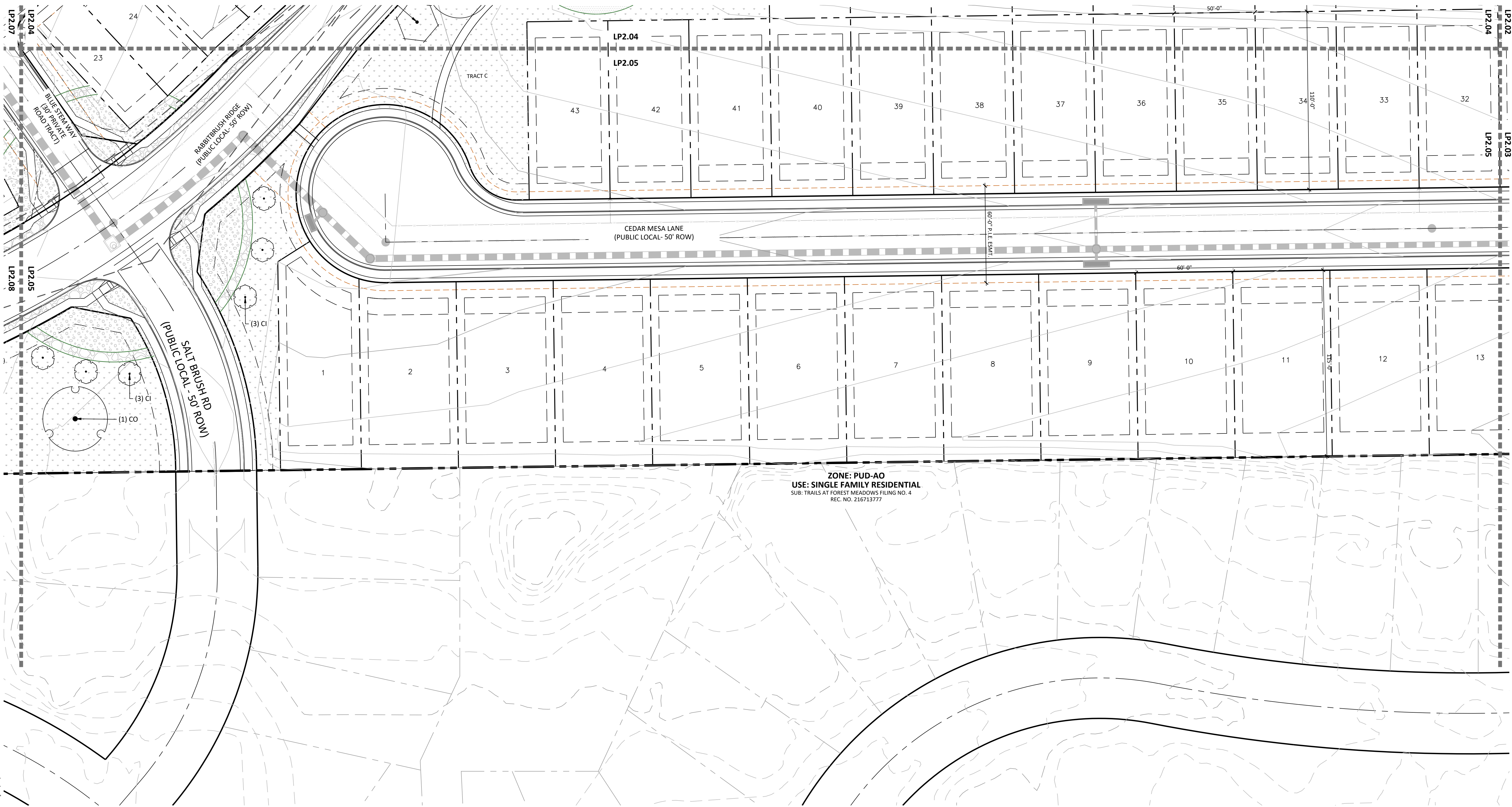
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING

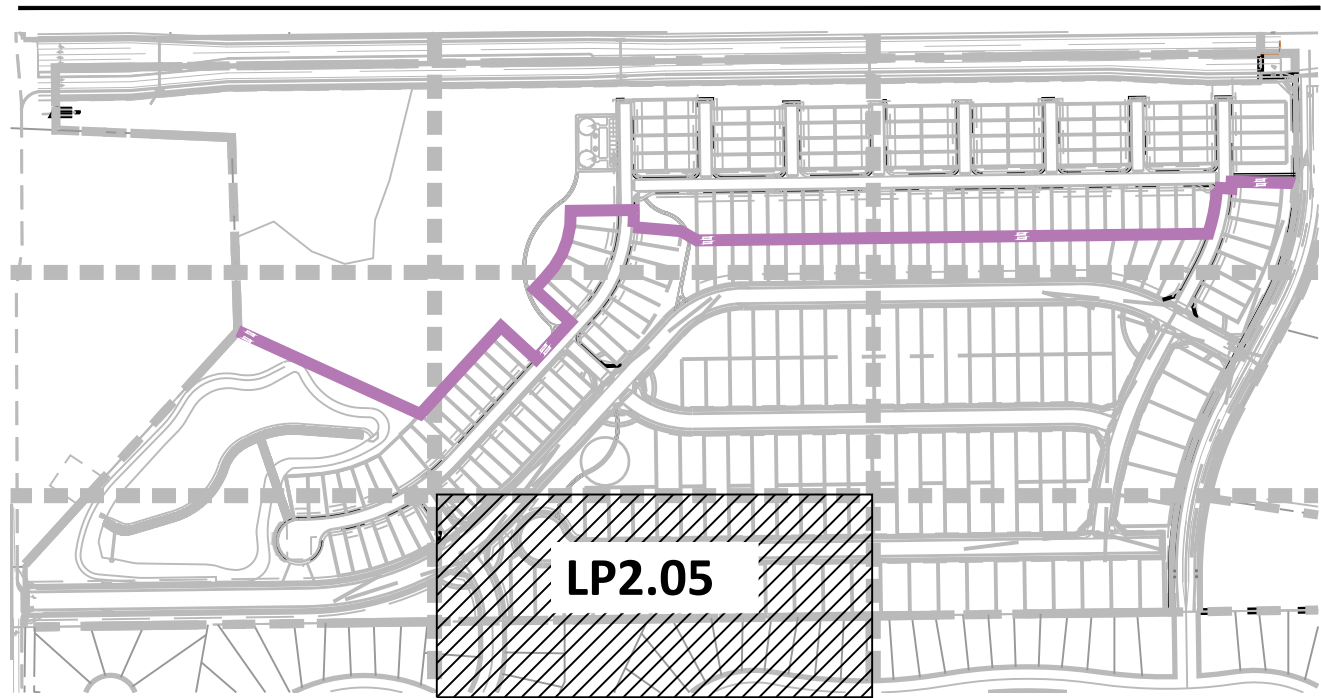


SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

KEY MAP



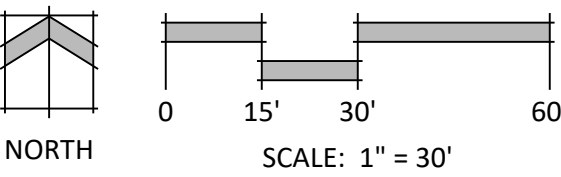
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	LOT BOUNDARY
	TRACT
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	EASEMENT
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	LINE OF SIGHT
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SCHMIDT
PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

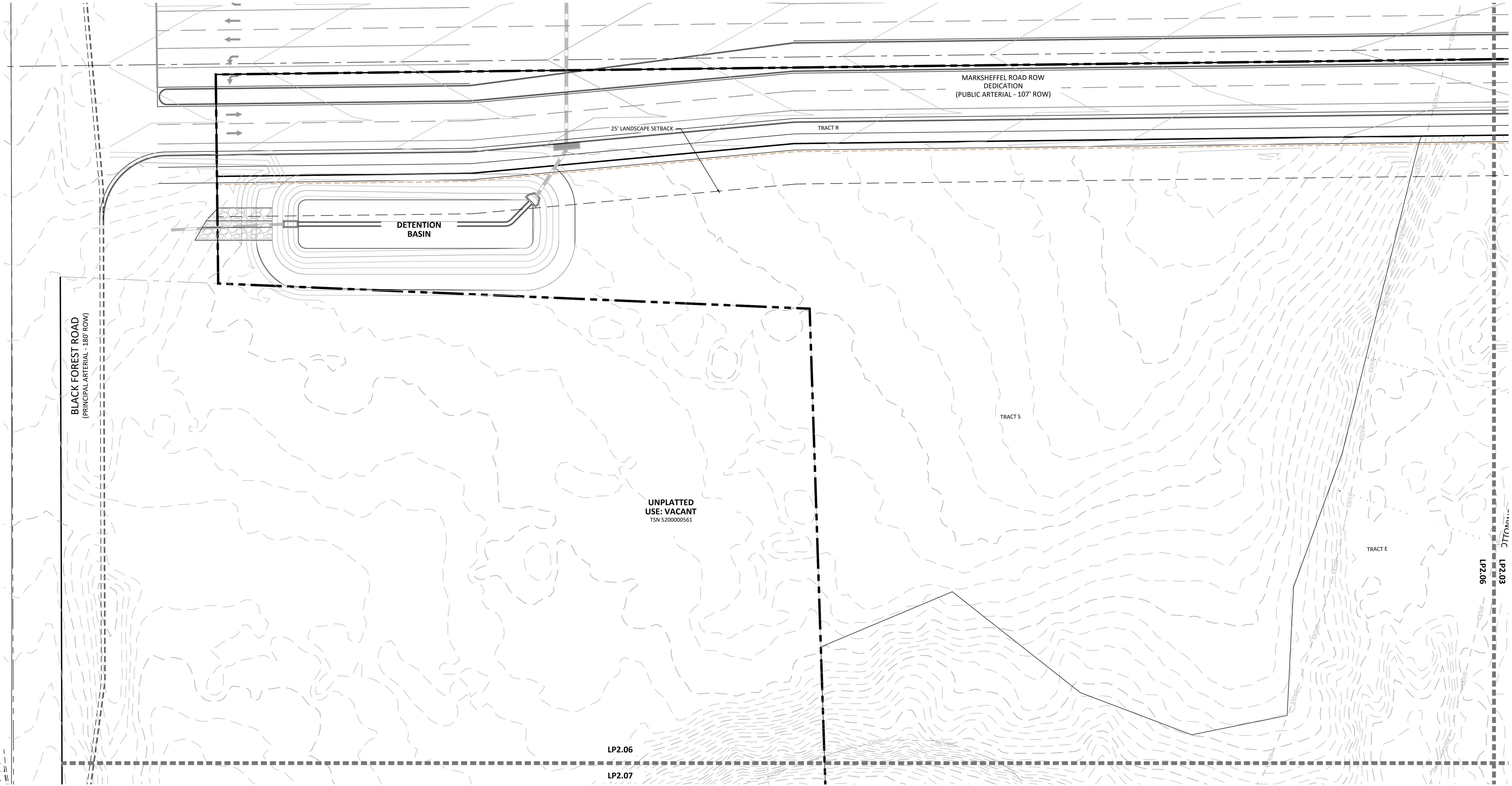
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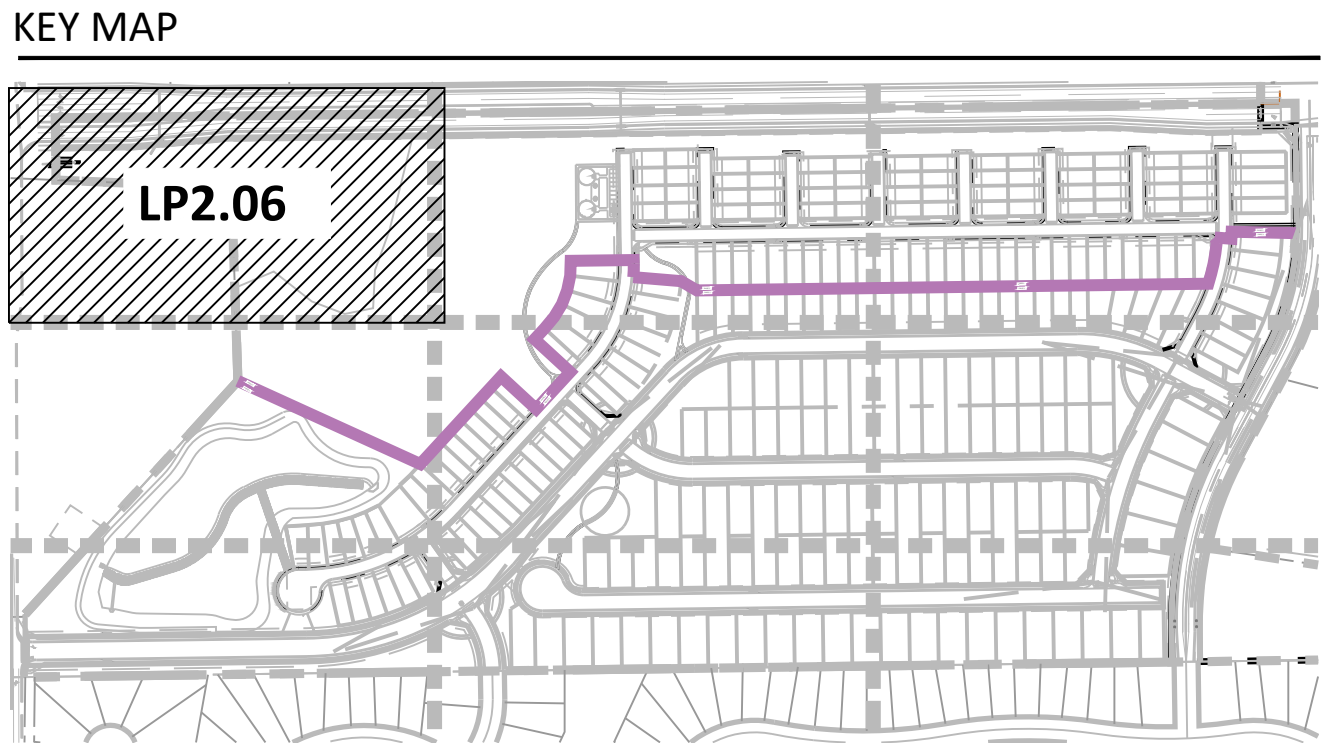
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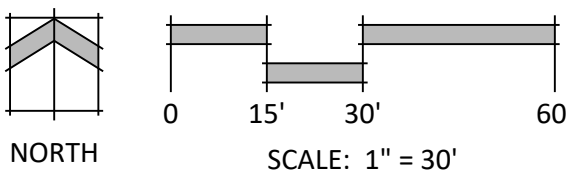


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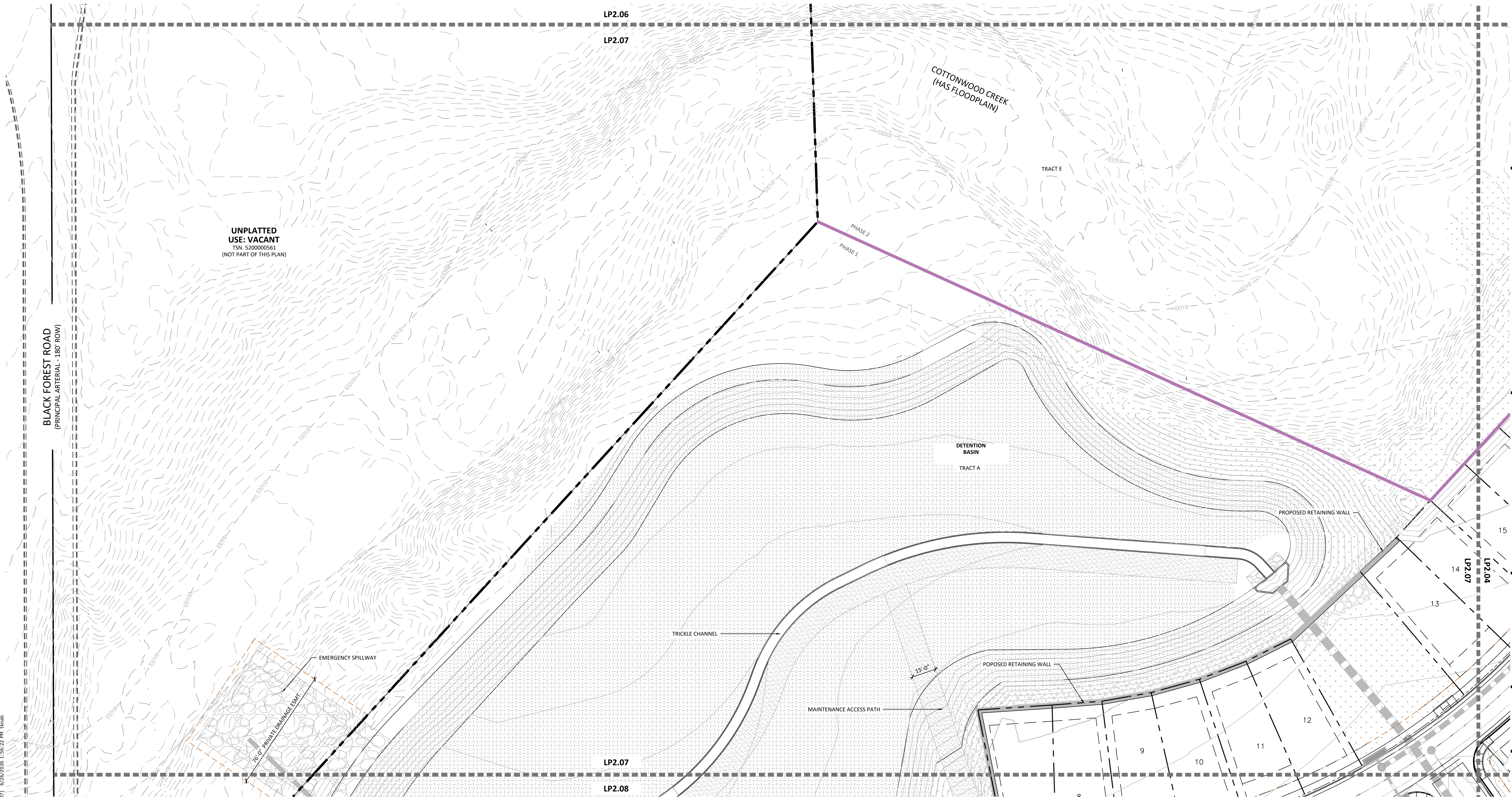
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LANDSCAPE PLAN

LP2.06
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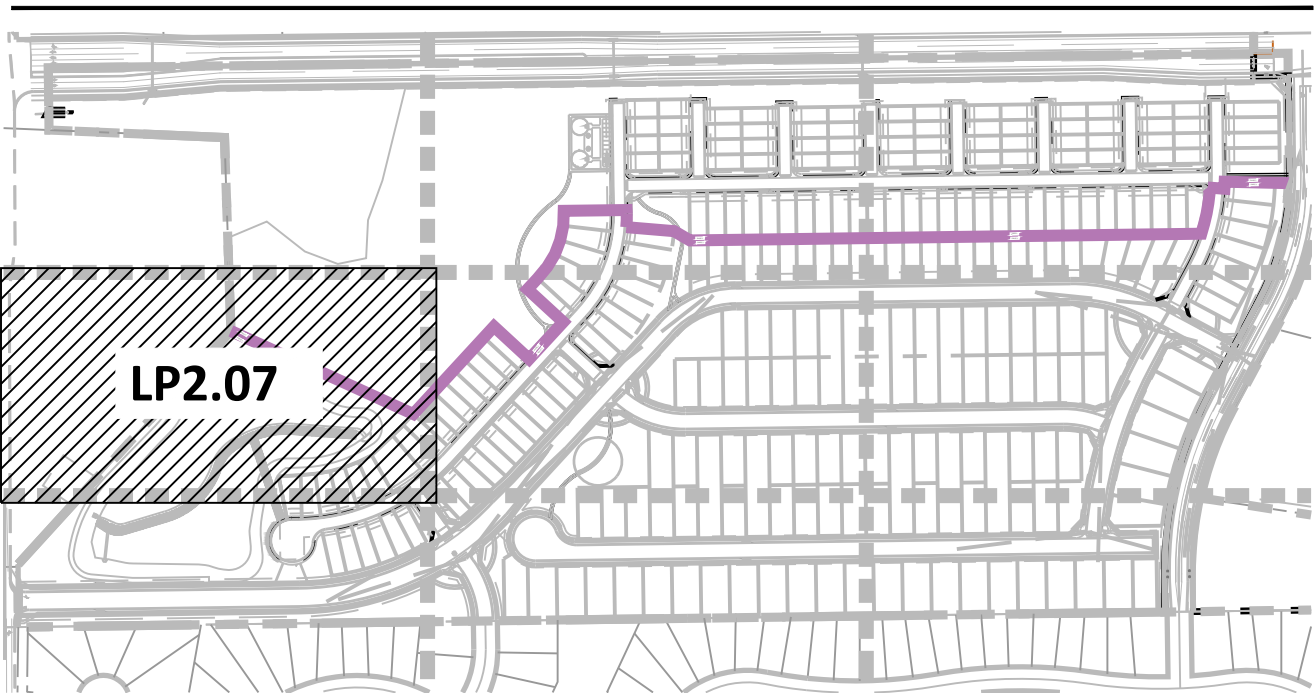
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP



GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF		SOD TALL FESCUE	14,834 SF
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LANDSCAPE PLAN

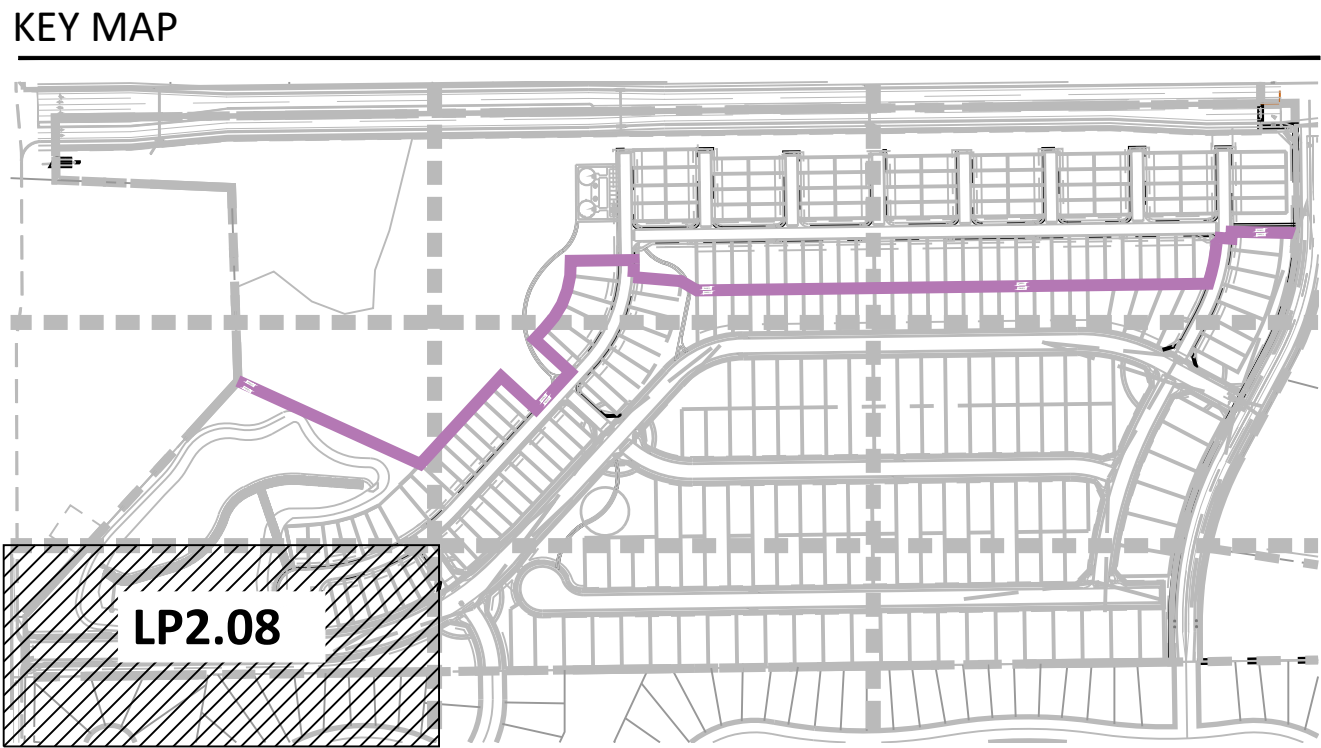
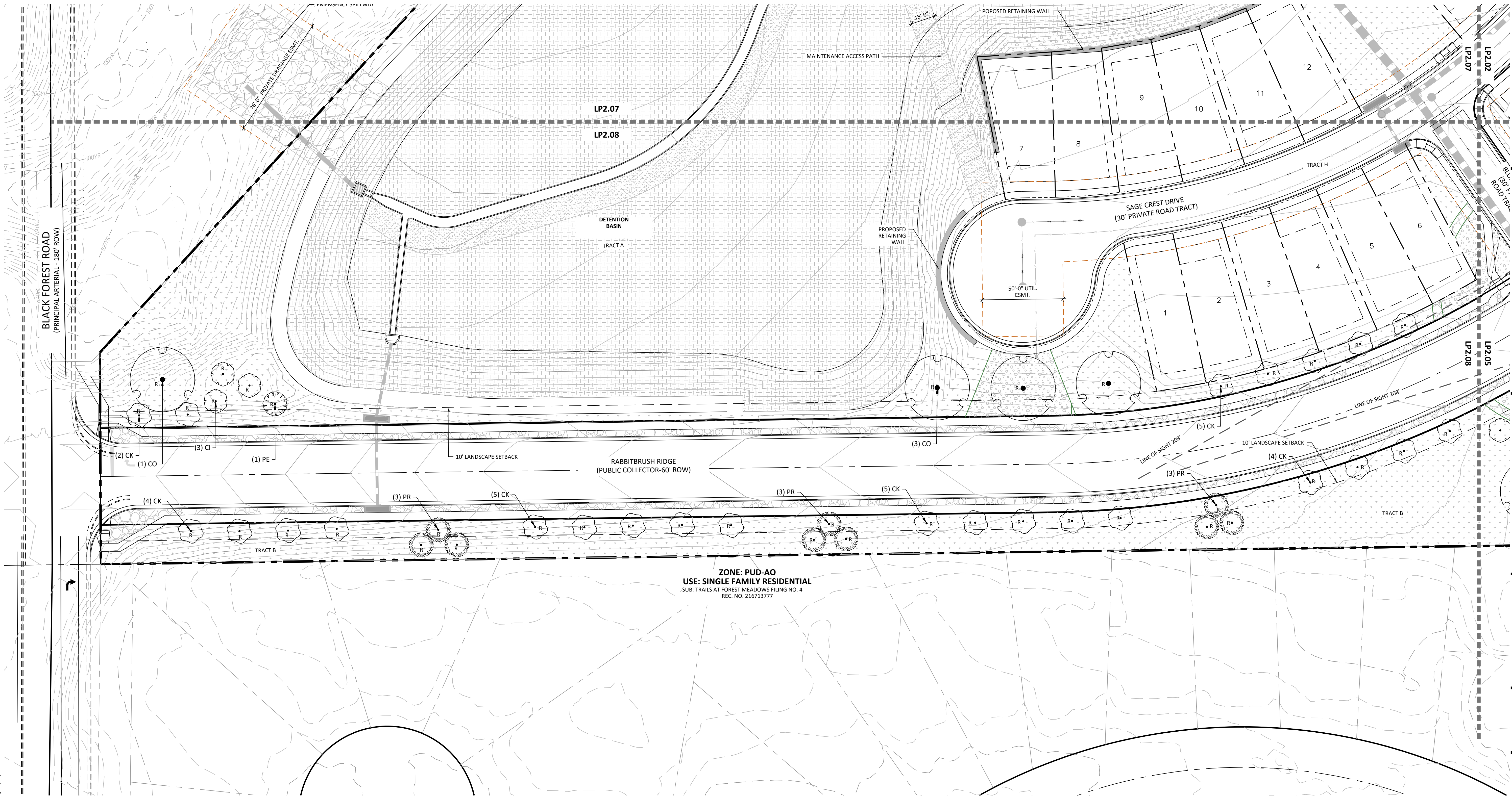
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35 OF 37

CPC #

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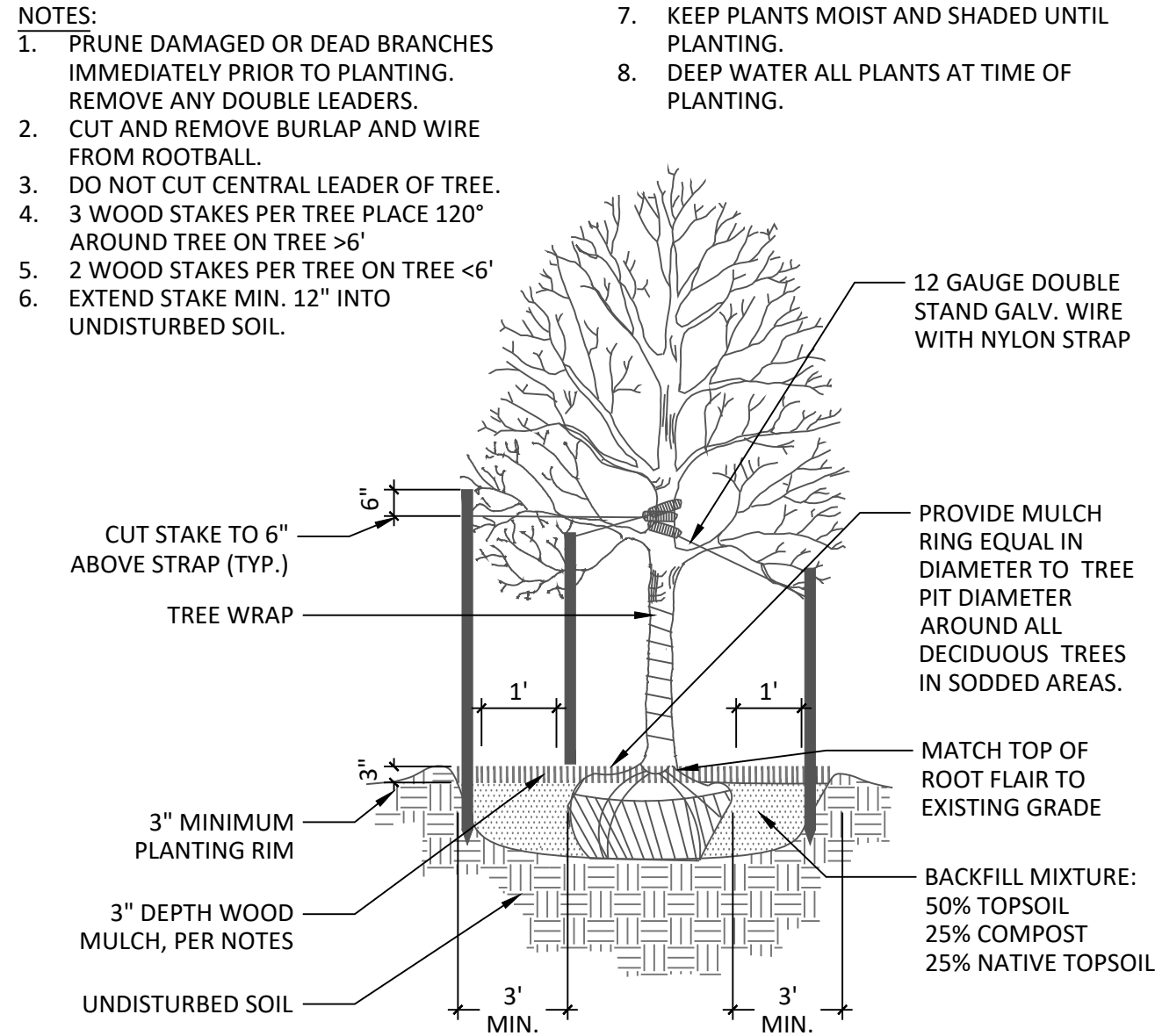
LANDSCAPE PLAN

LP2.08

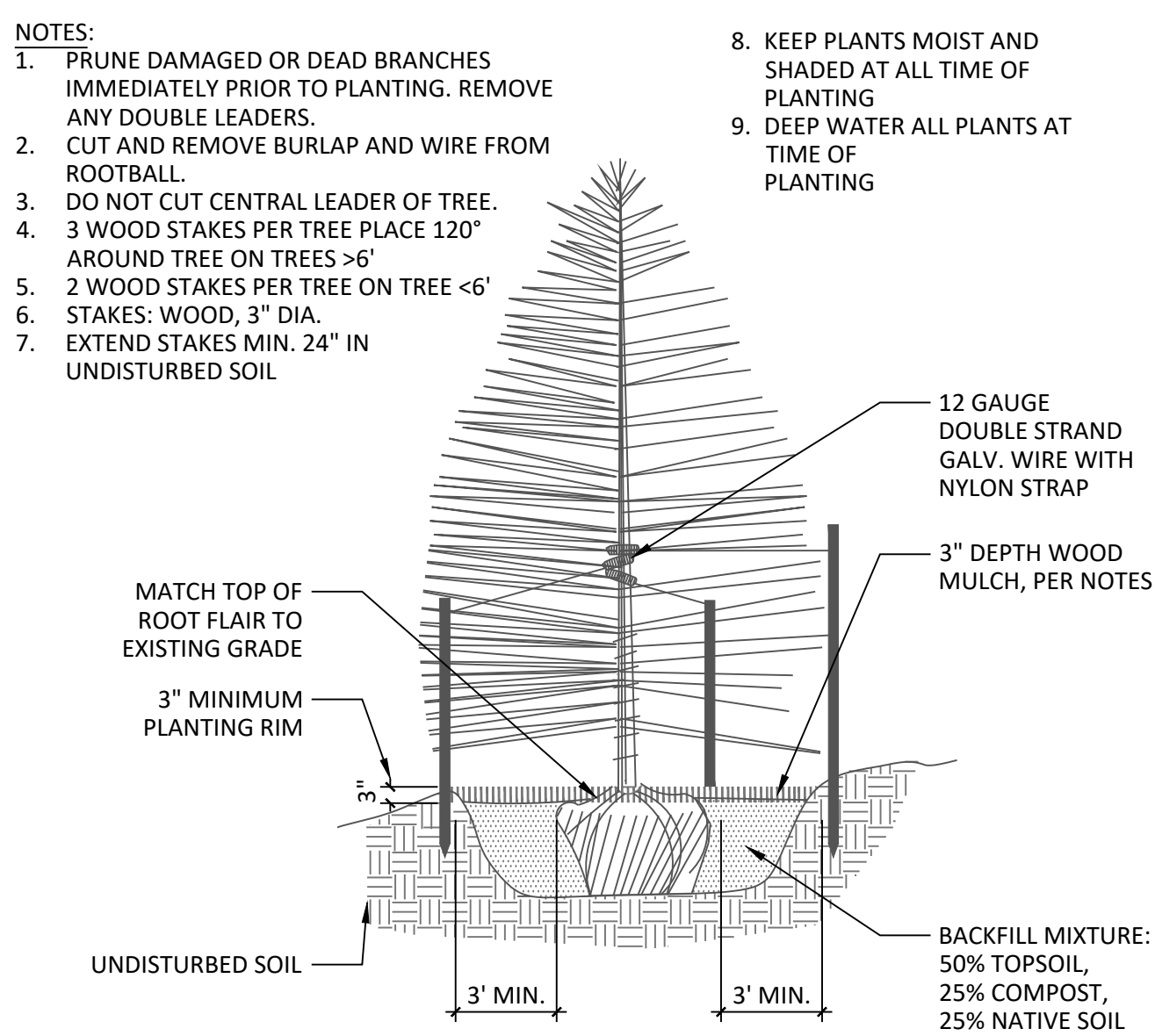
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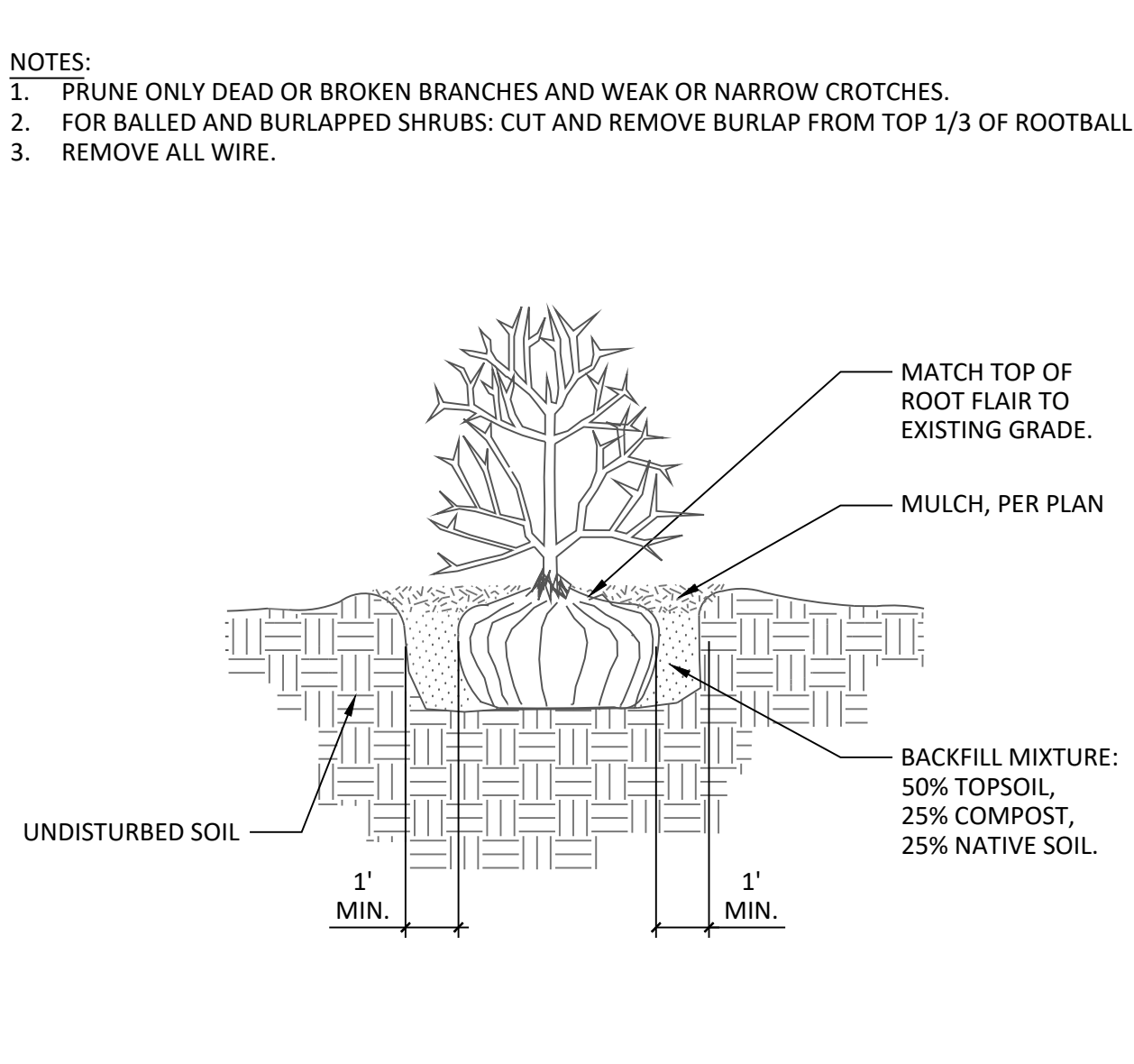
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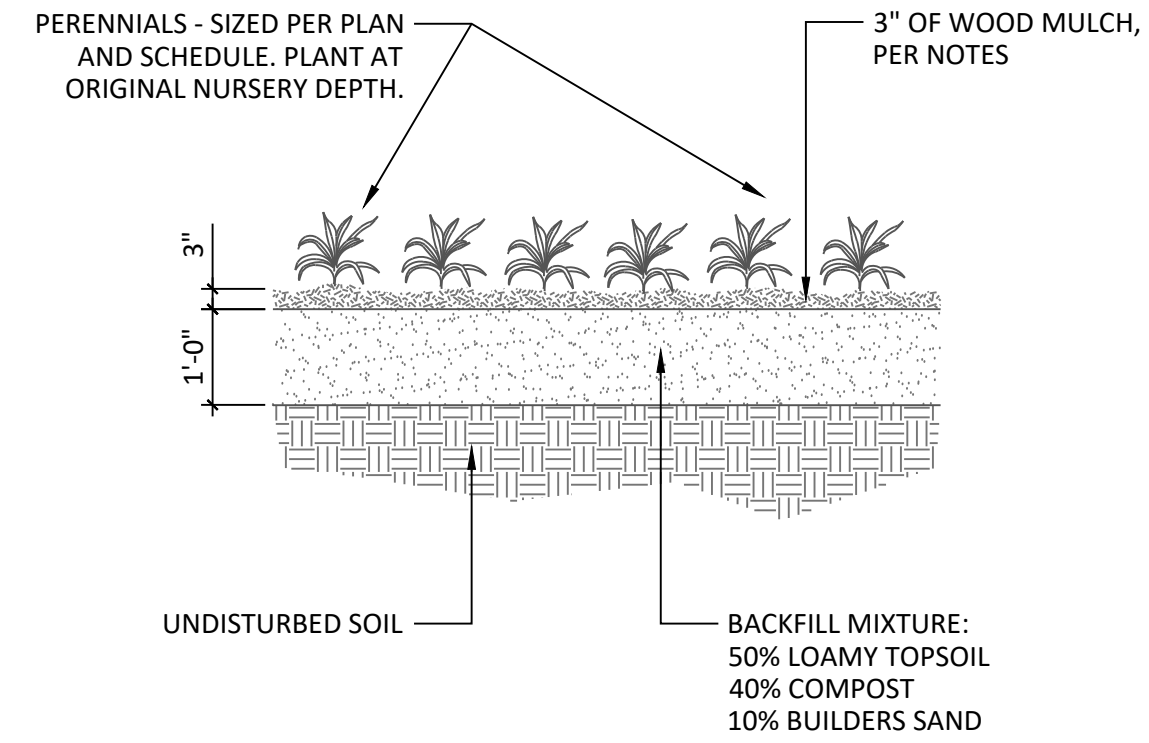
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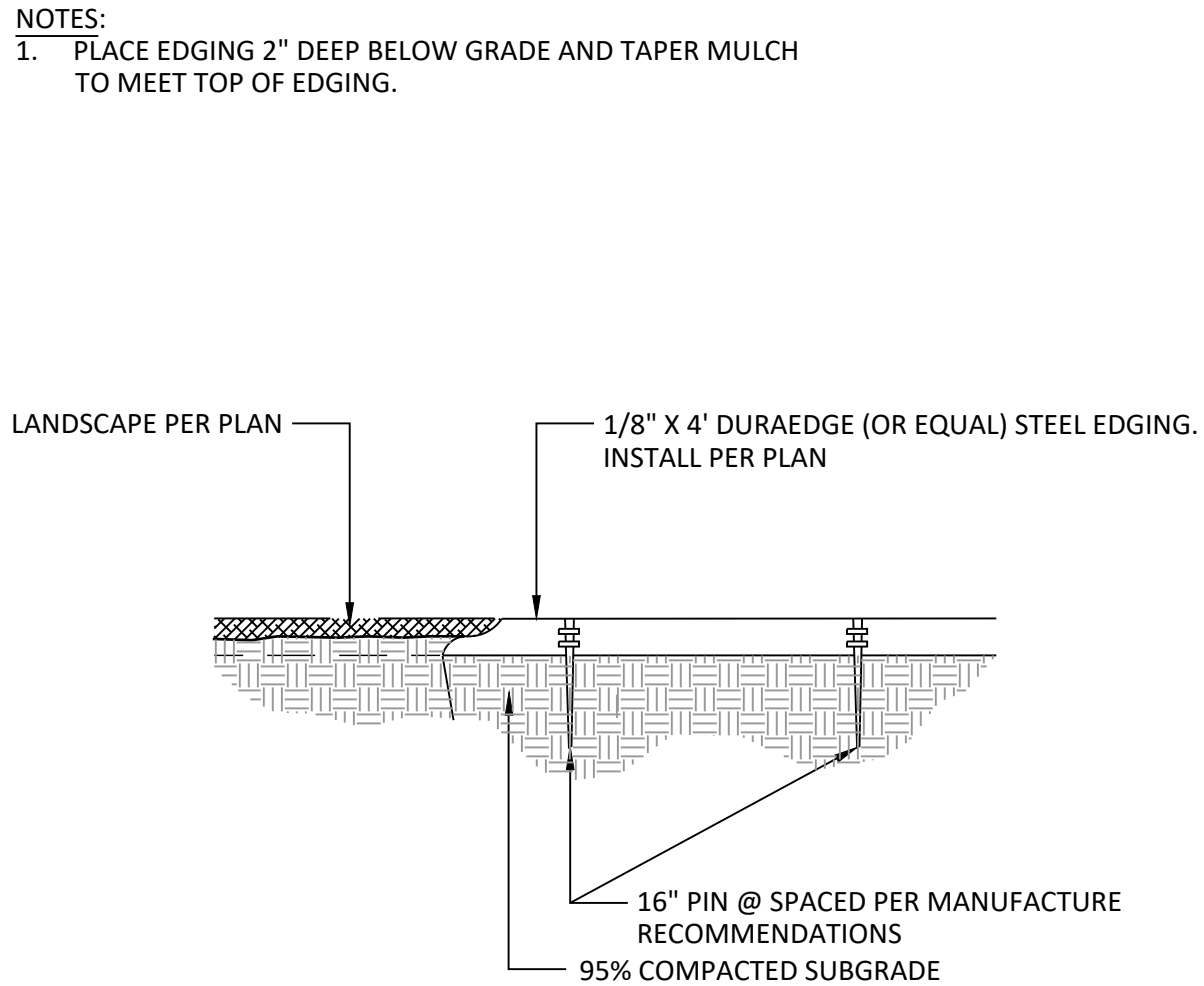
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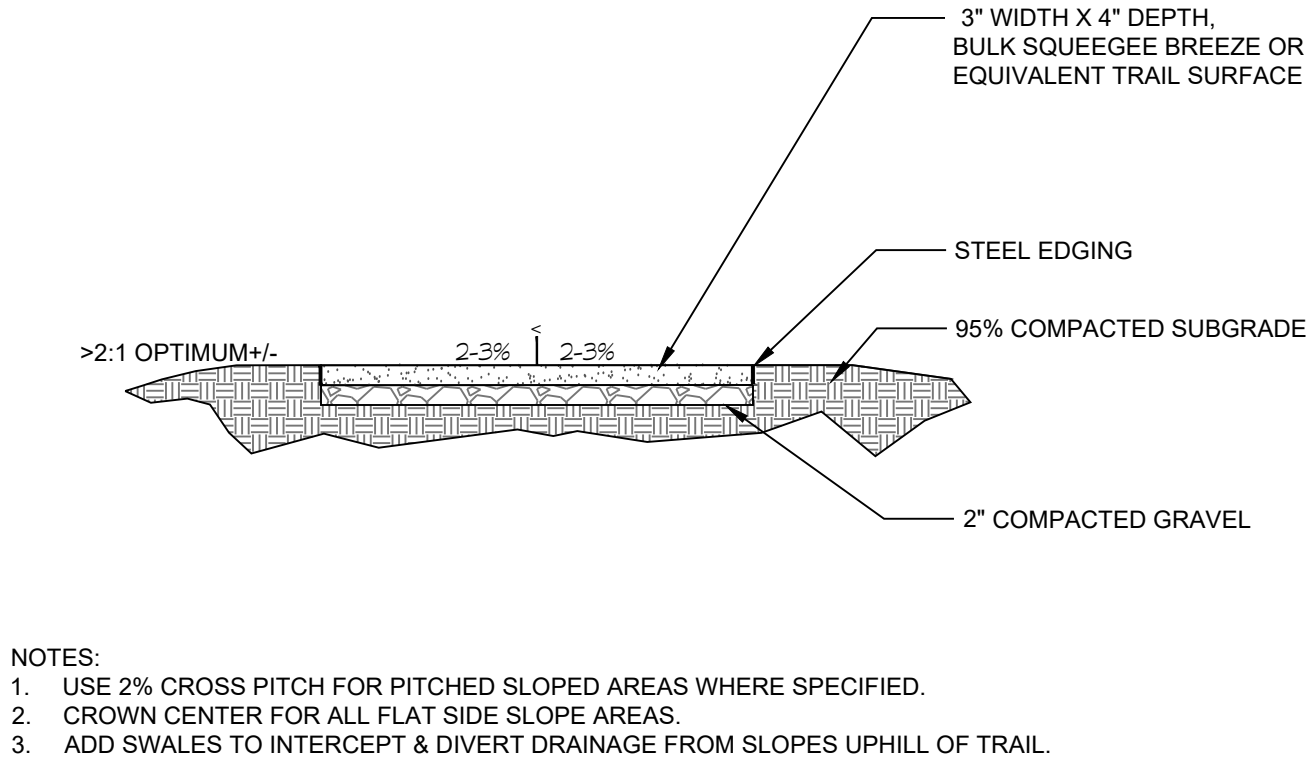
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NTS N-PL-05



4 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07



5 STEEL EDGING
NTS N-ED-01



6 BREEZE TRAIL
NTS P-DA-01



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BLACK FOREST ROAD

OTHER INFO

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PROJECT MGR: A ODOM
PREPARED BY: T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE DETAILS

SHEET NUMBER/TITLE

LP3.01

37 OF 37

PLAN FILE #

CPC #

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- DECORATIVE ROCK MULCH: 3/4" ARKANDAD TAN, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL DECORATIVE ROCK MULCH AREAS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

GENERAL NOTES

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).

GENERAL CONSTRUCTION NOTES

- PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
- CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE SUBCONTRACTOR. STAKING SHALL BE COORDINATED TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- SUBCONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT SUBCONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS AND CURBS BY ANY CONSTRUCTION OR MAINTENANCE RELATED EQUIPMENT. THE BUILDING SERVICE MANAGER OR FACILITY SERVICE MANAGER SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE SUBCONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
- SUBCONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER AND/OR THEIR ASSIGNED OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
- ANY NECESSARY FIELD CHANGES TO PROJECT SCOPE DURING CONSTRUCTION SHOULD BE COORDINATED WITH OWNER AND/OR THEIR ASSIGNED PRIOR TO COMMENCEMENT OF WORK.
- SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. SUBCONTRACTOR WILL ASSUME ALL COST ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
- SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON HIS PART. SUBCONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
- SUBCONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER AND/OR THEIR ASSIGNED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER AND/OR THEIR ASSIGNED. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. THE OWNER AND/OR THEIR ASSIGNED RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

SOILS NOTES

- SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS.

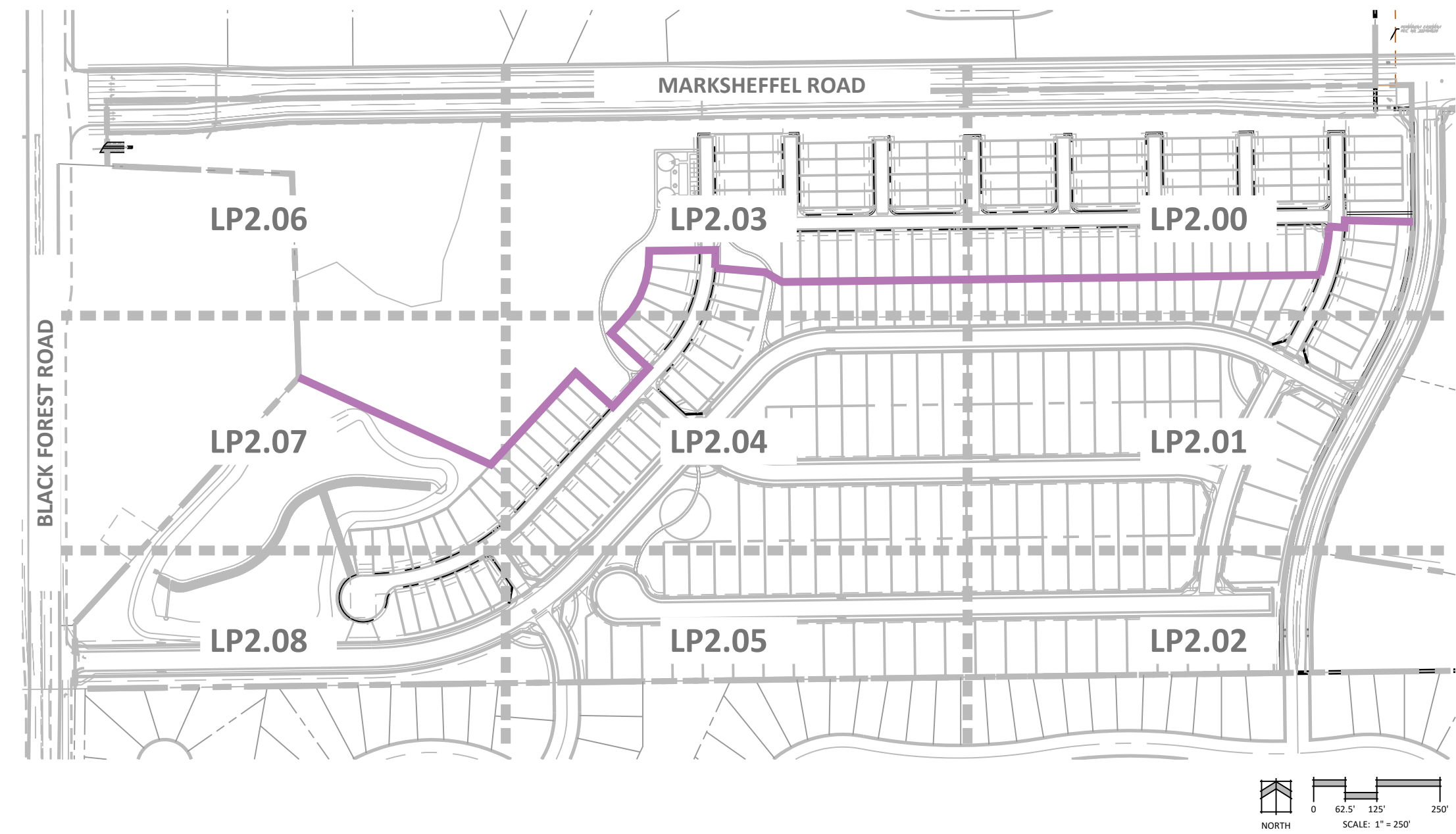
	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
PHOSPHORUS (P205)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
POTASSIUM (K2O)	00LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
SULFUR (S04-S)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
MANGANESE	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF

- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
 - CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
 - SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FALL NATIVE SEED MIX FERTILIZER, ETC. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
 - TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

EDGING NOTES

- ALL ROCK MULCH ADJACENT TO NATIVE SEED TO BE SEPARATED BY EDGING.
- SEPARATION BETWEEN ROCK MULCH EDGING TO BE PER PLAN.
- USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
- PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN.

KEY MAP



SEED NOTES

- SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED, OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE FREE OF NOXIOUS SPECIES, UNDESIRABLE SPECIES AS DEFINED IN THE SEEDING SPECIFICATION, AND AGGRESSIVE NON-NATIVE SPECIES INCLUDING BUT NOT LIMITED TO CHEATGRASS, KOCHIA, SMOOTH BROME, AND RUSSIAN THISTLE.
- ALL SEED SHALL BE FURNISHED IN BAGS OR CONTAINERS CLEARLY AND PROPERLY LABELED. CERTIFICATION LABELS WHICH INDICATE TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED SPECIES, THE LOT NUMBER, NET WEIGHT, ORIGIN, THE PERCENT OF WEED SEED CONTENT, THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION, POUNDS OF PURE LIVE SEED (PLS) OF EACH SEED SPECIES, THE TOTAL POUNDS OF PLS, AND TEST DATE. SIGNED STATEMENTS OF GUARANTEE, SEED CERTIFICATIONS, AND SEED LOT ANALYSIS FROM VENDORS WHO SUPPLY SEED AND SOIL CONDITIONER SHALL BE SUBMITTED FOR ALL SEED MATERIALS AND CONFIRMED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. ALL SEED SHALL BE GUARANTEED FOR PURITY AND GERMINATION, FREE OF NOXIOUS WEED SEED AND SUPPLIED ON A PURE LIVE SEED (PLS) BASIS. SEED CERTIFICATION SHOULD PROVIDE INFORMATION THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY FOR SEED TESTING WITHIN 12 MONTHS PRIOR TO THE DATE OF SEEDING.
- ANY SUBSTITUTIONS OF SEED SPECIES MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF SEED TO CONSTRUCTION SITE.
- ALL MATERIALS SHALL BE STORED IN A MANNER THAT WILL PREVENT THEM FROM COMING INTO CONTACT WITH PRECIPITATION, SURFACE WATER, OR ANY OTHER CONTAMINATING SUBSTANCE. ANY MATERIALS THAT HAVE BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE SHALL NOT BE USED.
- SEEDING OR PLANTING SHALL NOT OCCUR WHEN THE GROUND IS FROZEN, WHEN FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS, OR WHEN CONDITIONS ARE OTHERWISE UNSUITABLE.
- NATIVE SEEDING SHALL BE RESTRICTED TO BETWEEN SPRING THAW AND JUNE 1 AND BETWEEN SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE AND SHALL NOT BE APPLIED DURING INCLEMENT WEATHER INCLUDING RAIN AND HIGH WINDS, OR WHEN SOIL MOISTURE IS TOO HIGH TO EVENLY DISTRIBUTE SEED.
- IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE NATIVE SEEDING PERIOD, OR IF THERE ARE UNSUITABLE SITE CONDITIONS, THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED.
- SEEDING METHOD: DRILL SEEDING SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF PREPARING THE SEEDING SURFACE.
 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- FOLLOWING SEEDING, ALL SEEDED AREAS SHALL BE WATERED SUFFICIENTLY AS TO SATURATE THE SOILS. HEAVY MACHINERY SHALL NOT BE DRIVEN ACROSS SEEDED AREAS TO AVOID RE-COMPACTION OF SOILS. ACCESS ROUTES SHALL BE REVEGETATED AFTER CONSTRUCTION.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - STRAW CRIMPING: ALL SLOPES LESS THAN 3:1 SHALL BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - HYDRO-MULCH: ALL SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL BE HYDRO-MULCHED.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- APPROVAL OF NATIVE SEED AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. VEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- NATIVE SEED AREAS SHALL BE MAINTAINED PER THE "NATIVE PLANT REVEGETATION GUIDE FOR COLORADO" (CPW, 1998).

PLANTING NOTES

- TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

LANDSCAPE SITE REQUIREMENTS

SETBACKS							
PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET	
ABREV			REQ.	PROV.	FOOTAGE	REQ.	REQUIRED
M	MARKSHEFFEL ROAD	PRINCIPAL ARTERIAL	25'	25'	1,585	1	20
B	BRUSHTOP ROAD	NON-ARTERIAL	15'	15'	1,140	1	30
R	RABBITBRUSH RIDGE (WEST OF SALTBRUSH RD)	NON-ARTERIAL	15'	15'	1,112	1	30
NO. OF TREES			SHRUB SUBSTITUTES		ORN GRASSES SUBS.	% LIVE GROUND PLANE	
REQ.	PROV.		REQ.	PROV.	REQ.	PROV.	
M	80	80					75%
B	38	38					75%
R	38	42					
BUFFERS							
PLAN	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH			LINEAR	LENGTH OF	% LIVE GROUND PLANE
ABREV		REQ.	PROV.		FOOTAGE	FENCE PROV.	REQ. PROV.
WB	WEST BOUNDARY	15	15		705	1 / 30	75%
NO. OF TREES (1/20')			EVERGREEN TREES		SHRUB SUBSTITUTES	ORN GRASSES SUBS.	
REQ.	PROV.		REQ. (33%)	PROV.	REQ.	PROV.	REQ. PROV.
W	24	24 (PROVIDED INTERNALLY)	N/A	N/A			

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
DECIDUOUS TREES							
	BM	38	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	25'	25'	1.5" CAL.	B&B
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	50'	40'	1.5" CAL.	B&B
	CK	49	PHELLODENDRON AMURENSE / AMUR CORKTREE	25'	15'	1.5" CAL.	B&B
EVERGREEN TREES							
	PR	44	PINUS ARISTATA / BRISTLECONE PINE	30'	15'	6' HT.	B&B
	PE	30	PINUS EDULIS / PINYON PINE	25'	15'	6' HT.	B&B
ORNAMENTAL TREES							
	CI	29	CRATAEGUS CRUS-GALLI INERMIS / THORNLES COCKSPUR HAWTHORN	20'	15'	1" CAL.	B&B

GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL.)	148,240 SF
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF



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

Tel. 719.471.0073

Fax 719.471.0267

www.nescolorado.com

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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT

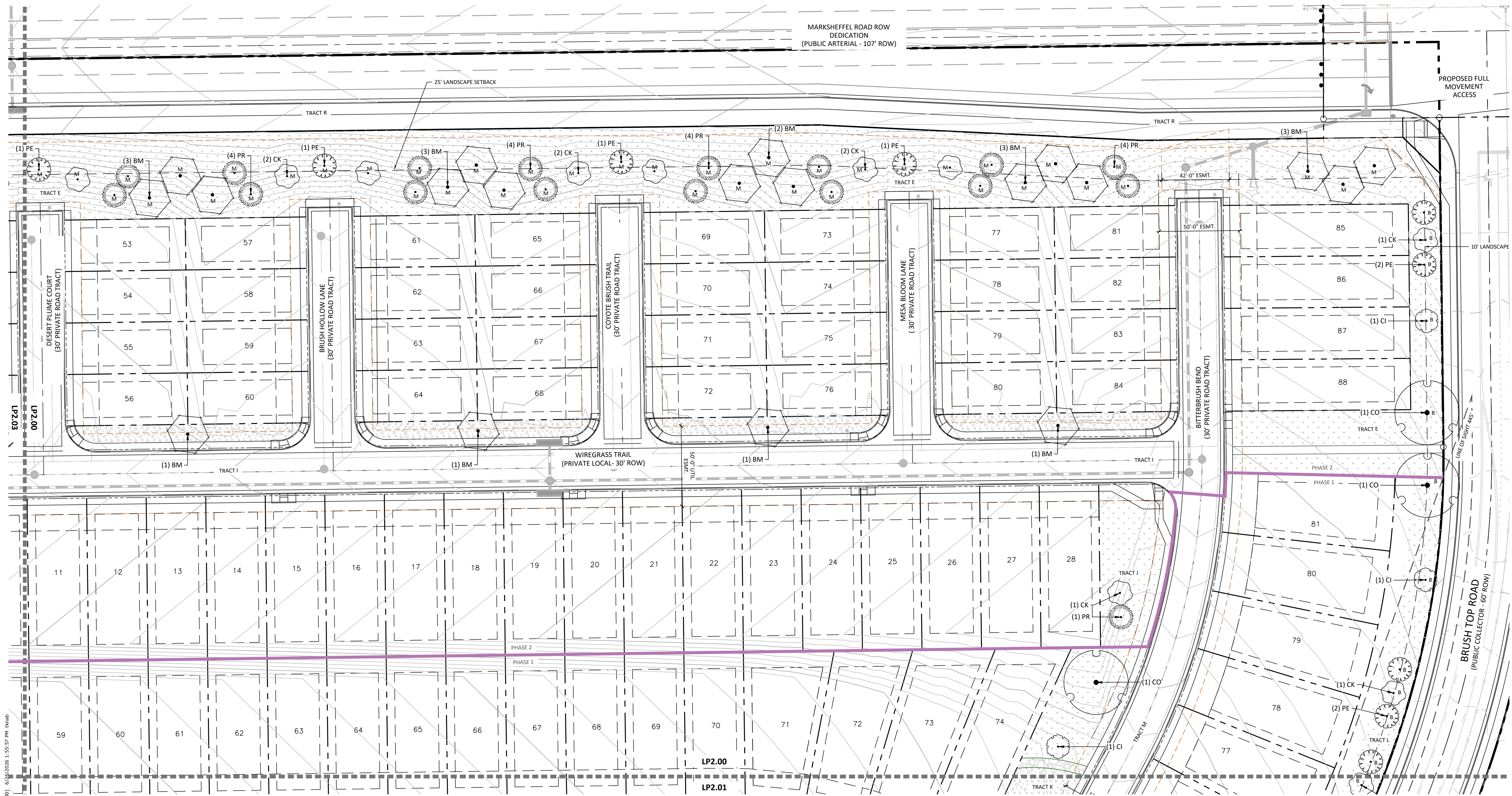
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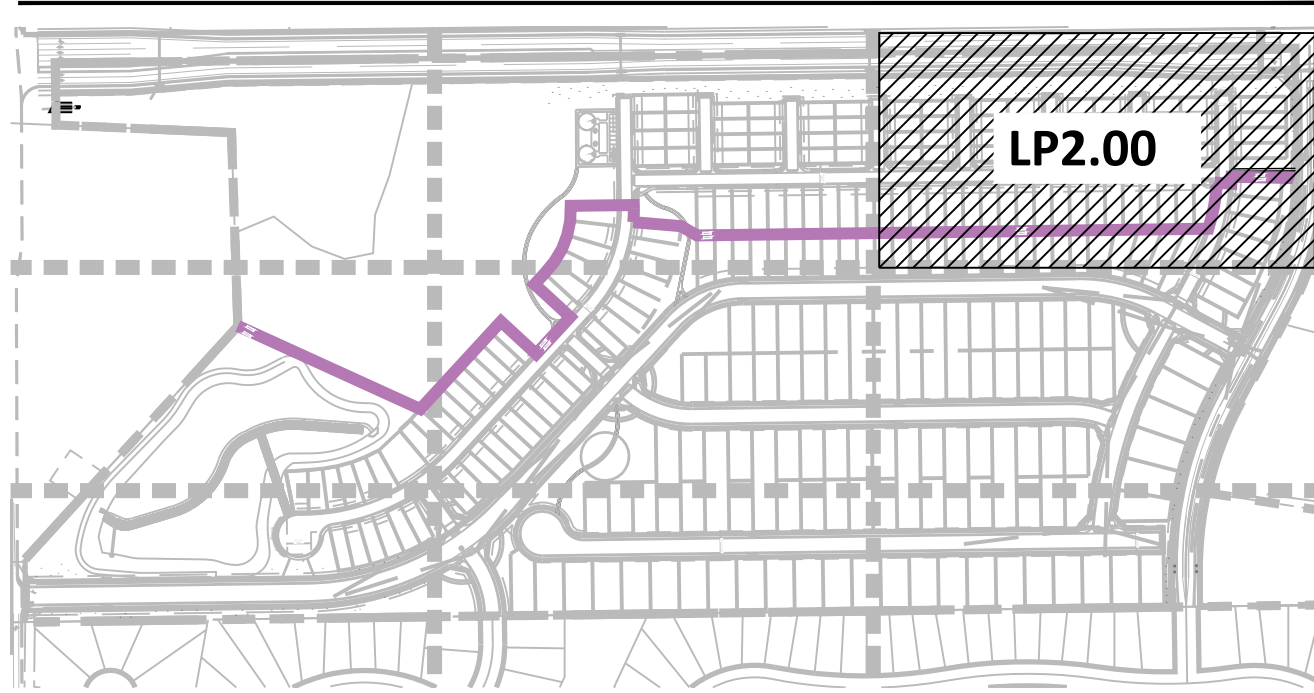
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP

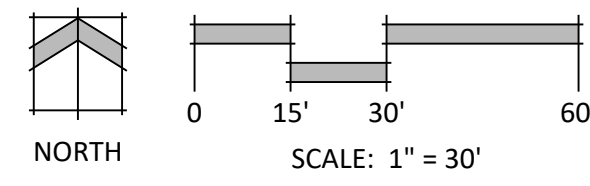


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	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



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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SCHMIDT PARCEL
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

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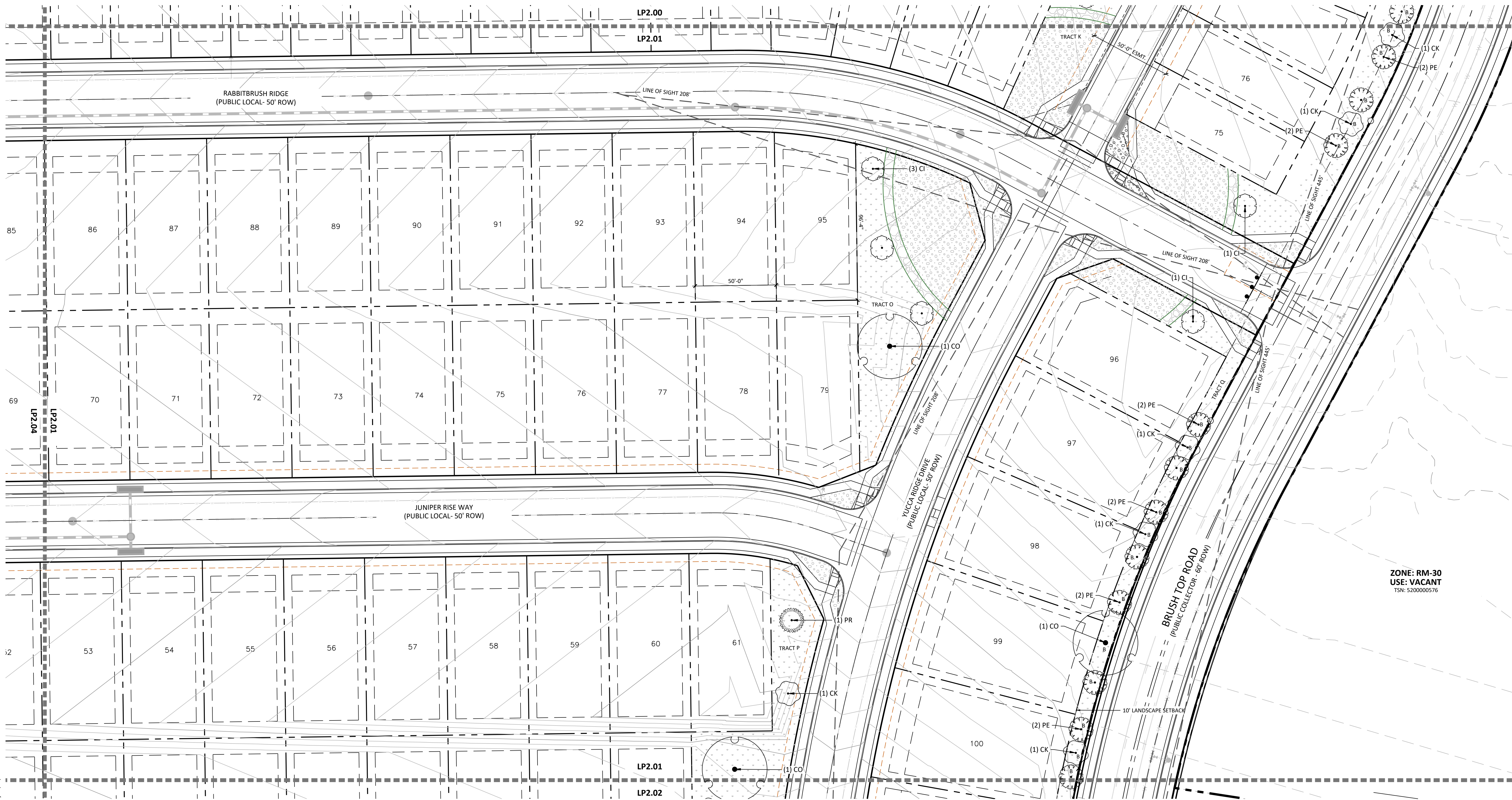
LANDSCAPE PLAN

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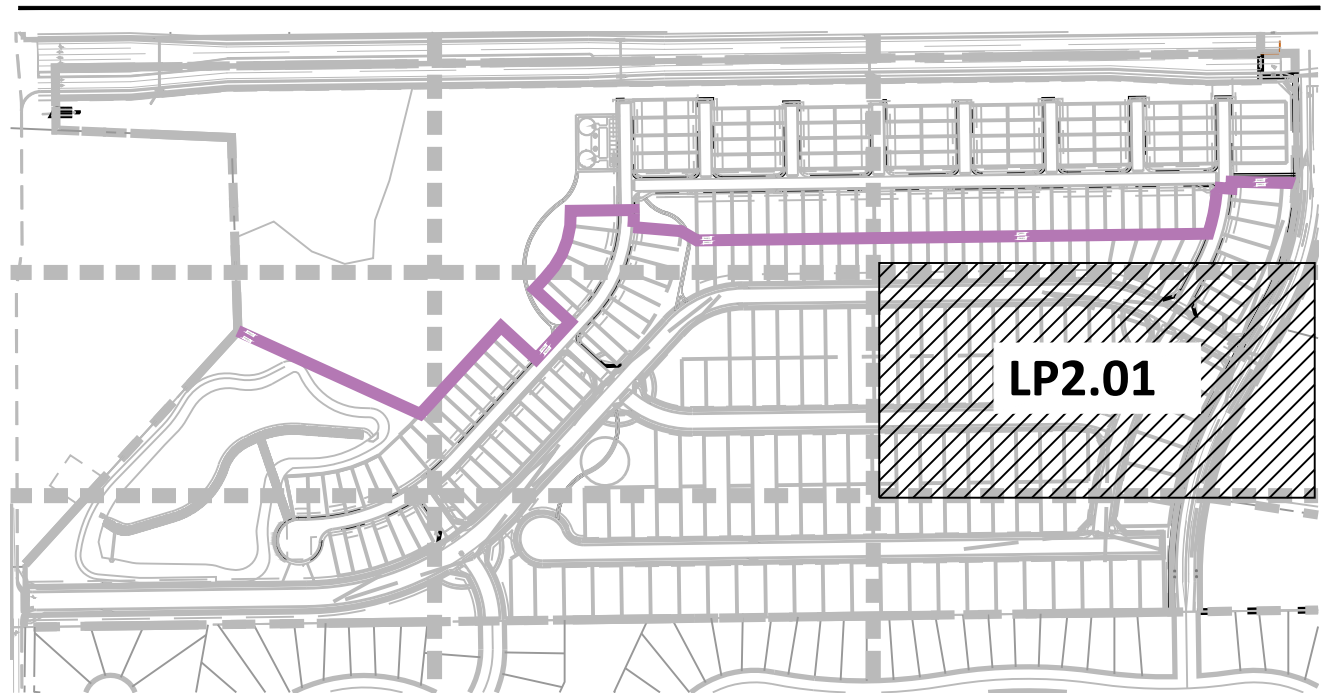
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP

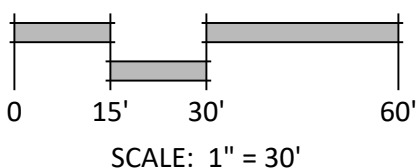
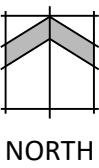


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	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



SCALE: 1" = 30'



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SCHMIDT PARCEL
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT

DATE: BY: DESCRIPTION:

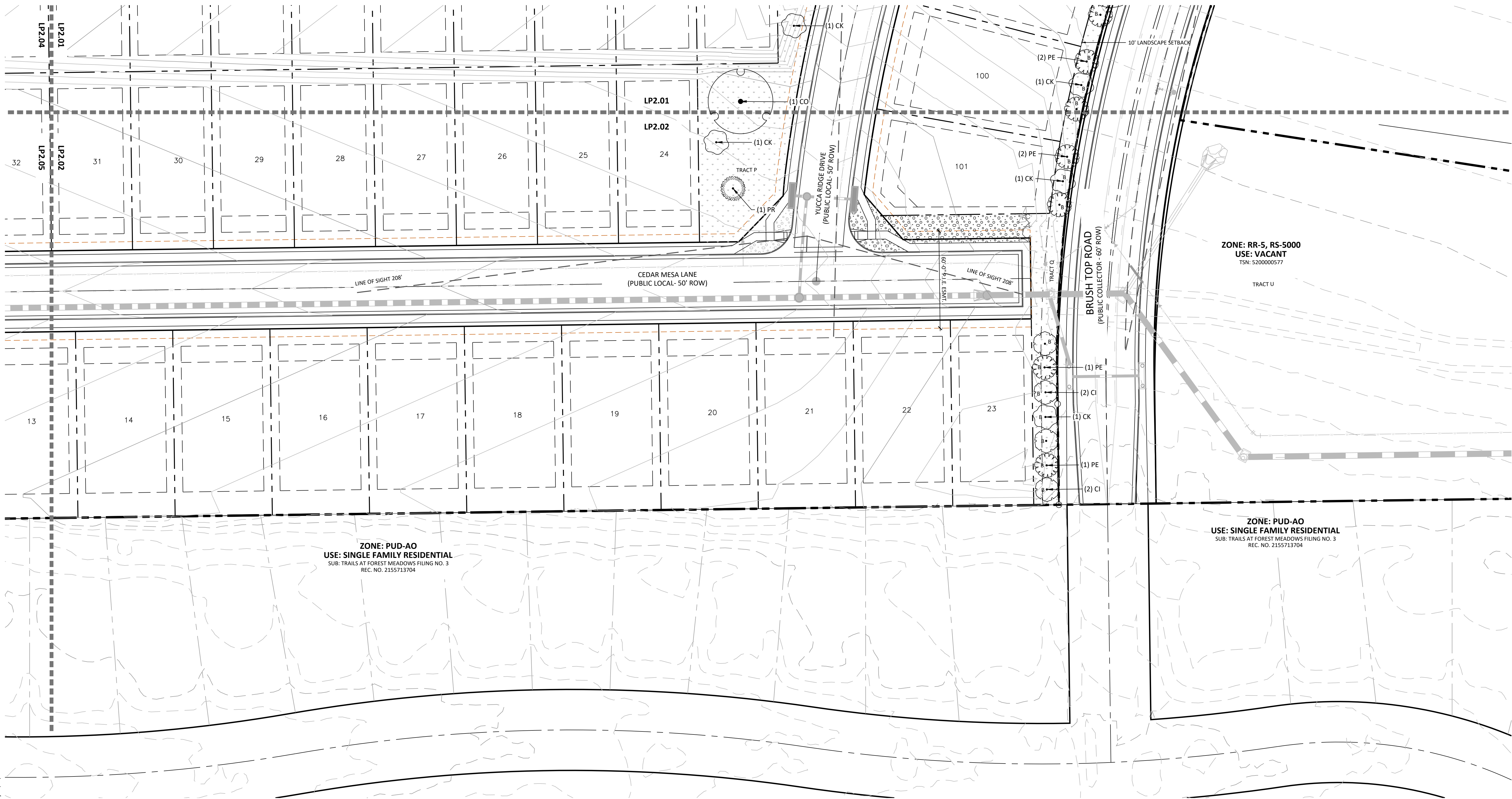
LANDSCAPE PLAN

LP2.01

29 OF 37

CPC #

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

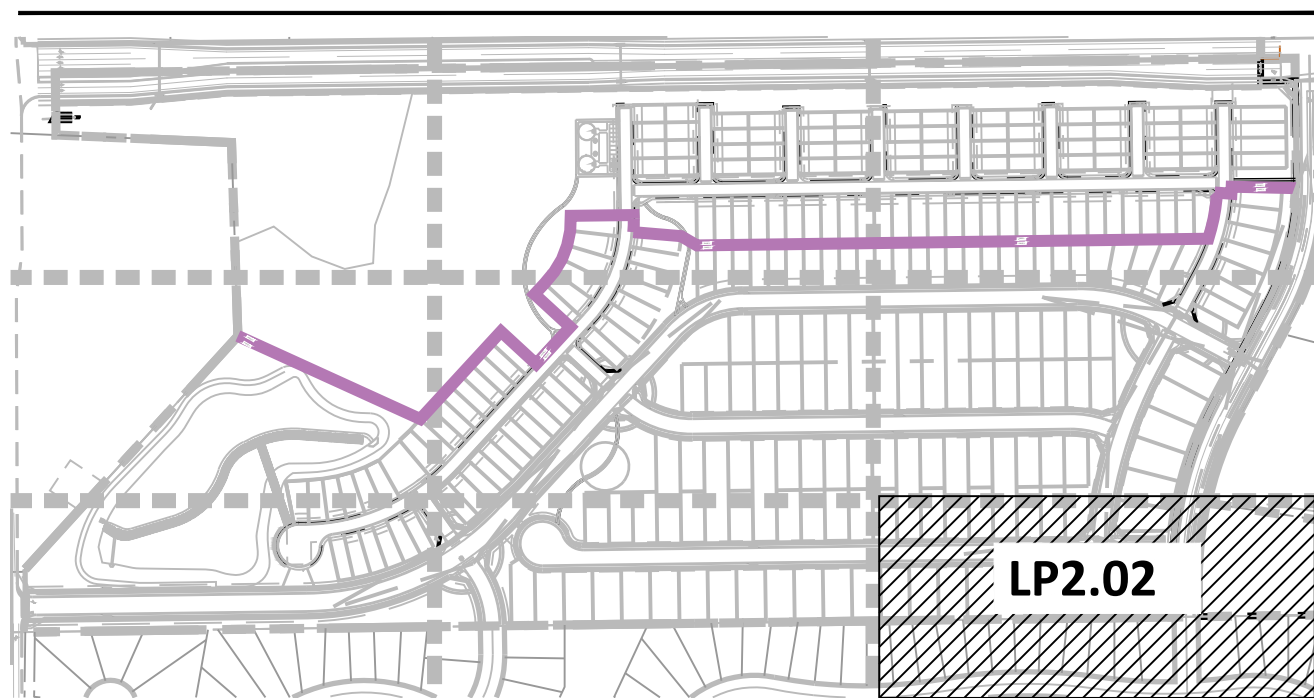


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USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

ZONE: RR-5, RS-5000
USE: VACANT
TSN: 5200000577

ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

KEY MAP

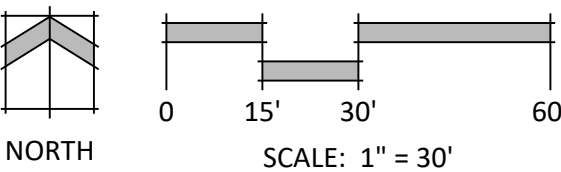


GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



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PROJECT MGR:
PREPARED BY:

06.12.26
A ODOM
T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

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PLAN FILE #

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SCHMIDT PARCEL
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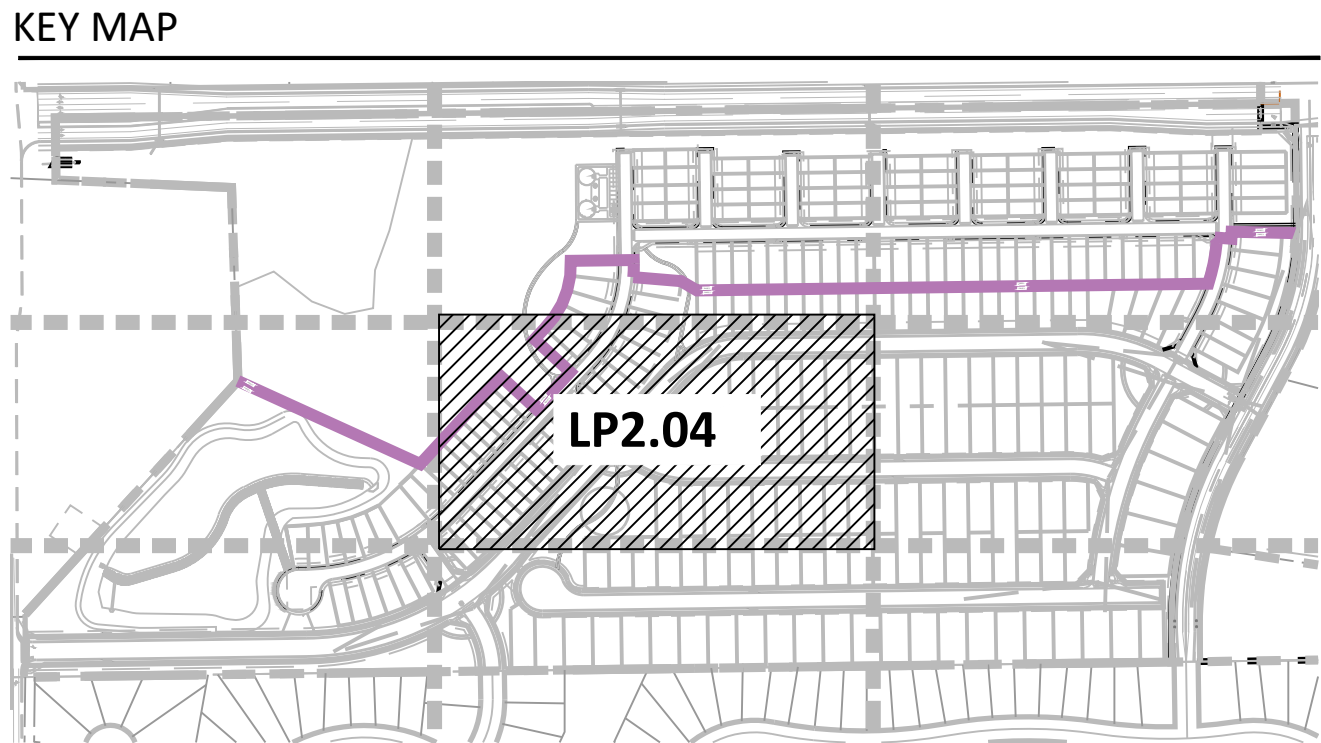
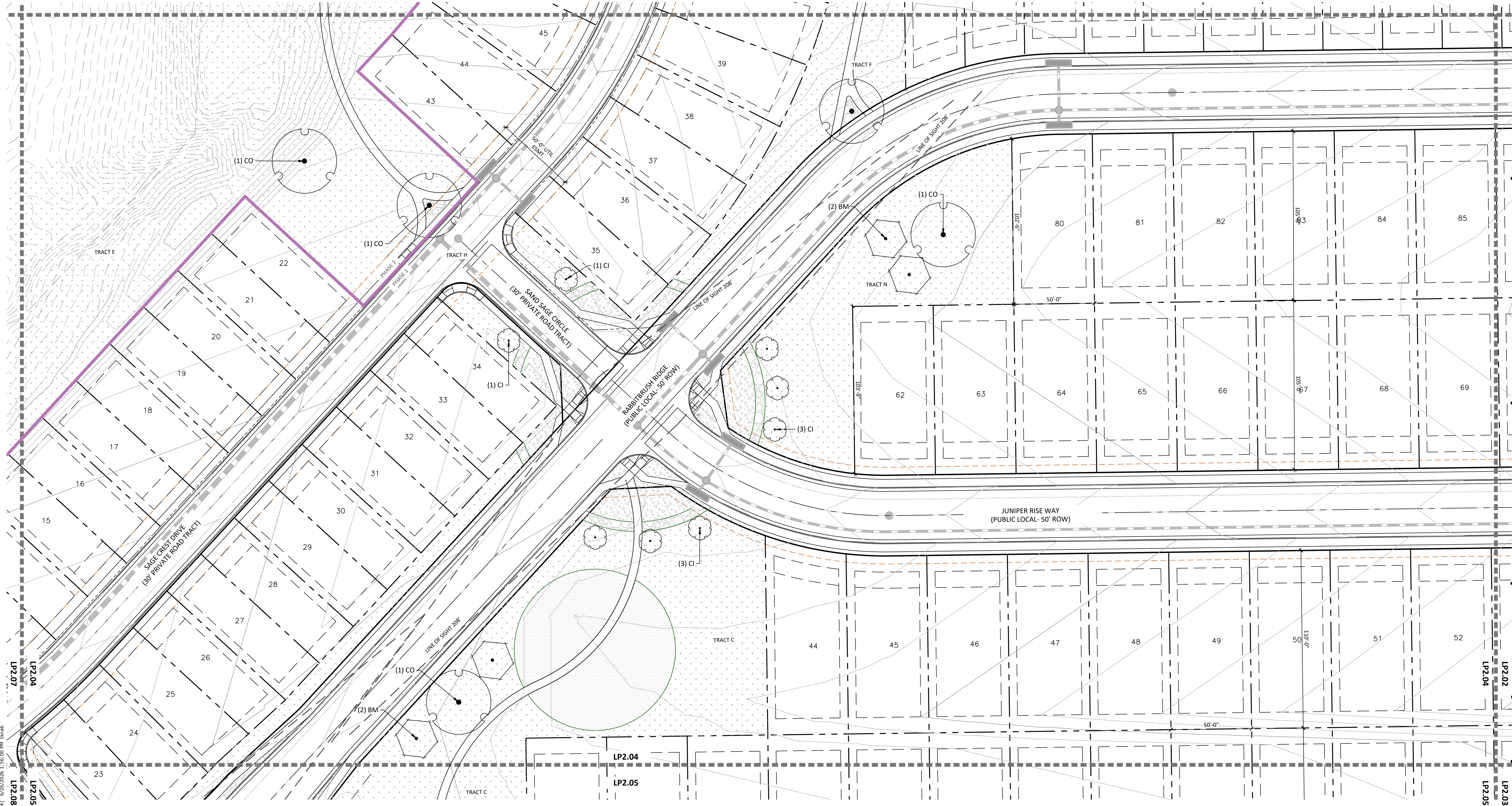
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PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT		
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN		
DATE:	BY:	DESCRIPTION:

LP2.04
32 OF 37
CPC #

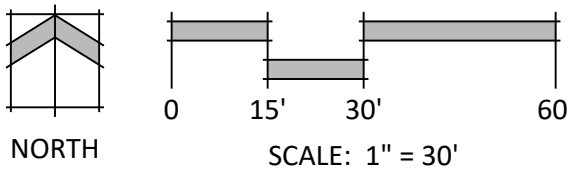


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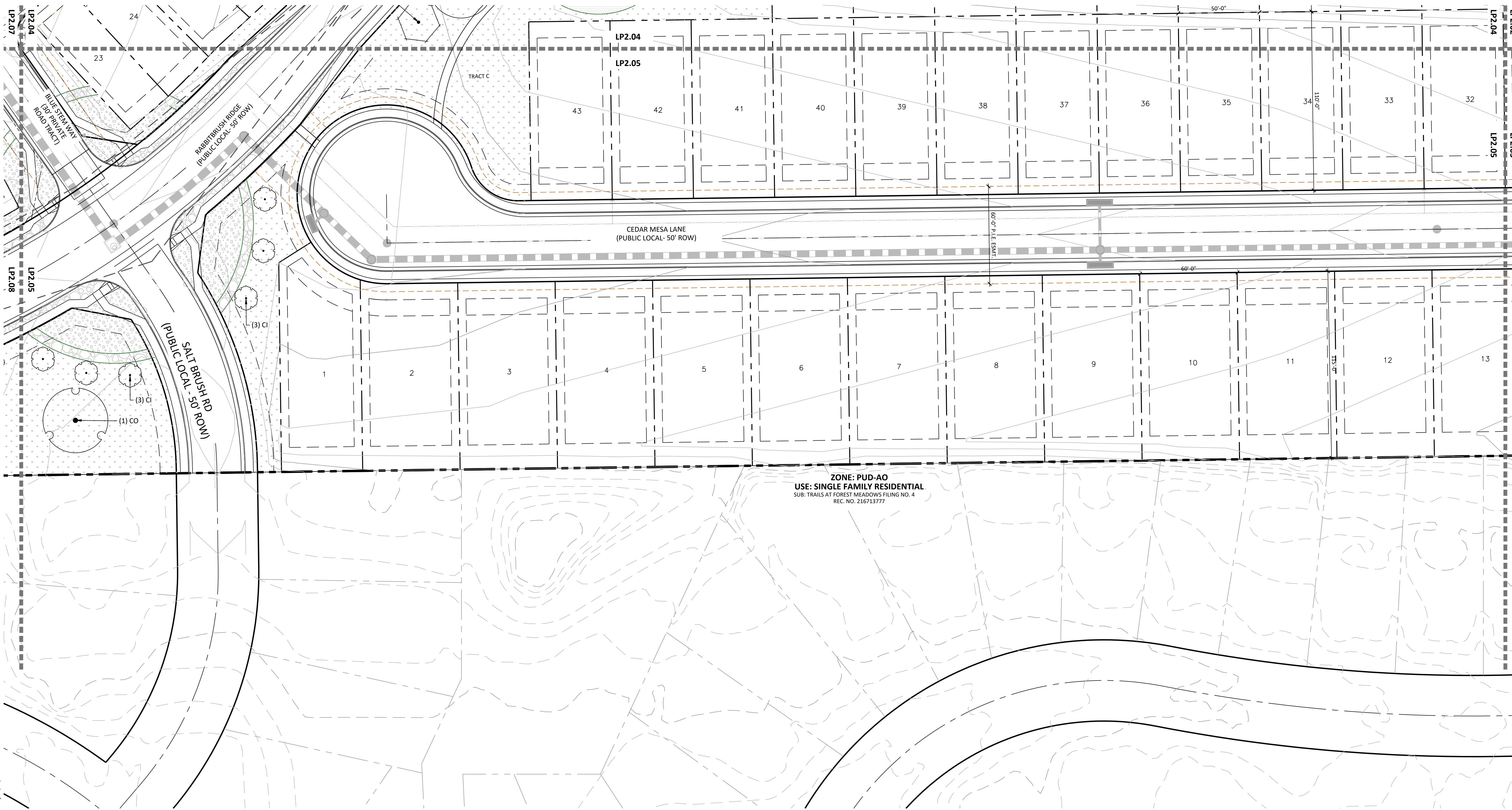
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- - -	LOT BOUNDARY
---	TRACT
---	SIDEWALK
---	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	100-YR FLOOD
---	LINE OF SIGHT
---	MATCHLINE
---	PHASE LINE
---	STEEL EDGING



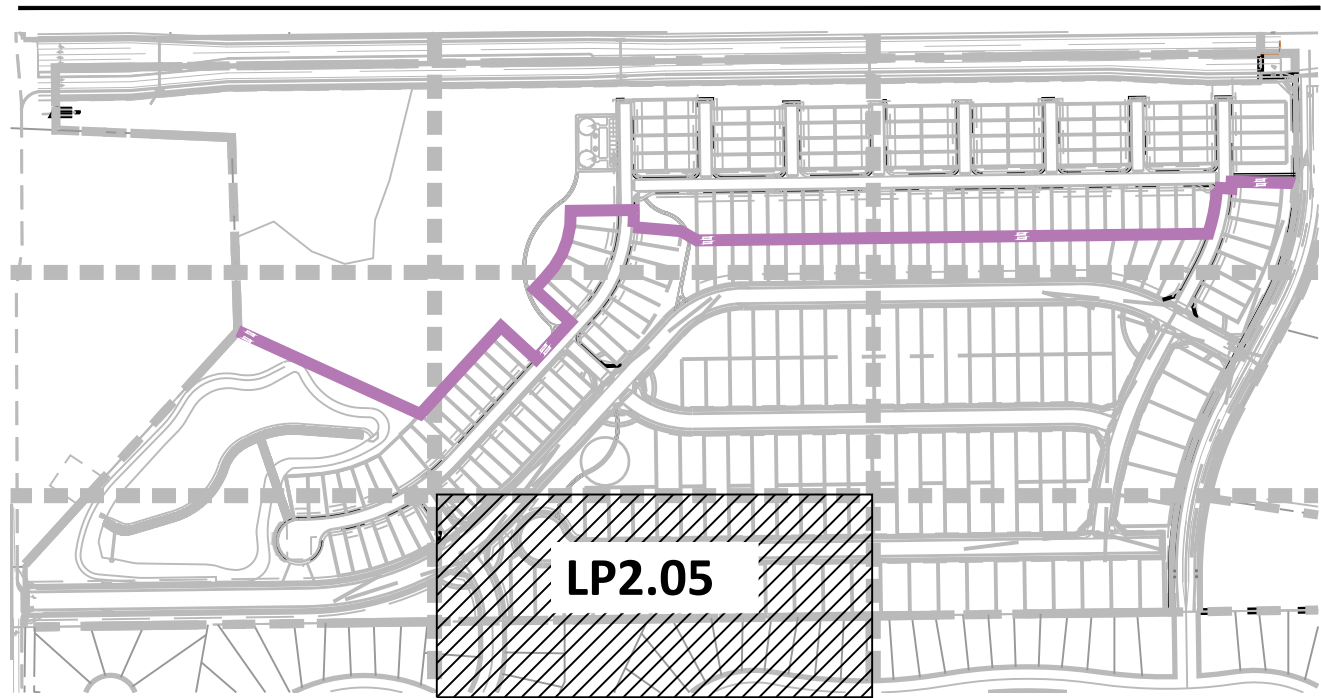
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

KEY MAP



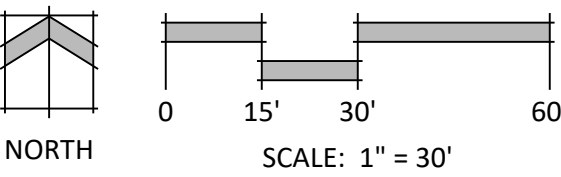
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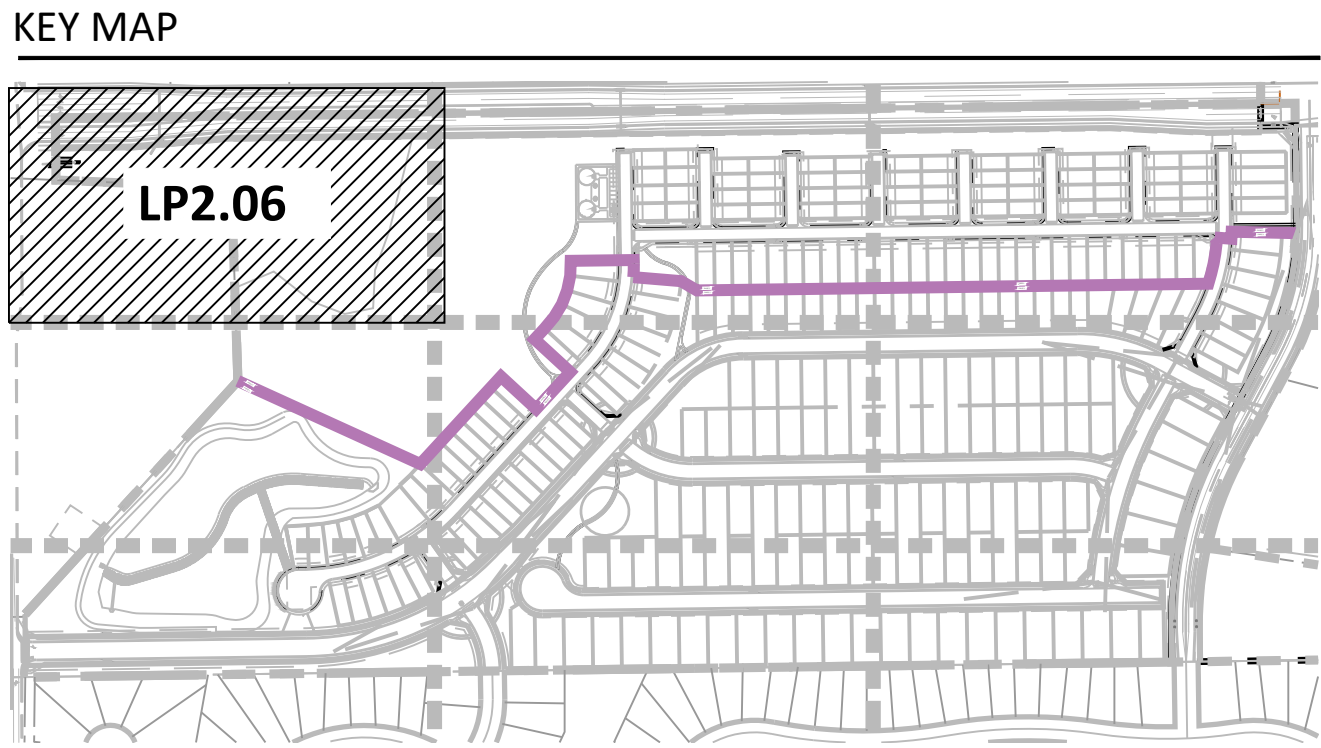
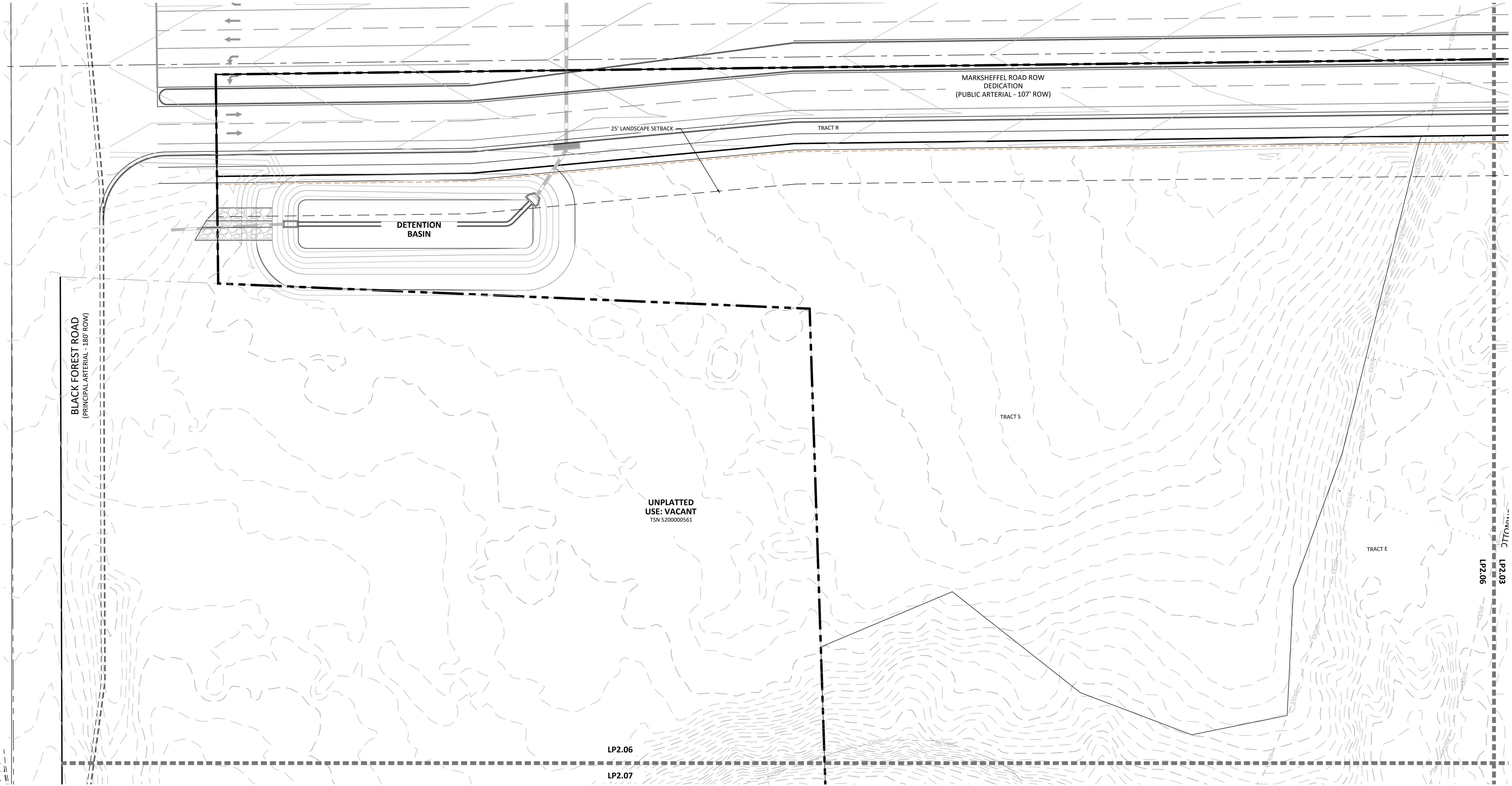
LP2.05
33 OF 37

CPC #

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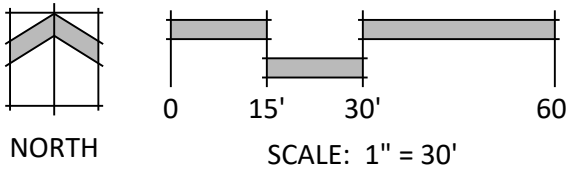


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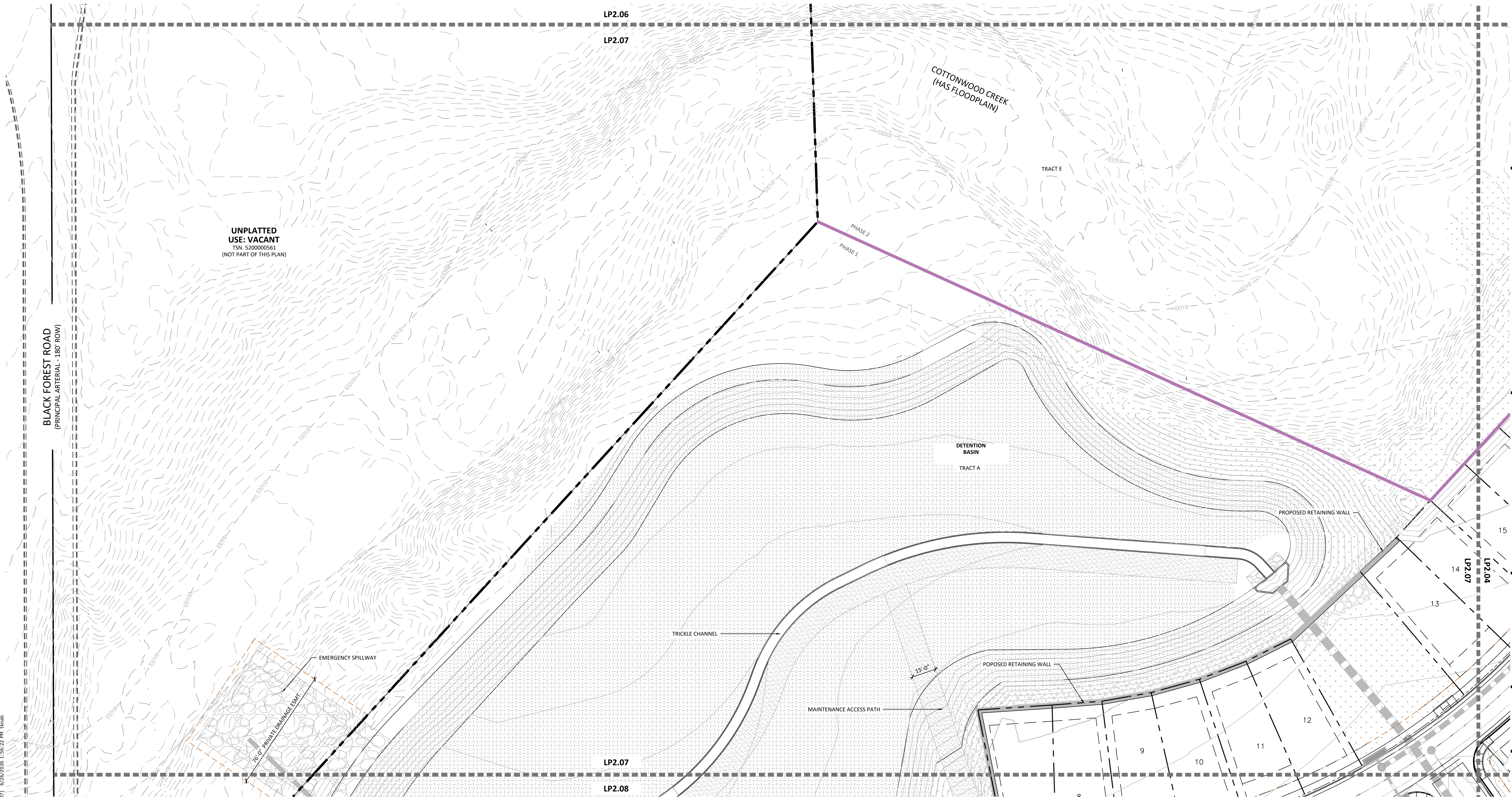
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LP2.06
34 OF 37

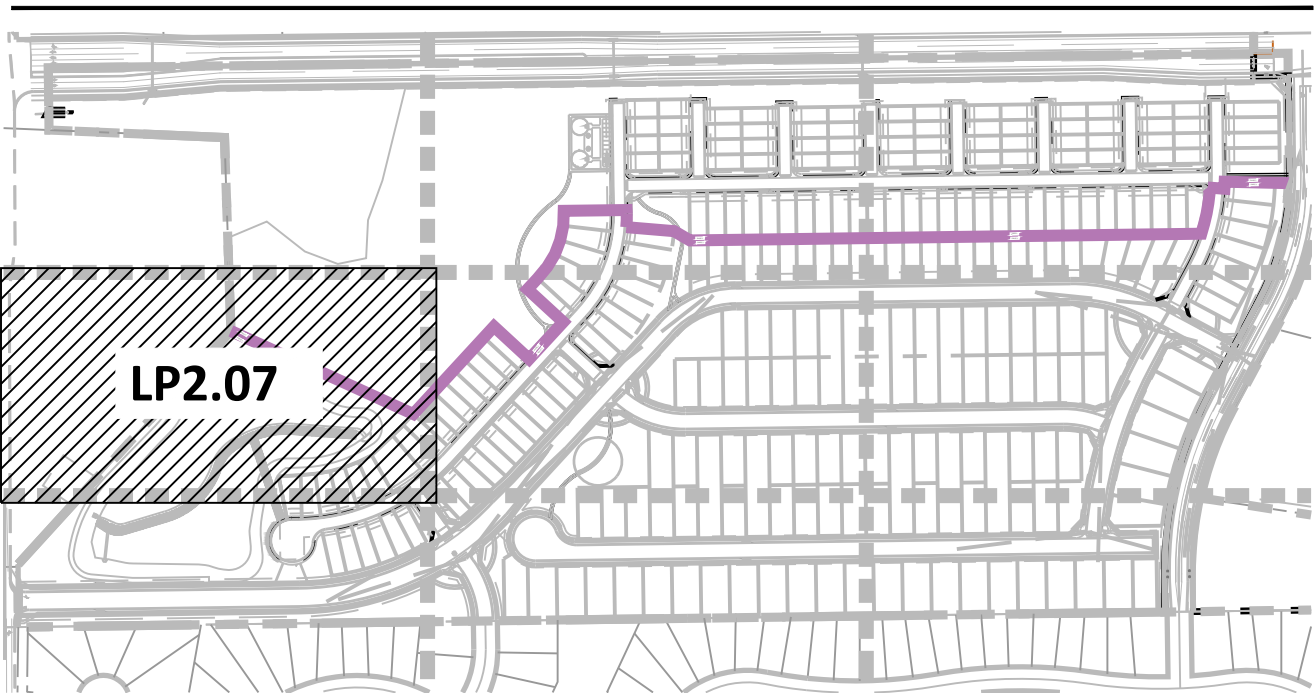
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KEY MAP



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ISSUE INFO

LANDSCAPE PLAN

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ISSUE / REVISION

SHEET DESCRIPTION

SHEET NUMBER/TITLE

PLAN FILE #

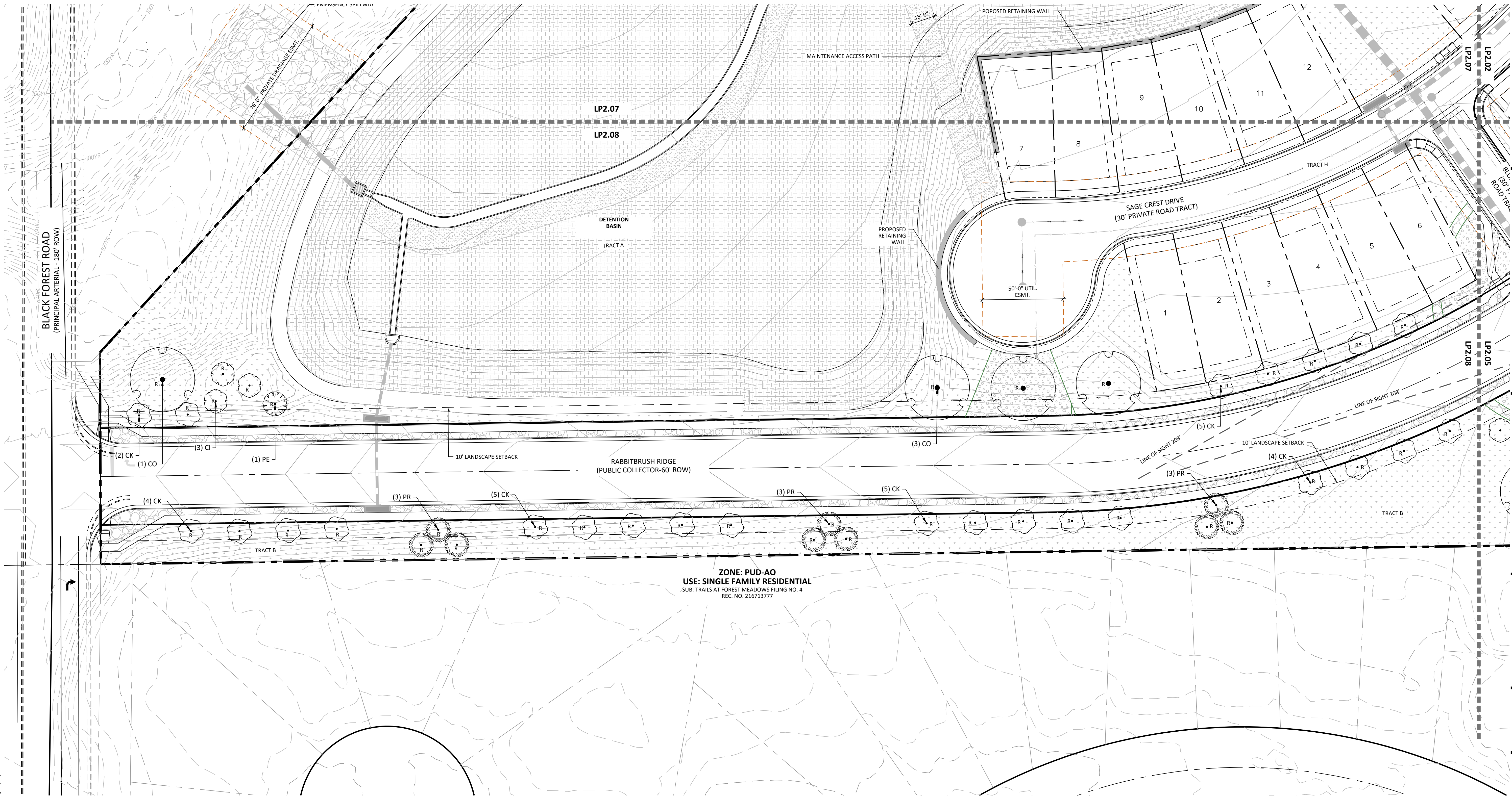
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EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

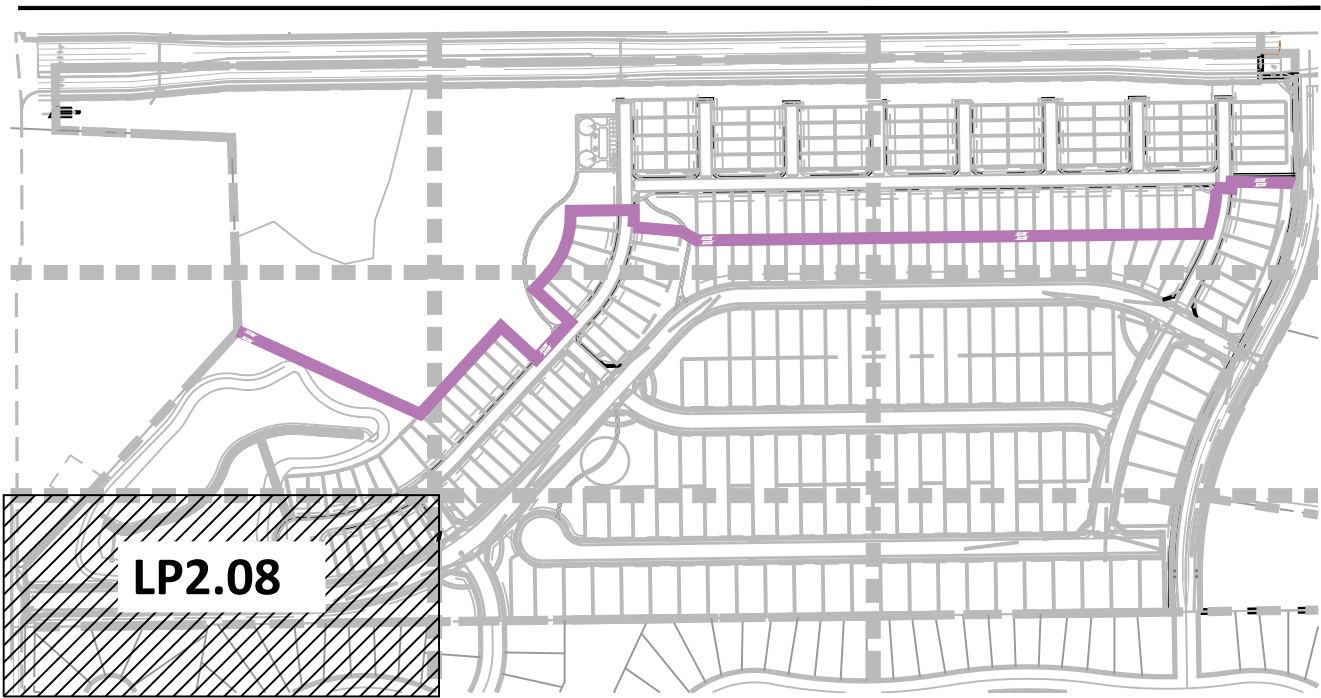


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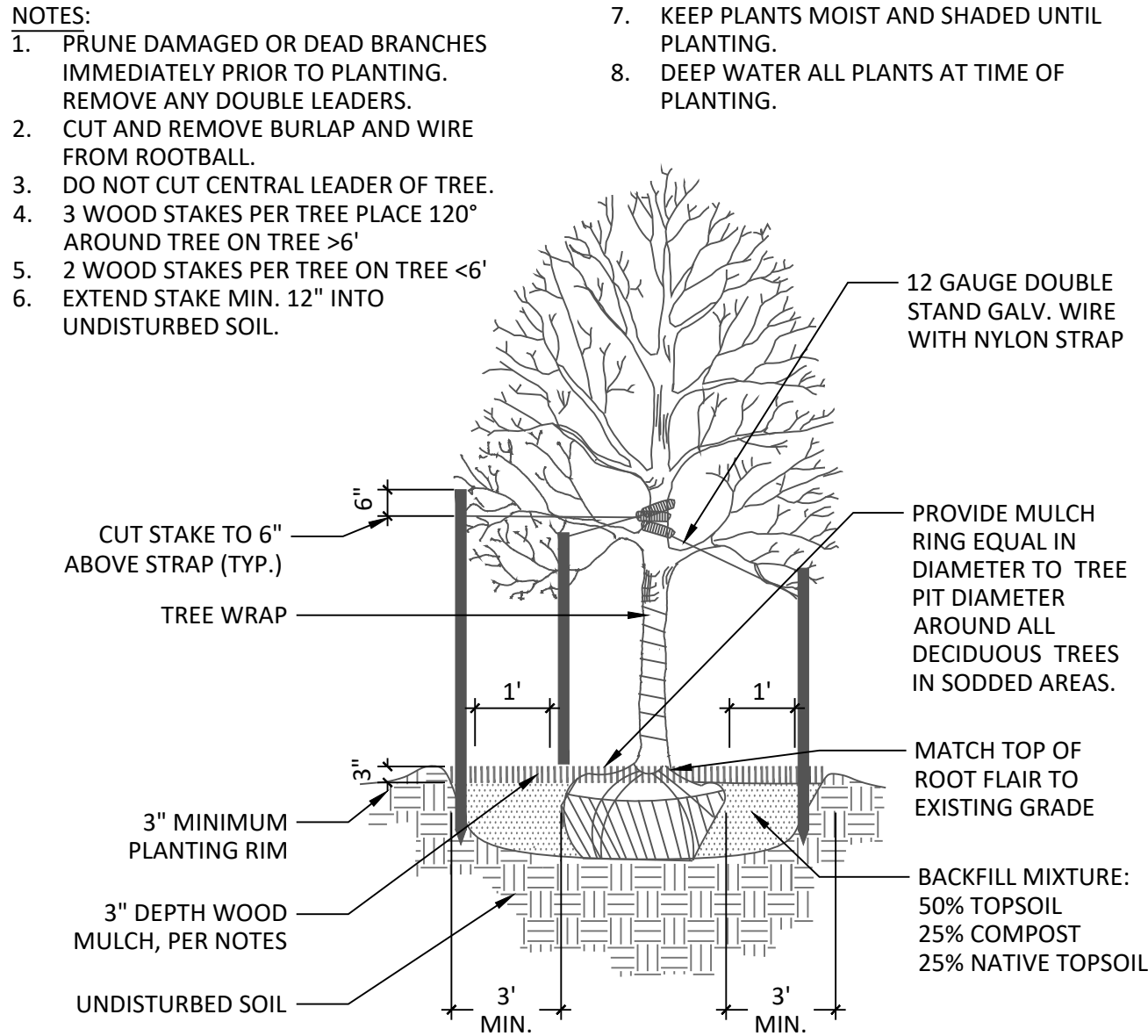
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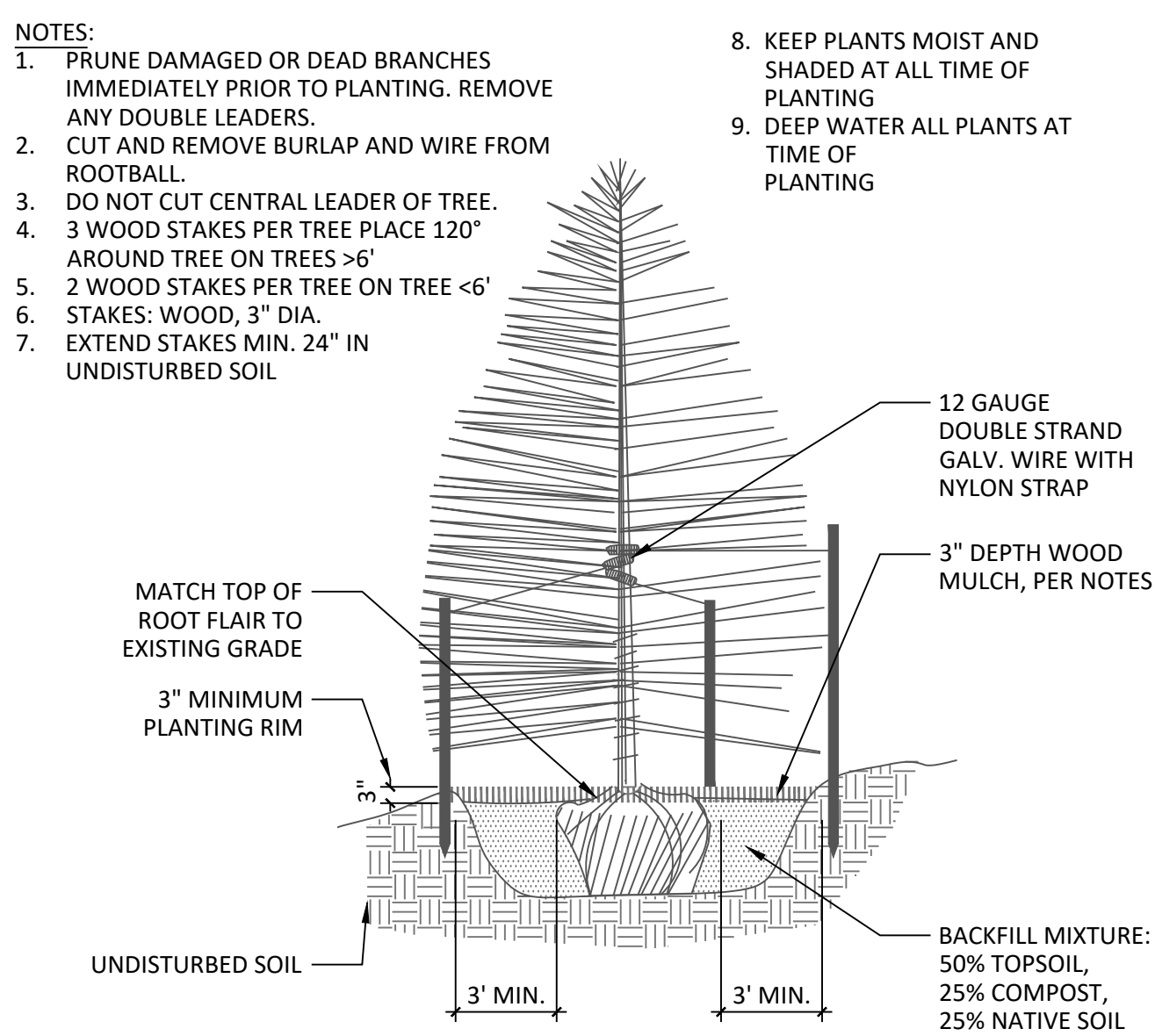
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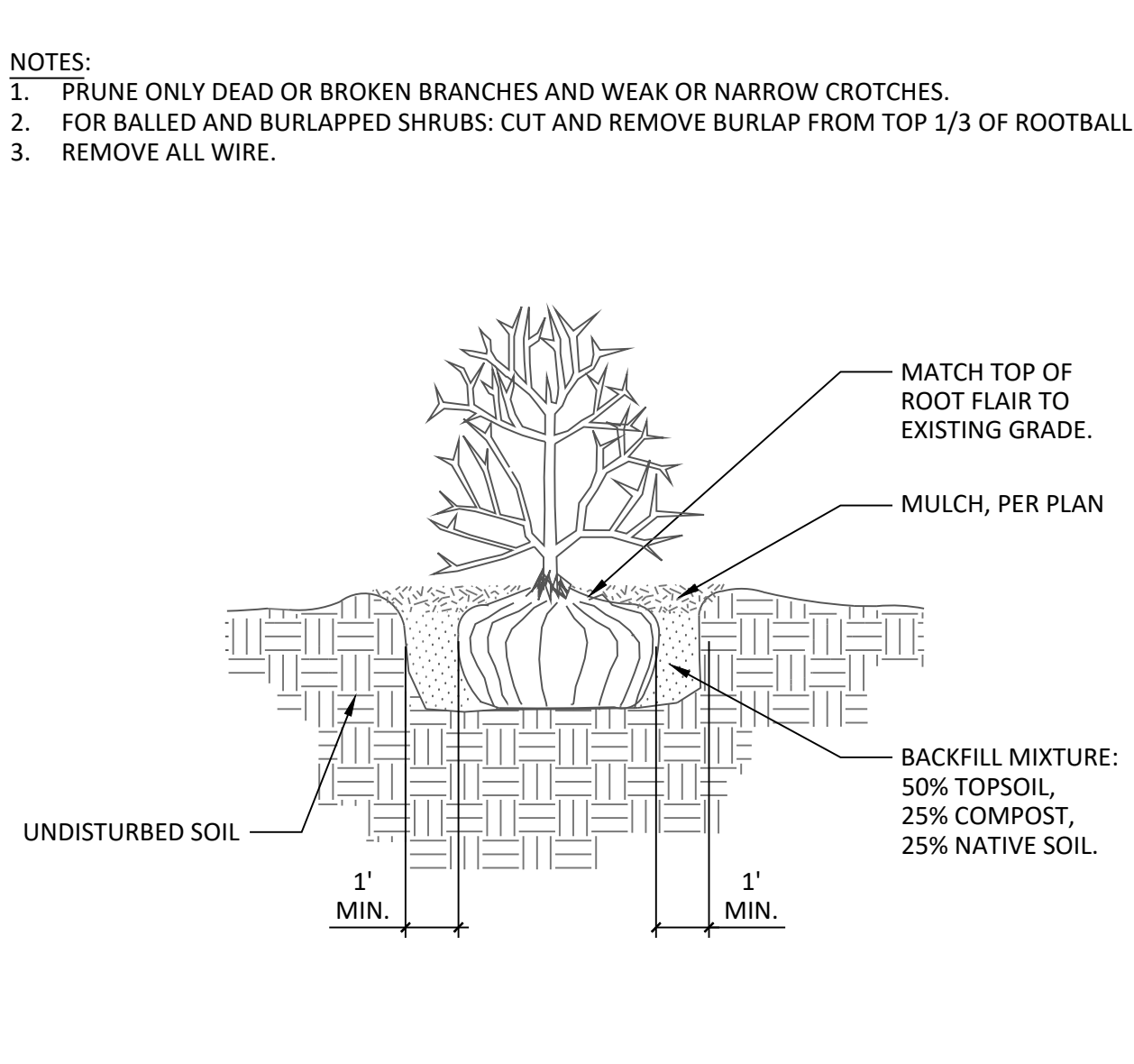
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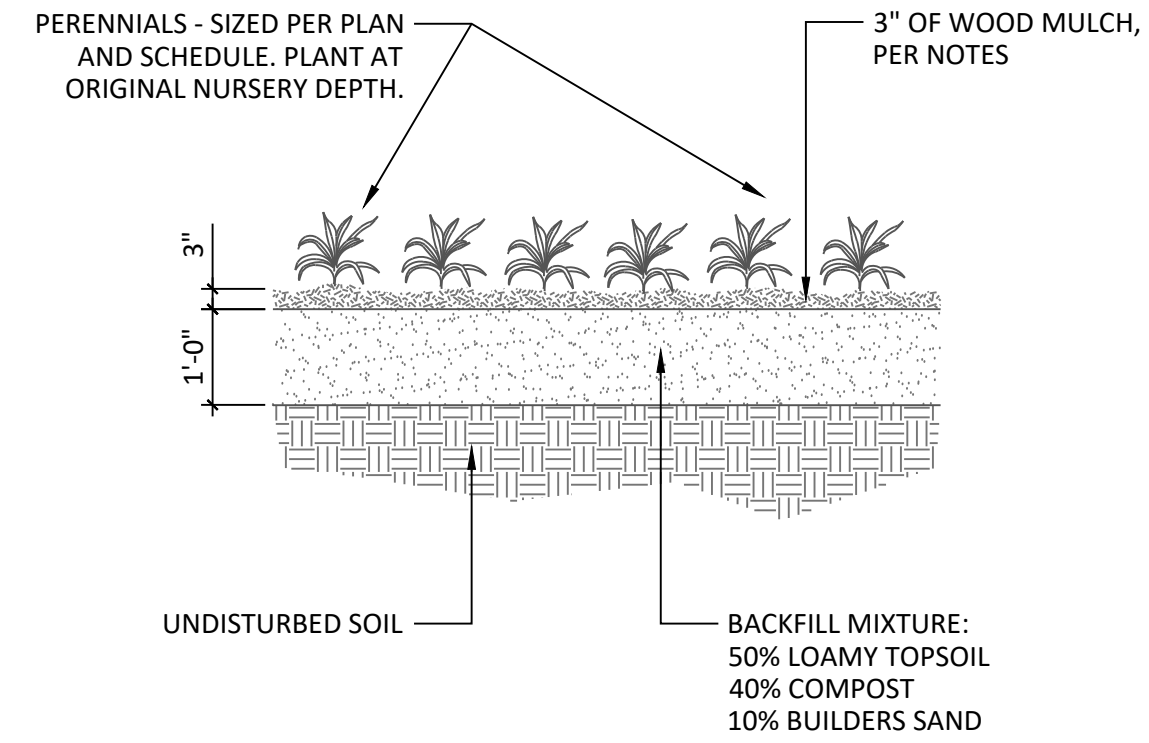
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NTS N-PL-01



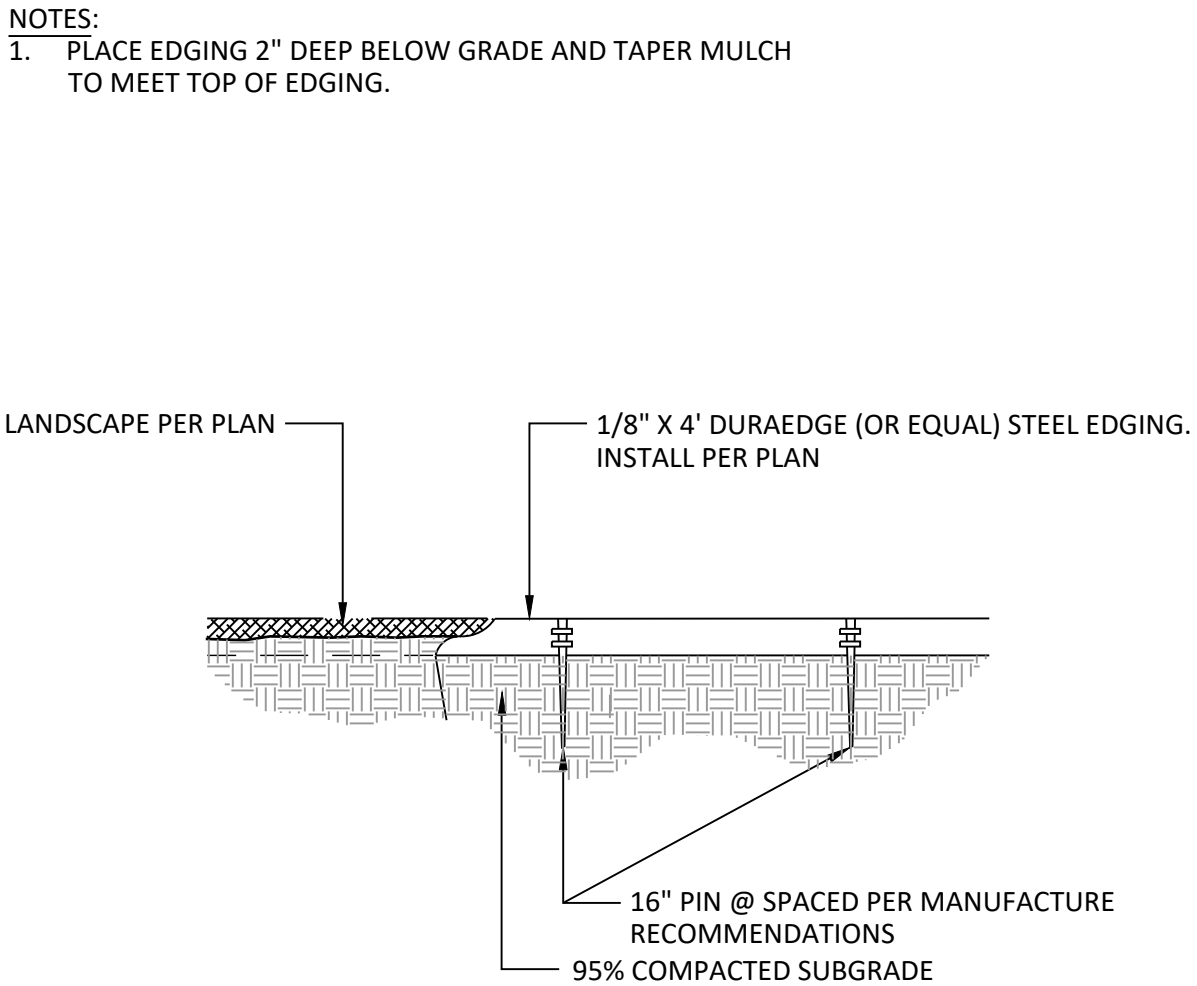
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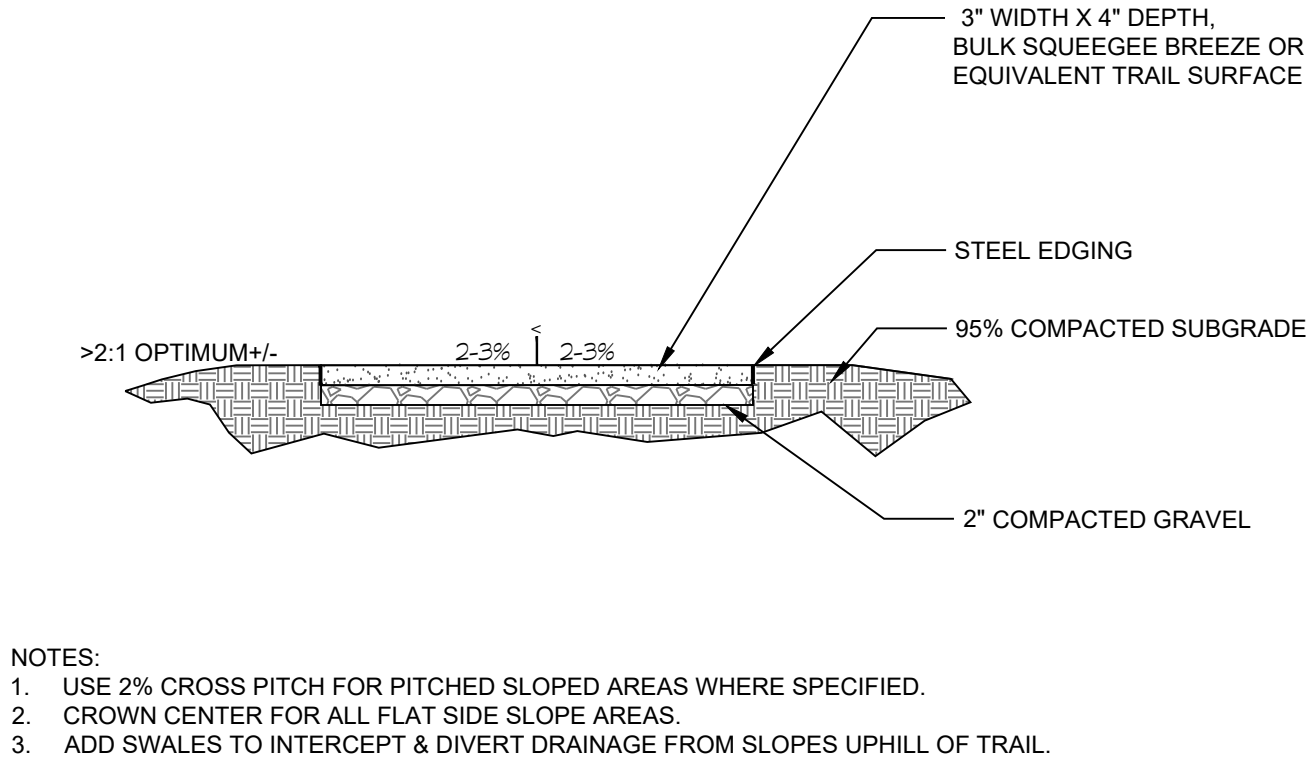
3 SHRUB PLANTING DETAIL
NTS N-PL-05



4 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07



5 STEEL EDGING
NTS N-ED-01



6 BREEZE TRAIL
NTS P-DA-01



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A ODOM
T KNAB

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ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE DETAILS

SHEET NUMBER/TITLE

LP3.01

37 OF 37

PLAN FILE #

CPC #

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	Complete
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	Contract Award
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	Construction
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	Complete
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							
August 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	196,895	\$ (16,895)		\$ 187,412	\$ 188,995
County Fair / Fairgrounds		\$ 301,000	\$ 422,136	\$ (121,136)		\$ 228,570	\$ 408,139
Total		\$ 481,000	\$ 619,031	\$ (138,031)		\$ 415,982	\$ 597,134
<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)		\$ 112,500	\$ 112,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 85,000	\$ (40,000)		\$ 70,000	\$ 92,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 131,515	\$ (121,515)		\$ 55,942	\$ 48,083
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,822	\$ 18,178		\$ 13,035	\$ 17,808
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 70,000	\$ 80,000
Total		\$ 200,000	\$ 409,337	\$ (209,337)		\$ 321,477	\$ 350,891
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2026	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	494	19379	4.74	442	19278	502	21409
September							
October							
November							
December							
Total	2522	88269	4.78	2549	94027	2525	90882

<u>Parks Facility Reservations</u>		2026	2026	2025	2025	2024	2024	
<u>August</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes				8	16	1	10	
Athletic Fields		45	2390	45	2460	46	2665	
Pavilions		117	5831	113	5843	124	6930	
Trails		3	1200	4	960	2	850	
Vendor		7	18	4	16	14	36	
Tennis Courts						1	2	
Pickleball Courts		59	373	14	98	30	216	
<u>Black Forest Regional Park</u>								
Athletic Fields		12	425	2	200	1	100	
Pavilions		29	1081	28	1127	28	1104	
Vendor								
Tennis Courts / Pickleball Courts		35	126	17	60	12	45	
<u>Falcon Regional Park</u>								
Baseball Fields		11	269	13	510	14	450	
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields				6	450			
Pavilions		42	1928	47	2048	40	2009	
Trails								
Disc Golf Course		1	60	2	132	4	405	
Vendor				7	26	2	8	
<u>Fox Run Regional Park</u>								
Athletic Fields		20	725	19	590	20	700	
Gazebo						13	1561	
Warming Hut						8	137	
Pavilions		80	3665	83	3985	76	3557	
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions		21	866	16	636	55	533	
Athletic Fields		9	405					
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		3	17	4	64	6	59	
<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		494	19379	432	19221	497	21377	

August								
Fairgrounds Facility Reservations		2026	2026	2026	2025	2025	2024	2024
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
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		16	745	n/a	26	363	10	685
September								
October								
November								
December								
Total		264	9,712	N/A	190	9,053	178	21,424
Fairgrounds Facility Reservations		2026	2026	2025	2025			
August		Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds								
Lion's Club Meeting		1	50	1	20			
Jr. Livestock Committee Meeting		1	20	1	50			
4-H Hitch'N'Post or Club Meeting		2	40	1	20			
Wedding or Engagement Events		3	325	1	30			
Grand Stands Building				1	20			
Motorcycle Rodeo		1	50	4	16			
Cutting Horse Event		2	100	5	13			
Poultry Barn				1	4			
Grounds & Stable				6	20			
Livestock Arena				2	20			
4-H Mini Horse Workout		2	30					
Cutting Horse practice		2	100					
Whittemore - Fairgrounds				2	100			
Cornhole League		2	30					
Small Animal Barn				1	50			
Arena								
Month Total Fair Facility Reservations		16	745	26	363			

Vandalism Report								
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		391	1,614	278	1,369	392	1,870	
September								
October								
November								
December								
Totals		2407	11,434	2196	14,690	3390	17,427	
		2026						
August		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		5	15					
Fairgrounds Corporation		4	16					
Fair and Events Center		0	0					
Friends of the Nature Centers		93	427					
Adopt-A-Park / Trail / Volunteer Projects		289	1,156					
Total		391	1,614					
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		46	2973	5.00	69	5929	76	6515
September								
October								
November								
December								
Totals	800 / 21,000	692	70134	4.98	864	74138	779	66425

		2026	2026	2026				
August	Facility	Programs	Attendance	Evaluation				
EPC Executive Team Meeting	BCNC	1	20					
Group Visit: Special Kids Special Families	BCNC	2	33					
EPC Tobacco Free Alliance Meeting	BCNC	1	40					
Bear Creek Garden Association Bear Den Rental	BCNC	1	50					
Little Wonders: Creek Livin'	BCNC	1	33					
Nature Explorers: Wondrous Water	BCNC	1	34					
Bear Creek Plein Air Reception & Workshop	BCNC	2	57					
Bear-thday Party Living History Hikes	BCNC	1	68					
50th Anniversary Bear-thday Party	BCNC	1	713					
Group Visits: Cheyenne Village & Our House	BCNC	2	30					
Outreach: Colorado Day at the Pioneers Museum	BCNC	1	312					
Habitat	BCNC	2	16	5.00				
Colorado Wildlife Detectives	BCNC	4	60	5.00				
Trailability Program	BCNC & FCNC	6	14	5.00				
Nature Adventures: Hungry Hungry Herons	FCNC	2	64	5.00				
2s & 3s Outdoors: Snake, Rattle, & Roll	FCNC	2	69	4.99				
Birthday Party: Big Bugs	FCNC	4	65	5.00				
Teen Volunteer Party	FCNC	1	12					
EPC Mentorship Program	FCNC	1	40					
EPC Park Advisory Board Meeting	FCNC	1	20					
Program Room Rental: 80th Birthday Party	FCNC	1	50	5.00				
Group Visits: Adult Care, Homeschool, Senior, College Birding	FCNC	4	73					
Paint Mines Guided Hikes	Paint Mines	2	20	5.00				
Homesteading Group	FEC	1	20					
BST Auto Race Day	FEC	1	1060					
TOTALS		46	2973	5.00				
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	2017	1528	1718	1780				
September								
October								
November								
December								
Totals	0	11522	7535	7560				

ADMINISTRATIVE SERVICES

MONTHLY REPORT - August 2026

General Updates:

1. Facility rentals have generated \$196,895, which exceeds the annual \$180,000 revenue goal by 11%.

Special Events:

1. The Cheyenne Mountain High School held their annual Junior High School XC Race and the Cheyenne Mountain Stampede on the east trail system of Bear Creek Regional Trail. The Stampede is the pre-race to the Cheyenne Mountain XC Championship which will be held in October.



CHEYENNE MOUNTAIN STAMPEDE (PRE-STATE) 2026 @ BEAR CREEK REGIONAL PARK - EAST TRAIL SYSTEM

2. *Bodies Race Company* held another great family running event in Colorado Springs. The organization partnered with the Penrose Event Center and Bear Creek Regional Park to host this event. 400 runners chose from a 5K or 10K route. The event also included a kid's race.
3. Another great event: The *Clash at the Creek* is an annual disc golf tournament presented by the Pikes Peak Flying Disc Club and hosted on the disc golf course of the Widefield Community Park.
4. Several companies included bounce houses and food trucks in their event throughout the County Park system.
5. 3 commercial photography permits for engagement photography have been issued for the Paint Mines Interpretive Park.

COMMUNITY OUTREACH

MONTHLY REPORT – AUGUST 2026

2026 Creek Week Cleanup: September 26–October 4

El Paso County Parks proudly supports the Fountain Creek Watershed District and its mission in many ways. Throughout the year, the District stores supplies at the Bear Creek Maintenance Shop. County Parks also serves as the delivery and pickup location for the District’s rain barrel fundraiser and provides material pickup for Creek Week events. In addition, we host Crew Leader training sessions, and our nature centers help bookend Creek Week by hosting events on the first and final Saturdays.

Our partnership also includes leadership involvement. Parks Planner Ashlyn Mathy serves on the Technical Advisory Committee, and Commissioner Wysong serves on the District’s Board of Directors.

Alli Schuch, Executive Director of the Fountain Creek Watershed District, will provide an overview of Creek Week 2026—the 13th annual watershed community cleanup. Her presentation will highlight the history and continued growth of Creek Week, now Colorado’s largest watershed cleanup, and the important role volunteer stewardship plays in protecting the Fountain Creek Watershed. She will also share opportunities for community members, businesses, schools, clubs, and neighborhoods to participate.

We are grateful for this valuable partnership and proud to support the District’s important work throughout our community.



The graphic features the 'CREEK WEEK 2026' logo at the top, which includes a stylized illustration of a creek and mountains. Below the logo is a dark blue banner with the text 'BE THE DIFFERENCE: JOIN THE CREEK WEEK CLEANUP!'. Underneath this banner, the dates 'September 26-October 4, 2026' are displayed. The website 'www.fountain-crk.org' is listed below the dates. At the bottom, there is a dark blue section with the text 'GIVE 150 MINUTES TO CELEBRATE COLORADO'S 150TH', accompanied by a small circular logo on the left that also says '150'.

CREEK WEEK 2026

**BE THE DIFFERENCE:
JOIN THE CREEK WEEK CLEANUP!**

September 26-October 4, 2026

www.fountain-crk.org

**GIVE 150 MINUTES TO
CELEBRATE COLORADO'S 150TH**

RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT – AUGUST 2026

Programs & Special Events:

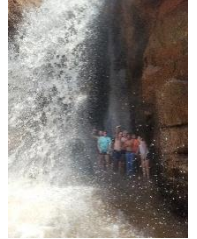
- Bear Creek Nature Center could bear-ly contain the **50th Anniversary Bear-thday Party** celebration on August 22nd! The El Paso County community showed up in a big way with over 700 people coming to party like a bear. Attendees took part in pieces of Bear Creek Nature Center's past, present, and future. Paying homage to the past with Living History hikes and brands at the Spring Hike station, the present with insect sweeps, amazing partners' activities, and plein air artwork for sale, and finally, the future, with the opening of our new exhibit, Life in the Shadows. Bear Creek Nature Center staff were honored to have the El Paso County Board of County Commissioners proclaim August 22 a day of celebration in recognition of this milestone anniversary. 
- Fountain Creek Nature Center was the place to party this August! Leo turned 5 and Milo, Blaise, and Erin turned 3, and they all invited their family and friends for a **Big Bugs party** at the Nature Center. The children and their pals practiced counting, colors, shapes, and patterns as they learned about different arthropods. After the puppet show they searched the trails and swept nets through the meadow in search of insects, arachnids, crustaceans, millipedes, and centipedes. The largest birthday party was for Paula who was turning 80; she elected for a more formal event without bugs. 
- Fountain Creek Nature Center's Program Room deserves a better title; it is a beautiful space overlooking the pond, green trees, and up to Pikes Peak. Besides nature center programs and birthday parties, it's an excellent location for meetings of all sorts. **Teen Nature Camp volunteers** gathered one evening with staff for pizza, chatting, a hike, and puppet shows to celebrate the end of a great summer and to just hang out. Mentors and Mentees for the **El Paso County Mentorship Program** met to hang out with each other and enjoy a hike. The **EPC Parks Advisory Board** enjoyed the space during their monthly meeting. Nature Center staff found a new coworker after hosting interviews in the room. Big or small, serious or fun, the dull-named Program Room is a fantastic space for County and public to gather. 
- Artwork and nature go hand in hand! Through partnership with Peak & Palette LLC, Bear Creek Nature Center hosted 30 local **plein air artists** for 2 weeks in August. Artists walked the trails each day, using their chosen medium to bring canvas and paper to life with the beauty of Bear Creek Nature Center. Artwork was hung up at Bear Creek where a juried award ceremony took place on August 19th and was made available for the public to purchase at the 50th Bear-thday Party. A portion of each art sale will be donated to the Friends of El Paso County Nature Centers following the final day of sales on September 5th. 

Outreach Events and Other Items:

- **Friends of El Paso County Nature Centers Volunteers** have been busy learning! A group of volunteers participated in Flora Fauna Fridays this summer to walk the trails together. We familiarized ourselves with native species and enjoyed each other's company at the same time! We offer free training courses to volunteers throughout the



year. This fall we have multiple opportunities for volunteers to learn new skills and perspectives including strategies to keep children engaged, understanding and applying interpretation, exploring exhibit rooms, and Youth Mental Health First Aid.

- **Fountain Creek Nature Center** welcomed **two new interns from Pikes Peak State College** this month! Amari and Gabby will be assisting Nature Center staff throughout the fall to get credit for their degree in Zookeeping Technology. They will be learning skills they won't learn at a zoo or in class – nature interpretation, program design, speaking to groups, daily facility administration, and more. Amari is already planning a program for young children about mushrooms and has proven to be a wordsmith by writing a great theme and song. Gabby has been researching innovative ideas from other facilities, assisting with birthday programs, and learning how to care for our education animals. 
- **Rainbow Falls Historic Site** continues to be supported by dedicated interpretive staff every Friday, Saturday, and Sunday. The staff works diligently to contact every park visitor, averaging approximately 200 visitor contacts per day. Staff provide excellent customer service to visitors from across the country and around the world while sharing geological, historical, and ecological information about the site. This month, the Park Trust supported their work by providing new walkie talkies with full park-range coverage, a larger wagon for daily parking sign setup, a new and improved first aid kit, and other items crucial to providing a positive visitor experience. 
- **Paint Mines Interpretive Park** continues to build momentum with its guided hike program, with registration steadily increasing throughout the season. In August, two guided hikes served a total of 20 participants, and staff have also seen growing interest from private groups, primarily homeschool groups and special interest clubs, requesting group guided hikes. Staff also completed a significant behind-the-scenes improvement by simplifying the registration process so participants no longer need to create an account through the County's RecTrac software to register, which will hopefully make this service more accessible to the public.
- The **Pikes Peak Outdoors Ambassador Program** began providing support to El Paso County Parks at the end of July through a three-year pilot partnership between Pikes Peak Outdoors and Rocky Mountain Field Institute. The program is staffed by three RMFI employees and focuses on education and outreach, data capture, and active stewardship to help increase respect and care for public lands in the Pikes Peak Region. Trail Ambassadors are now patrolling County Parks up to four days per week at seven sites, including Bear Creek Regional Park, Fountain Creek Regional Park, Paint Mines Interpretive Park, Black Forest Regional Park, Black Forest Section 16, Pineries Open Space, and Fox Run Regional Park. Because the partnership is still new, August focused primarily on building communication systems, sharing site information, and helping ambassadors become familiar with County Park spaces and operations. 
- August was relatively quiet at the **El Paso County Fairgrounds and Events Complex** following the busy July Fair season. The month began with a thank-you luncheon hosted by Parks Executive Director Janna Tidwell recognizing Fair staff, Park Operations, and other County staff who contributed to a successful Fair. An August 1 auto race drew 2,191 spectators, while the August 15 race was rained out and rescheduled for September 18. Other activity included regular community and board meetings, limited facility rentals, and 4-H activities as Extension staff and members prepared for the State Fair.



Special Events and Program Calendar
September 10 - October 14, 2026

Date	Day of Week	Program	Location	Target Audience	Notes*
September 10	Thursday	Nature's Classroom - Homeschool Field Trip	Bear Creek Nature Center	Ages 8+	10am-12pm, \$4/person
September 11	Friday	2s & 3s Outdoors: Spiders of September	Fountain Creek Nature Center	Children ages 2-3 with their families	9-10:315am, \$3/person
September 11	Friday	2s & 3s Outdoors: Spiders of September	Fountain Creek Nature Center	Children ages 2-3 with their families	2-3:315am, \$3/person
September 12	Saturday	Fall Bird Count	Fountain Creek Nature Center	Best for ages 7+	7-11am, \$5/person donation
September 12	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	10-11:30am, \$5/person
September 13	Sunday	World of Outlaws Fan Festival	Fair & Events Center	All Ages	6-8pm, Tickets for sale at www.bstpromotions.com
September 14	Monday	World of Outlaws Auto Race	Fair & Events Center	All Ages	6-9pm, Tickets for sale at www.bstpromotions.com
September 16	Wednesday	Nature Explorers: Ifs, Ands, or Butts!	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
September 18	Friday	Auto Races	Fair & Events Center	All Ages	5-10 pm, Tickets for sale at www.bstpromotions.com
September 19	Saturday	Let's Get Antsy!	Bear Creek Nature Center	Ages 5 +	10-11:30am, \$4/person
September 19	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
September 19	Saturday	Living History Walk-50th Anniversary of Bear Creek Nature Center	Bear Creek Nature Center	Ages 10 +	1:30~1:45~2~2:15pm, \$5/person
September 22	Tuesday	Rooted: A Story of Rematriation Film Screening	Bear Creek Nature Center	All Ages	5:30-7pm, Free
September 23	Wednesday	Little Wonders: Under a log	Bear Creek Nature Center	Children ages 2-3 with a caregiver	9-10:15am, 1-2:15pm, \$3/person
September 25	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Children in grades Pre-k - 2nd & their families	2-4pm, \$4/person
September 26	Saturday	Creek Week Cleanup	Fountain Creek Nature Center	All!	9am-12pm, free volunteer event!
September 26	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	10-11:30am, \$5/person
September 26	Saturday	Outdoor Accessibility Day	Bear Creek Regional Park	All Ages	10am-2pm, FREE
September 26	Saturday	Colorado Wildlife Detectives for Families with Backpackers	Bear Creek Nature Center	Families with children ages 5+	10am-12pm, Contact Chris Beasley at community@coblackpackers.com
September 27	Sunday	Rainbow Falls Restoration Day (Creek Week)	Rainbow Falls Historic Sites	Ages 12+	9am-11am, Free, pre-registration required
October 2	Friday	Nature Adventures: Water Time!	Fountain Creek Nature Center	Children ages 3-6 with a caregiver	9-10:30am, \$3/person
October 2	Friday	Nature Adventures: Water Time!	Fountain Creek Nature Center	Children ages 3-6 with a caregiver	2-3:30am, \$3/person
October 3	Saturday	Outreach Event: Cool Science Festival (FCNC tableing)	UCCS	All!	10am-4pm, FREE
October 3	Saturday	Restoration Crew- Creek Week	Bear Creek Nature Center	Ages 7+	9am-12pm, free
October 3	Saturday	Rummage Sale	Fair & Events Center	All Ages	9-4pm https://tinyurl.com/CalhanUMC
October 3	Saturday	Landlocked Hydrology- How Colorado Water Reaches the Ocean	Bear Creek Nature Center	Ages 10+	1-2:30pm, \$5/person
October 7	Wednesday	Nature Explorers: Creature Feature	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
October 8	Thursday	Nature's Classroom - Homeschool Field Trip	Bear Creek Nature Center	Ages 8+	9:30am-12pm, \$4/person
October 9	Friday	2s & 3s Outdoors: Crawling, Hopping, Swimming, Flying	Fountain Creek Nature Center	Children ages 2-3 with their families	9-10:315am, \$3/person
October 9	Friday	2s & 3s Outdoors: Crawling, Hopping, Swimming, Flying	Fountain Creek Nature Center	Children ages 2-3 with their families	2-3:315am, \$3/person
October 10	Saturday	Active Adults: Oaktober- The Foothills' Mightiest Hero	Bear Creek Nature Center	Adults only	10am-12pm, \$5/person
October 10	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 – AUGUST 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. Final design plans and construction estimates were delivered in July and were reviewed by the project team. The plans are now being prepared for regulatory review. Once approved, the County will move forward with construction this fall.

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 prepare the design and construction documents. Final drawings and specifications were completed in May 2025. The RFP for construction was advertised, and proposals were received in August 2025. The project was awarded to Timberline Building Systems. Construction began in October 2025 and was completed August 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. 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 and project construction began July 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 were completed in July. Repairs to the Fountain Creek Regional Trail are being reassessed after the 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 September 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 in April. As of August, the project is 55% complete and is on track for completion in December.

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 construction. A separate contract was issued for fencing improvements. Work was initiated in July and Completed in August.

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 4 development applications for endorsement at the August 2026 meeting and provided 20+ 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 began in June and will be completed by fall. The team is also assessing software and hardware needs in order to update and maintain asset management system. The team will also present this project this October at the annual Colorado Open Space Alliance conference.

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 \$200,000 from the Colorado Parks and Wildlife Regional Partnership Initiative for the Ute Pass Regional Trail, and a \$200,000 grant from Lyda Hill Philanthropies for the Paint Mines Interpretive Park Stewardship & Access Enhancement Project. 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 Pinerias 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 August. Irrigation audits and repairs, playground inspections, irrigated and native turf mowing and trimming operations, vegetation management, fertilization, landscape bed maintenance, trail maintenance, 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.

The Bear Creek Nature Center celebrated its 50th anniversary on August 22. The “Bear-thday” party was well attended, with over seven-hundred nature center enthusiasts stopping by for the festivities. Park staff assisted with the event by providing extra attention to the surrounding grounds and opening two overflow parking areas prior to the gathering, checking restrooms and supplies during the event, and removed excess trash and closed the overflow parking areas once the fun had ended.

The Downtown team’s priorities during the reporting period included irrigation audits and repairs, vegetation management, irrigated and native 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 have started the removal of all existing plant material and will be re-routing irrigation and adding boulders, rock mulch, and new plant material to complete the project. This renovation will provide a cleaner look to the area and help the team manage these beds more efficiently.

RJ Gleeson Construction has been awarded the contract to complete a tree replacement project on the Vermijo Ave corridor, adjacent to 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 previously planted and declining Honey Locusts. 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

Following the County Fair, the East District team resumed rentals at the fairgrounds with support of two auto races and a Cutting Horse event. Staff also completed several post-fair projects, including

reinstalling the Citizen Outreach Center sign, power-washing trash receptacles and graywater holding tanks before storing them for next year. The team continued supporting community meetings and performing routine fairgrounds maintenance.

The Parks team focused on restoring park conditions through landscape bed maintenance and other smaller projects. After Falcon Regional Park was placed under mandatory water restrictions, staff adjusted irrigation clocks and converted the watering schedule to a cycle-and-soak program. They also inspected the system for leaks and made adjustments to improve watering efficiency while ensuring compliance with the restrictions.

Both East District areas were significantly affected by heavy rainfall during the month. Parks staff repaired washed-out parking lots, trails, and removed sediment from drainage ditches. At the fairgrounds, staff addressed a wind damaged fence, a downed flagpole, and flooding in several buildings. Responding to these weather-related issues have required a considerable amount of staff time and resources.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pinerias 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 focused on maintaining the roads, trails, active use turf areas, and reservations at a high standard. We have completed the quarterly mowing/trimming of all our native areas. Vegetation management in various areas has also been addressed. New e-bike signage was installed at all the North district properties. We are preparing for fall aeration and fertilization applications in the coming weeks.

The lake and gazebo renovation project at Fox Run Regional Park has been completed! The construction fence surrounding the area has been removed and the renovated area is open to the public. Key improvements at the site include a new pavilion, upgraded pond liners, additional lighting, trail enhancements which included new concrete block retaining walls and concrete curbing, refreshed landscaping, and improved ADA accessibility. The project turned out amazing and we are excited for the public to enjoy the improved park area.

The parking lot expansion at Black Forest Section 16 has also been completed. Additional parking was added for trail users and a newly expanded area for equestrian trailer parking as well. It is one of the more popular areas in the north district, and the new additions will better facilitate multiple user groups. Parking, fencing, and drainage were all addressed during this project.

We have also filled the vacant Park Maintenance Technician II position this reporting period. Thomas Sieg has been selected as our new PMT II. He started in our district as a seasonal and has developed into a skilled crew member and exceptional communicator within 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

Monthly Summary - The South district team has been focused on fundamental maintenance during this reporting period. The drought conditions have put a strong focus on the turf irrigation systems and their efficiency. A full irrigation audit was completed at Fountain Creek Regional Park and routine irrigation maintenance work continues at Widefield Community Park as well as other district properties. Additionally, we have completed our fertilization application on turf areas at Fountain Creek Regional Park and Widefield community park and will continue with other district properties until complete.

Our team has had a heavy focus on trail maintenance during this reporting period to include repairs, box blading, pruning of vegetation overgrowth and vegetation management. We have completed several miles of trail rejuvenation and maintenance specifically from Hanson trailhead to John Ceresa Park.

An exciting new piece of equipment is coming to Fountain Creek Nature center! A wildlife viewer will soon be installed on the deck of the Nature Center. Our team has coordinated with Nature Center staff to identify a permanent mounting location for the equipment, and we have started the initial hardware preparations for its final placement and mounting.

As we crest into the end of summer, the team has started some smaller action items to include selective tree pruning throughout the properties and general clean up in and around Fountain Creek Regional Park demonstration garden beds, small details that we feel make a big visual impact!

Lastly, Steve Johnson was selected as the new South District Supervisor and started in his new role during this reporting period. The hiring for this position fills one of several important vacancies the South District is experiencing.