

COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Park Advisory Board

Meeting Agenda

Wednesday, December 11, 2024 - 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>			<u>Presenter</u>	Recommended Action	
1.	Call Meeting to Order		Chair		
2.	Approval of the Agenda		Chair	Approval	
3.	Approval of Minutes		Chair	Approval	
4.	Introductions / Presentations				
	N/A				
5.	Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)		Chair		
6.	Development Applications				
	A.	Esteban Rodriguez Preliminary Plan	Ross Williams	Endorsement	
	B.	Sterling Ranch East Filing No. 5 Final Plat	Ross Williams	Endorsement	
7.	Information / Action Items				
	A.	Paint Mines Interpretive Park Master Plan	Ross Williams	Endorsement	
	B.	2025 Action Plan	Todd Marts	Endorsement	
	C.	2025 CIP	Todd Marts	Endorsement	



<u>ltem</u>			<u>Presenter</u>	Recommended Action	
	D.	2025 Facility Use Fee Schedule	Todd Marts	Endorsement	
8.	Monthly Reports		Staff	Information	
9.	Board / Staff Comments				
10.	Adjournment				

Minutes of the November 13, 2024 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present: Staff Present:

Thomas Lachocki, Chair Todd Marts, Executive Director

Terry Martinez, Vice Chair via TEAMS
John Wallace, 2nd Vice Chair
Jason Meyer, Division Manager - Park Planning

Kiersten Steel, 3rd Vice Chair Ross Williams, Park Planner

Susan Jarvis-Weber, Secretary Brian Bobeck, Division Manager - Park Operations

Vincent Prins via TEAMS

Jane Newman Theresa Odello, Division Manager – Rec. & Cultural Services

via TEAMS

Absent: Janna Blanter, Jeremy J. Chatelain

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

- 1. <u>Call to Order:</u> The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
- 2. <u>Approval of Agenda:</u> Vincent Prins made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 5 0.
- 3. <u>Approval of Minutes:</u> Jane Newman made a motion to approve the September 11, 2024, meeting minutes. The board approved the September meeting minutes due to the board not meeting in October. Kiersten Steel seconded the motion. The motion carried 5 0.
- 4. Introductions and Presentations:

N/A

5. Citizen Comments:

(Susan Jarvis-Weber, John Wallace joined the meeting at 1:34 p.m.)

Susan Davies, Trails and Open Space Coalition (TOSC), announced that 22 conservation issues were on the last election ballots across the Country. 21 passed with one still pending. Trust for Public Land was involved with all cities and counties to work with them on strategies on how to get these conservation issues passed. Her organization hopes to work with Trust for Public Lands when an agenda item in El Paso County is up for a public vote. The City Parks Advisory Board will vote on the Ebike agenda item tomorrow morning. The vote could encourage City Council to favor or not to favor a policy in Colorado Springs to

allow Ebikes on all City hard and soft surface trails. TOSC stands in favor of an approval. She encouraged the board members to attend.

6. <u>Development Applications:</u>

A. Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Amendment and Final Plat

Ross Williams provided an overview of Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Amendment and Final Plat and addressed questions by the board.

(PUD Development Plan / Preliminary Plan Amendment):

Vincent Prins 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. 5 PUD Development Plan and Preliminary Plan Amendment: (1) add the missing section of the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (2) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$10,605 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat. Jane Newman seconded the motion. The motion passed 7 - 0.

(Final Plat):

Vincent Prins 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. 5 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via this Final Plat; and (2) fees in lieu of land dedication for regional park purposes in the amount of \$10,605 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat. Jane Newman seconded the motion. The motion passed 7-0.

B. Rolling Hills Ranch North Filing No. 2 Final Plat

Ross William provided an overview of Rolling Hills Ranch North Filing No. 2 Final Plat and addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch North Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$61,206 to be paid at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat. Jane Newman seconded the motion. The motion passed 7 – 0.

C. Sterling Ranch East Filing No. 3 Final Plat

Ross Williams provided an overview of Sterling Ranch East Filing No. 3 Final Plat.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$56,661 will be required at time of the recording of the forthcoming Final Plat. 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 the forthcoming Final Plat. Jane Newman seconded the motion. The motion passed 7-0.

D. Sterling Ranch East Filing No. 6 Preliminary Plan and Rezone

Ross Williams provided an overview of Sterling Ranch East Filing No. 6 Preliminary Plan and Rezone and addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 6 Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$59,994 will be required at time of the recording of the forthcoming Final Plat. 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 the forthcoming Final Plat. Jane Newman seconded the motion. The motion passed 7-0.

E. Overlook at Homestead Filing No. 1 Final Plat

Jason Meyer provided an overview of Overlook at Homestead Filing No. 1 Final Plat and addressed questions from board members. Chair Thomas Lachocki stated that the original owner of Homestead Ranch previously noted an interest in extending the park/sell land. Unfortunately, this opportunity has passed. Mr. Lachocki expressed his intention in engaging the new Board of County Commissioners to see if there is an interest in a Trust for

Public Land study to see what funding sources are available to purchase additional land and if there is an interest in purchasing additional park/open space land by the County.

John Wallace recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Final Plat Filing No. 1: (1) fees in lieu of land dedication for regional park purposes in the amount of \$18,180 will be required at time of the recording of this final plat. (2) provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat. Jane Newman seconded the motion. The motion passed 7-0.

7. Information / Action Items:

A. Park Lands Agreement – The Glen at Widefield Filing No. 12

Jason Meyer presented the Park Lands Agreement – The Glen at Widefield Filing No. 12 to the board. Mr. Meyer also addressed questions by board members.

Vincent Prins moved to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 12. Jane Newman seconded the motion. The motion passed 7-0.

B. Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 3 Classic SRJ Land, LLC.

Ross Williams presented the Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 3 Classic SRJ Land, LLC to the board. Mr. Williams also addressed questions by board members.

Vincent Prins moved to endorse the approval of the Urban Park Lands Agreement with Classic SRJ Land, LLC. and Sterling Ranch Metropolitan District No. 3 for the construction of the Sterling Ranch Community Park. Terry Martinez seconded the motion. The motion passed 7-0.

C. Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 1 at Meridian Ranch

Ross Williams presented the Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 1 at Meridian Ranch to the board.

Jane Newman moved to endorse the approval of the Urban Park Lands Agreement with GTL Inc., dba GTL Development, for Rolling Hills Ranch North Filing No. 1 at Meridian Ranch. Vincent Prins seconded the motion. The motion passed 7-0.

D. Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 2 at Meridian Ranch

Ross Williams presented the Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 2 at Meridian Ranch to the board.

Jane Newman moved to endorse the approval of the Urban Park Lands Agreement with GTL Inc., dba GTL Development, for Rolling Hills Ranch North Filing No. 2 at Meridian Ranch. Vincent Prins seconded the motion. The motion passed 7-0.

E. 2025 Budget Proposals

Todd Marts presented the 2025 budget proposal to the board. The overall County budget is then presented to the Board of County Commissions for consideration and / or approval. The County Parks budget consists of two funds. The Conservation Trust Fund which is funded through lottery proceeds and is used to support the maintenance and operations of the County's Parks systems and the Park Administration budget which is supported by revenues from facility rentals, programming fees, grants, donations and tax support. The Park Administration budget provides funding for administration, planning, recreation and cultural services, community outreach and the landscape maintenance at County office buildings. Mr. Marts announced that he will present a budget update at the January or February 2025 meeting.

Jane Newman moved to endorse the 2025 El Paso County Parks Preliminary Budget. John Wallace seconded the motion. The motion passed 7-0.

F. Paint Mines Interpretive Park Master Plan

Ross Williams presented the Paint Mines Interpretive Park Master Plan and answered questions by board members. In recent years, through social media posts and online travel websites, the number of visitors to the park has increased dramatically, leading to several management challenges which include vandalism, vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. The lack of a single focused managerial plan with sustainable and achievable guidelines and recommendations has led to short-term fixes. The overall goal of the Paint Mines Interpretive Park Master Plan is to review, combine, and modernize the existing reports, plans, and their findings into one Master Plan document, allowing County Parks to manage, protect, and conserve the park while improving the visitor experience.

8. Monthly Reports:

N/A

9. <u>Board/Staff Comments:</u>

N/A

10.	Ad	ournment:

Jane Newman made a motion to adjourn. Vincent Prins seconded the motion. The meeting was adjourned at $3:49~\mathrm{p.m.}$

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Esteban Rodriguez Preliminary Plan

Agenda Date: December 11, 2024

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by William Guman & Associates, Ltd., on behalf of Brent Houser Enterprises, LLC., for the Esteban Rodriguez Preliminary Plan, consisting of 144 single-family rural residential lots on 493.21 acres. The site is located southeast of the intersection of Judge Orr Road and Elbert Road, and east of the Meadowlake Airport, and is located adjacent to similarly designed communities such as Saddlehorn Ranch and Davis Ranch. The property is currently zoned A-35 with planned rezoning to the rural residential classifications of RR-2.5 and RR-5, with smaller acreages of commercial land uses along Judge Orr Road.

The 2022 El Paso County Parks Master Plan shows no impacts to parks, trails, or open space. The proposed Judge Orr Road Bicycle Route is located immediately adjacent to the project area, bordering the northern boundaries of the Esteban Rodriguez project area. The proposed bicycle route will be located within the public right-of-way, so no trail easement request is necessary for that particular route. The applicant is advised that multi-model transportation options may be developed within the right-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. As outlined below, the applicant has included approximately 15.36 acres of open space, stormwater detention, and no-build areas within the Preliminary Plan, encompassing the floodplains and wetland areas whose jurisdictional status has yet to be determined.

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

- "Based on FEMA FIRM number 08041CO5596 dated December 7, 2018, the large drainageway crossing the site is a Zone A FEMA floodplain. Zone A is defined as an area within the Special Flood Hazard Area (SFHA) with no base elevations determined. This is a no-build area, identified on the Preliminary Plan as Public Open Space. Walking paths, trails, and other designated routes as indicated will be provided within. Additional access and extensions with connectivity to recreational spaces will be provided when development occurs."
- "The Esteban Rodriguez Subdivision Preliminary Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer

Areas to provide connectivity to Public Open Space areas. Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA. The HOA or Metropolitan District will be established prior to Final Plat approval."

 "Walking trails indicated within the Preliminary Plan (8' wide trail easements are proposed) help to provide connectivity throughout the Esteban Rodriguez Subdivision, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas."

Approved by the El Paso County Board of County Commissioners in September 2024, the Esteban Rodriguez Sketch Plan included an 8.44-acre community park, internal trail corridors, wetland and floodplain areas, and stormwater detention facilities. Although mentioned in the Letter of Intent, the submitted Preliminary Plan does not show the community park, nor the internal trail corridors and easements, and the park has been substituted with five residential lots of approximately 2.5 acres each.

The El Paso County Land Development Code states the following in regard to Preliminary Plan approval and conformity to the approved Sketch Plan:

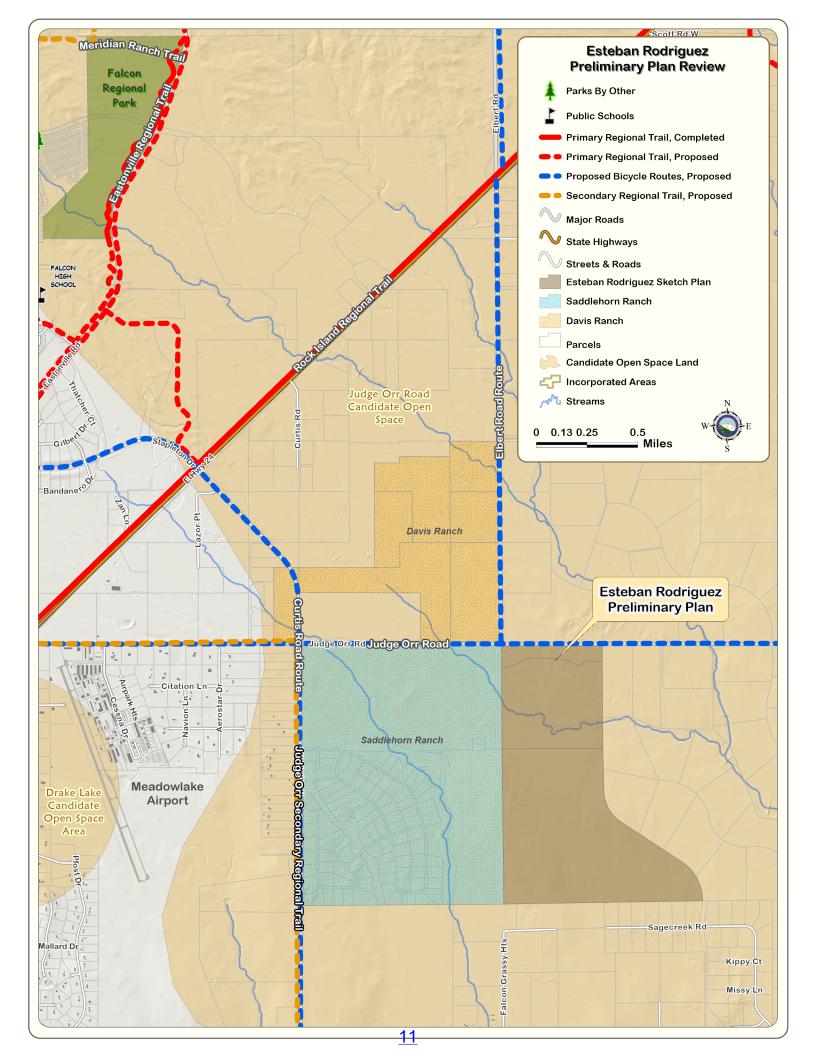
- **Section 7.2.1 D.2.e**: Subdivision Preliminary Plan Criteria for Approval:
 - Preliminary Plan approval or conditional approval is required in order to proceed to the Final Plat.
 - (e) Criteria for Approval. In approving a Preliminary Plan, the BoCC shall find that:
 - The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
 - The subdivision is consistent with the purposes of this Code;
 - The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

Due to nonconformity of the Preliminary Plan in relation to the approved Sketch Plan, staff asks that the applicant address the removal of the previously approved 8.44-acre community park, add the park to future submittals of the Preliminary Plan, clearly display and notate the internal trail corridors and public trail easements as were originally shown and noted on the Sketch Plan, and resubmit the Preliminary Plan for further review.

As no park land or trail easement dedications are necessary for this application, staff recommends regional park fees in lieu of land dedication, as calculated on the attached Development Application Review Form. Due to the removal/replacement of the park, park fee amounts may vary as the applicant resubmits forthcoming Preliminary Plans and Final Plats.

Recommended Motion: (Preliminary Plan)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Esteban Rodriguez Preliminary Plan: (1) address the removal of the 8.44-acre community park, and add the park to forthcoming submittals of the Preliminary Plan; (2) display and notate the internal trail corridors and public trail easements; (3) fees in lieu of land dedication for regional park purposes in the approximate amount of \$72,720 will be recalculated prior to and required at time of the recording of the forthcoming Final Plat(s).



Development Application Review **Form**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 11, 2024

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: Esteban Rodriguez Preliminary Plan **Application Type:** Preliminary Plan

SP-24-005 PCD Reference #: Total Acreage: 493.21

Total # of Dwelling Units: 144

Dwelling Units Per 2.5 Acres: 0.73 Applicant / Owner: **Owner's Representative:** Brent Howser Enterprises, LLC William Guman & Associates, Ltd. Regional Park Area: 4

Urban Park Area: 3,5 Esteban Rodriguez Bill Guman, PLA, ASLA, APA 731 North Weber Street, Suite 10 11890 Garrett Road Existing Zoning Code: A-35

Peyton, CO 80831-7685 Colorado Springs, CO 80903 Proposed Zoning Code: RR-2.5, RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

of more than one dwelling unit per 2.5 acres.

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

Urban Park Area: 3, 5 Regional Park Area: 4

> 0.00375 Acres x 144 Dwelling Units = Neighborhood: 0.00

> 0.0194 Acres x 144 Dwelling Units = Community: 0.00625 Acres x 144 Dwelling Units = 0.00 2.794

Total Regional Park Acres: 2.794 **Total Urban Park Acres:** 0.00

FEE REQUIREMENTS

Urban Park Area: 3, 5 Regional Park Area: 4

Neighborhood: \$119 / Dwelling Unit x 144 Dwelling Units = \$0

\$505 / Dwelling Unit x 144 Dwelling Units = \$72,720 Community: \$184 / Dwelling Unit x 144 Dwelling Units = \$0

Total Regional Park Fees: \$72,720 **Total Urban Park Fees:** \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Esteban Rodriguez Preliminary Plan: (1) address the removal of the 8.44-acre community park, and add the park to forthcoming submittals of the Preliminary Plan; (2) display and notate the internal trail corridors and public trail easements; (3) fees in lieu of land dedication for regional park purposes in the approximate amount of \$72,720 will be recalculated prior to and required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation:



Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001 Colorado Springs City Planning Commissioner 1992-1993 Pikes Peak Regional Building Commissioner 1997-2001



ENTITLEMENT COORDINATION | CONTRACT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)



EL PASO COUNTY

<u>LETTER OF INTENT FOR: ESTEBAN RODRIGUEZ SUBDIVISION</u> <u>PRELIMINARY PLAN</u> <u>TSN # 4300000534, 4300000537, 430000</u>0538

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner: Brent Houser Enterprises, LLC

c/o Esteban Rodriguez 11890 Garrett Road Peyton, CO 80831-7685

(719) 499-2363

Estebrod17@gmail.com

Applicant/Planner: William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA

731 North Weber Street, Suite 10 Colorado Springs, CO 80903

(719) 633-9700

bill@guman.net

El Paso County Planner: Ryan Howser, Senior Planner

El Paso County Development Services

2880 International Circle Colorado Springs, CO 80910

(719) 520-6049

Property Address: Judge Orr Road, Peyton, CO 80831

TSN: 4300000534, 4300000537, 4300000538

Current Zoning: A-35 Agriculture

Proposed Zoning: RR-2.5 Residential Rural 2-1/2acre min. lot size

RR-5.0 Residential Rural 5.0acre min. lot size

CC Commercial Community

There are no known overlay zone districts on the property.

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The three properties included within the **Esteban Rodriguez Subdivision Preliminary Plan** application are in El Paso County in Peyton, CO, approximately 22 miles east of downtown Colorado Springs, situated on Judge Orr Road east of Colorado State Highway 24 and south of Judge Orr Road, approximately two miles east of Hwy24 and 1-1/2 miles west of Peyton Highway. The site roughly extends from Elbert Road east along Judge Orr Road and has approximately 2,630 feet of frontage along Judge Orr Road.

The **2021 Your El Paso County Master Plan** identifies the Placetype of this development as "Large Lot Residential." The primary land use in this Placetype is Single-Family Detached Residential. Agriculture, Commercial Retail/Commercial Services, and Parks and Open Space are also allowed as support uses. Residential lot development, within the Large Lot Residential Placetype, allows for lots having a minimum area consisting of 2.5 acres or more. This Placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The Esteban Rodriguez Subdivision Preliminary Plan proposes for up to 144 single family residential lots of 2.5 and 5.0 acres each and four smaller parcels totaling 13.48 acres with frontage onto Judge Orr Road as *CC-Commercial Community*. These would primarily serve residents within or near the Esteban Rodriguez Subdivision and nearby communities.

The Master Plan identifies the entire Esteban Rodriguez Subdivision property as being within the *Large-Lot Residential Priority Development Areas*. Highway 24 is a major roadway that connects the northeastern part of the County to Colorado Springs. Significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. The Master Plan suggests for an overall density of 2.5 acres per lot to be maintained within this area, consistent with the Large-Lot Residential Placetype, although denser development within this area of the Falcon/Peyton areas are allowed.

Based on FEMA FIRM number 08041CO5596 dated December 7, 2018, the large drainageway crossing the site is a Zone A FEMA floodplain. Zone A is defined as an area within the Special Flood Hazard Area (SFHA) with no base elevations determined. This is a no-build area, identified on the Preliminary Plan as Public Open Space. Walking paths, trails, and other designated routes as indicated will be provided within. Additional access and extensions with connectivity to recreational spaces will be provided when development occurs.

Core Principle 7: Maintain and expand the County's recreation and tourism options.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Large-Lot Residential Within the Large-Lot Residential Placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

DEVELOPMENT REQUEST

Preliminary Plan approval of this property is being sought without any waiver or deviation requests. The zoning would be changed from the current A-35 agricultural zoning to RR-2.5, RR-5 and CC (residential rural 2.5 acres, residential rural 5.0 acres and Commercial Community respectively. In accordance with County standards, the minimum lot sizes proposed within the property will not be less than 2.5 acres and 5.0 acres for each respective zone district.

The residential density proposed in this Sketch Plan is .29 dwellings units per acre.

Pursuant to this Preliminary Plan application, the applicant proposes to develop the site with up to one hundred and forty-four (144) new single-family residential lots, four (4) commercial support lots, and several no-build Open Space tracts. Large Lot Single-Family detached residential dwelling units best recognize and respect the character of the surrounding rural area. The total acreage of the proposed Esteban Rodrigues Subdivision development is approximately 493.21 acres.

Infrastructure to serve the new lots, including roadways, driveways, drainage improvements, and utilities will all be constructed in compliance with applicable county standards, regulations, and criteria in effect at the time of this application. This is in keeping with the rural character of the surrounding Falcon/Peyton communities.

Surrounding properties are largely rural, single-family homesites with some farm homesteads. Land use within these properties has traditionally been ranchland with some farming. Existing Planned Unit Development (PUD) is also located within a 2-mile radius of the site.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the **2021 Your El Paso Master Plan**. The Preliminary Plan is in conformance with subdivision design standards and establishes an

adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre *Saddlehorn Ranch* (e.g., 218 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately west of and adjacent to the subject property, the proposed 398.91-acre *Jane Davis Ranch* (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) immediately northwest of the subject property, and the proposed 86.78-acre *Pikes Peak Board of Cooperative Educational Services (PPBOCES)* immediately north of the subject property.

EXISTING AND PROPOSED IMPROVEMENTS

The property is vacant, and no improvements have been made to it. The owner intends to be the developer of the site and will be responsible for construction of new internal roads, drainage structures, utilities, and other infrastructure as required by the county.

Electric and telecommunication service points-of-connection will be extended from the roadway to all new lots. Extension of natural gas service will be sought from Colorado Springs Utilities. Water will be provided via individual on-site wells and individual septic systems will be provided per lot in accordance with El Paso County Department of Health policy guidelines. Both are acceptable by the county for lot sizes 2.5 acres and larger.

Incorporating Water-saving Actions in Land Use & Development Planning in El Paso County Discourage individual wells for new subdivisions with average lot sizes smaller than 2.5 acres when there is a reasonable opportunity to connect to an existing central system or construct a new central water supply system when the economies of scale to do so can be achieved, especially in the Laramie-Foxhills, Lower Arapahoe, Denver and Lower Dawson aguifers.

Grading and earthmoving activities will be limited to internal residential streets, driveways, drainage, and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement, or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the future Final Plat.

NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

The Esteban Rodriguez Subdivision Preliminary Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8'

trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.

Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA. The HOA or Metropolitan District will be established prior to Final Plat approval.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The <u>2021 Your El Paso Master Plan</u> (the "Master Plan") addresses issues directly related to the Esteban Rodriguez Subdivision Preliminary Plan and development. Policies specifically related to this Sketch Plan request include:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Preliminary Plan proposed for new Large Lot Single Family Residential lots is compatible with the other larger existing adjacent residential lots in the Judge Orr Road corridor. New lots will be similar in character to existing lots and paved roads serving the new lots will be compatible with the types of roadways in nearby adjacent neighborhoods.

Goal 1.4 – Continue to encourage policies that ensure "development pays for itself."

The Esteban Rodriguez Subdivision is proposed as a development of Large Lot Single-Family residences within a non-urban density area (Large Lot Residential Placetype) of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The subdivision design with RR-2.5, RR-5 and CC zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0, A-35, and A-5. The Owner/Developer proposes to avoid overlot grading across the entire 493.21 acre site, and instead will limit grading to driveways and drainage infrastructure in keeping with the established land use character of surrounding subareas of the county. A lower density will help to sustain the appearance and unique

environmental conditions of adjacent properties. The Commercial Community zoning will allow the establishment of retail sales and service establishments that will serve the neighborhood.

Transportation & Mobility, Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1-Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

The design of the Esteban Rodriguez Subdivision will locate new home driveways with direct access onto proposed paved rural minor collector, and rural local streets. Up to 144 proposed residences will have driveways off these streets for access; no direct driveway access for any new lot is planned for Judge Orr Road to minimize any increased traffic load from new lots onto these existing arterials.

Community Facilities & Infrastructure, Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Regarding utilities, future Final Plat submittals of the Esteban Rodriguez Subdivision will seek commitment letters for delivery of electrical service and natural gas from established utility providers in the vicinity. On-site wells will provide water to each new lot and wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by environmental and geotechnical engineers for this Development Plan application, it has been determined that the site is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

Goal 5.4-Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

The submitted Drainage Report specifically details a four-step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and considers the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- Promote sustainable best practices with regard to development and infrastructure.

The area surrounding the property has sufficient carrying capacity to support the proposed development's roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services will be sought and provided at future levels of Development Planning/Final Platting.

The Esteban Rodriguez Subdivision Development Preliminary Plan design, which provides for up to 144 homes on 2.5 and 5.0 acre lots, Commercial/Retail/Commercial Services, and Open Space uses ensures that development of this site will remain compatible and contiguous with existing larger lot low-density residential areas within the nearby community. With a density of .29 DU/AC, the Esteban Rodriguez Subdivision is compatible with numerous other subdivisions adjacent to and within a 2-mile radius of the property.

GAS SERVICE

The applicant will seek natural gas service by utility service providers already established in the vicinity at future levels of Final Platting.

WATER SERVICE

The following information is provided by request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

Water Quality, Quantity and Dependability:

A Water Resources Report and Water Supply Information Summary have been provided to the County with this Preliminary Plan application.

The Water Resource Report provides data which confirms the proposed water supply for all of the Rodriguez Subdivision is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability, and quality for the proposed subdivision.

The Esteban Rodriguez Subdivision is a proposed single family residential and commercial development located east of Peyton, CO. The proposed development is comprised of three different existing parcels which are currently owned by Esteban Rodriguez. The total acreage encompassed by these three parcels is 493.21 acres. The subdivision is proposed to be subdivided into one hundred and forty-two (144) residential lots and four (4) commercial lots. All 144 residential lots and 4 commercial lots are to be served by on-site residential and commercial wells drilled into the not-nontributary Denver aquifer below the Esteban Rodriguez property. The proposed subdivision lies within the Upper Black Squirrel Creek Designated Groundwater Basin and is managed by the Upper Black Squirrel Creek Groundwater Management District.

The not-nontributary Denver Aquifer, which will serve as the water source for the Esteban Rodriguez Subdivision, is estimated to provide a 300-year supply of 55.61 AF/year of water. Each residential lot is assumed to require 0.288 AF/year/lot of water, totaling 41.472 AF/year of residential demand at full build-out. The three commercial properties are estimated to demand 13.838 AF/year of water at full build-out. Therefore, total demand at full build-out is estimated to total 55.353 AF/year, which is less than the 300-year supply out of the Denver Aquifer to the Rodriguez Subdivision.

Maximum depletions to the alluvium from pumping out of the Denver aquifer in this area amount to 4% of pumping from the aquifer. Using the demands listed above, maximum depletions at full build-out are estimated to be 2.214 AF/year by the year 300 of pumping. Replacement flows back to the alluvium will be returned at 90% of indoor and domestic uses from the residential and commercial properties. Total indoor usage from the residential and commercial properties are estimated to be 51.22 AF/year at full buildout. The corresponding return flows back to the alluvium via non-evaporative septic systems is assumed to result in an annual volume of 46.100 AF/year, which is well in excess of the estimated depletions to the alluvium, which is calculated above.

The water quality in the Denver aquifer formation in this area has typically been suitable for residential potable use. Water samples were obtained from the existing well (well permit #163012-F) constructed via an exterior hose bib existing on the side of the house located at 9350 Elbert Road. Water samples were obtained from this tap on 04/04/2023, with water quality testing performed Colorado Analytical Laboratories and Hazen Research, Inc., per the El Paso County Land Development Code section 8.4.7(B). All results were found to be below primary and secondary Maximum Contaminant Limits (MCLs).

Because of the absence of any and all evidence of fecal contamination in the form of E. Coli or Total Coliform, or that all sampled and analyzed constituents were below all primary and secondary standards, the proposed water source emanating from the Denver Aquifer is deemed safe for public consumption.

TRANSPORTATION

The Esteban Rodriguez Subdivision Preliminary Plan provides for three separate points-of-access from Judge Orr Road into the community (e.g. two from Judge Orr Road, and one from La Noria Way from the adjacent Saddlehorn Ranch community. No residential or commercial lots adjacent to Judge Orr Road are proposed to have direct access/egress onto Judge Orr Road and will be accessed via internal roadways.

Subdivision Access Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from

other neighborhoods by roads that dead end at cul-de-sacs. Having two points of access allows for a more contiguous street network and would remove these barriers.

Walking trails indicated within the Preliminary Plan (8' wide trail easements are proposed) help to provide connectivity throughout the Esteban Rodriguez Subdivision, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Open Space and the Commercial Retail/Commercial Service areas.

Providing multiple points of access to a subdivision also improves efficiency in emergency response times and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access especially with multimodal options for walking and biking could reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.

TRANSPORTATION IMPACT STUDY GUIDELINES

A Transportation Impact Study (TIS) is submitted for this project based upon the El Paso County Engineering Criteria Manual (ECM) per ECM appendix B.1.1, since this project is a residential development exceeding 100 acres and is phased over a multi-year build-out.

ROAD IMPACT FEES

Per resolution 19-471 Road Impact Fees are applicable and due for this project.

CHAPTER 7 AND CHAPTER 8 OF THE LAND DEVELOPMENT CODE CRITERIA FOR APPROVAL

In approving this Preliminary Plan, the county will find that:

The proposed subdivision is in general conformance with the goals, objectives, and policies of the **2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN,** as described in Pages 5-9 of this Letter of Intent.

The proposed subdivision is in conformance with the requirements of this Code; no waivers or deviations from the Code are requested or proposed.

The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Preliminary Plan area; as previously described, The Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre Saddlehorn Ranch (e.g., 216 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately west of and adjacent to the subject property, the proposed 398.91-acre Jane Davis Ranch (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) also immediately north of the subject property, and the proposed 86.78-acre Pikes Peak

Board of Cooperative Educational Services (PPBOCES) immediately north of the subject property.

Furthermore, the subdivision design with RR-2.5 and RR-5 zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0, A-35, and A-5.

The Water Resources Report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies; A Water Resources Report and Water Supply Information Summary have been provided to the County with this Preliminary Plan application.

The Water Resource Report prepared for the Esteban Rodriguez Subdivision confirms the proposed water supply for all of the Rodriguez Subdivision is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.

The soil is suitable for the subdivision and any geologic hazards do not prohibit the subdivision and can be mitigated; A Geological Hazard Report and Soils Report has been provided and submitted for the Esteban Rodriguez Subdivision Preliminary Plan. No known geological hazards are present which may preclude the site from development as proposed. As described previously, existing drainageways will be mitigated and preserved as Public Open Space easements, all of which will be designated as no-build areas.

The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]. No known commercial mining operations exist on the site.

The design of the subdivision protects the natural resources or unique landforms; existing natural resources and unique landforms will be protected and designed to be within no-build areas.

The proposed methods for fire protection are adequate to serve the subdivision; the Peyton Fire Protection District will extend service within the Esteban Rodriguez Subdivision Preliminary Plan area. A Letter of Intent to Serve this subdivision is provided with this Preliminary Plan application the Peyton Fire Protection District.

The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints; there are no known environmental or

William Guman & Associates, Ltd.

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Esteban Rodriguez Subdivision | Preliminary Plan Application Letter of Intent July 29, 2024

other constraints that would preclude development of this site as proposed in the Preliminary Plan. Topography, soil types and geologic hazards and other environmental resources are not compromised by development of this site.

The entire property is outside of any airport overlay zone, including Meadow Lake Airport and the Colorado Springs Municipal Airport (Note: despite this, the Owner has included a Notice of Avigation Easement to the Preliminary Plan and will advise potential homebuilders of the site's proximity to an airport).

END

LSC Transportation Consultants, Inc. Attm: Jeff Hodsdon, PE 2504 E. Pikes Peak Ave., Suite 304 Colorado Springs, CO 80909 JR Engineering Attn: Bryan T. Law, PE 5475 Tech Center Drive. Suite 235 Colorado Springs, CO 80919 blaw@jrengineering.com jeff@lsctrans.com

> RESPEC /JDS-Hydro Colorado Springs,CO 80919 Douglas.Schwenke@respec.com

Ecosystem Services, LLC Attn: Grant Gurnee, PWS Erie, CO 80516 grant@ecologicalbenefits.com

C LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE STH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARRY DESCRIBED A FOLLOWS:

Colorado Springs, CO 80918

KMZigler@rmg-engineers.com

D. BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINBE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF

THENCE ON THE ARC OF A CURVE TO THE WEST HALF OF SAID SECTION 2, 500-40 T/F A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE'

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56'44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89 01118 W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2.618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11; THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE

POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 ACRES.

F NOTES

Acreages and percentages are rounded up to equal 100%.

- All areas designated as wetlands, drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
- 3. This proposed Preliminary Plan is located within the Peyton Fire Protection District
- After approval, this Preliminary Plan will expire in 5 years unless a Final Plat is submitted
- 6 No residential or commercial lot will have direct lot access onto Judge Orr Road
- 7. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Construction
- El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation.
- A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
- 10. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities are scheduled to occur in any wetland area.
- 11. The wetland boundaries as indicated on the Prelimianry Plan are conceptual and subject to change. All existing wetland areas are mapped per the National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
- 12. In the event the project will create ground disturbing activity in habitat occupied by threatened of ndangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
- 13. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natura vegetation, weed control and riparian and wetland protection and buffer areas, as appropriate at the Construction Plan stage.
- 14. Development proposed by this Preliminary Plan is primarily for large lot single-family reside compatible with that of adjacent and Rural Residential (RR) zone districts. 74.9% of propos lots will adhere to zoning and development criteria for RR-2.5 and 9% for RR-5.0 zone distr within the overall 493.21 acre development.
- 15. Approximately 13.48 acres, or 2.80% of the site, with frontages along Judge Orr Road are proposed commercial uses and will be compatible with the zoning and development criteria of the county's CC - Commercial Community zone district.
- . Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with the Preliminary Plan application.
- 17. Phasing limits for all proposed development are indicated on this Preliminary Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change
- 18. Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez HOA
- A Noise Study may be prepared with subsequent Construction Plan submittals if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road
- 20. This Preliminary Plan proposes to provide fees in lieu of land for future school development The project site is located entirely within the Peyton School District No. 23.
- 21. All electric service is to be provided by Mountain View Flectric Association (MVFA). Black Hills Energy and natural gas easements will be provided as required
- 22. Site lighting will satisfy the requirements of Section 6.2.3, of the El Paso Count
- elopment Code. A site lighting plan is provided with this Preliminary Plan 23. The Rodriguez subdivision will comply with all Federal and State laws, regulations, ordinances review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Division of Parks and Wildlife, Colorado Department
- 24. Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act particularly as it relates to all listed spec
- 25. The following Districts will serve the Esteban Rodriguez Subdivision property:
- a. Rodriquez Metropolitan District or HOA (to be established) for maintenance of any/all common spaces, detention ponds, and drainage easements.
- Peyton School District No. 23
- Peyton Fire Protection District (Fire emergency) El Paso County Conservation District.
- Pikes Peak Library District.
- El Paso County Roads and Bridges.
 Upper Black Squirrel Creek Ground Water

RMG Engineers/Architects Attn: Kelli Zigler 2910 Austin Bluffs Pkwy., Suite 100

Attn: Douglas E. Schwenke 5540 Tech Center Drive, Suite 100

I ADJACENT ZONING MAR

HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY. COLORADO

ESTEBAN RODRIGUEZ SUBDIVISION PRELIMINARY PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF

THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH

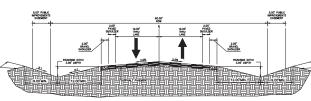


F. NOTES CONT'D

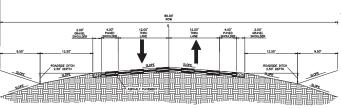
- Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
- Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Preliminary Plan. All other buffers to adjacent zoning will be 15 feet as noted

F. PUBLIC STREETS Future Local Roads PROP. 40.00' ROW ADDITION 15.00' 14.00'

1. Existing Judge Orr Road - Typical Section (NTS)



2. Typical Rural Local Road (NTS)



- 3. Typical Rural Minor Collector Roadway (NTS) POSTED SPEED LIMIT = 35 MPI
- Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request of the ECM will be submitted for review and approval for any design that does not conform with these standards.
- All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
- Until approved by the County Engineer, all access points shown from the property onto Judge Or Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any existing public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and review.

G. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE FASEMENTS.

- The "Floodplain No Build / OS" easements, into which some residential lots will encroach, are included in the Preliminary Plan calculations as "Public Open Space" areas. Lots that encroach into the "Floodplain -No Build / OS[#] easements will be platted as open space easements in future zoning and development submittals These areas shall remain Public Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area
- The Preliminary Plan provides areas denoted as Public Open Space, Public Open Space includes a Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.
- The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision HOA (to be
- 4. Sheet PLP 1.0 provides acreage and tract data for all Open Spaces.
- Open space and trail improvements provided by the owner may be applied to Park Land Dedication and/or fees with review and approval by El Paso County Parks. Improvements will be coordinated at a later date with El Paso County Parks via Park Land Credits.

H. SOILS AND GEOLOGIC HAZARDS

- Areas of proposed development that are found to be impacted by ground water, imported fill, loose and/or expansive soils, etc., will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard areas of concern and recommended mitigation measures are found in the Geological Hazard Study and Wastewater Study prepared by RMG Engineers and Architects (April 27, 2023). Further studies of these conditions that warrant additional mitigation may be provided with at Final Plat.
- No basements or below-grade inhabitable space (crawlspace) are allowed until a yearlong mo program that gathers groundwater elevation data is completed.

I. PHASING PLAN

- The Rodríguez Subdivision will be developed in multiple phases and platted in multiple filings. This Preliminary Plan proposes six phases of development as indicated on Sheet PLP 1.6 and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and
- 2. Preliminary phasing boundaries as indicated on this Sketch Plan are subject to change, Proposed development and build-out of internal streets, park and open space, and installation of utilities will be determined with each phase.

J. FLOODPLAIN NOTES

- Portions of the Rodriguez property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0558G, 08041CO559G, 08041CO566G, 08041CO567G with an effective date of December 7, 2018. The existing floodplain boundaries may be revised and/or the Base Floodplain Elevation (BFE) may be modified. Coordination with FEMA will be completed to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision by EPC and FEMA occurs independently of this Preliminary Plan it shall be approved prior to the platting of any lots currently located within floodplain boundaries.
- No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots encroaching into any floodplain.

K. TRANSMISSION EASEMENT

This Preliminary Plan indicates a Transmission Easement is located along the property's western boundary. The owner [Grantor] executed an Option for Transmission Easement Agreement with Mountain View Electric Association (MVEA) [Grantee] on June 14, 2014 (copy of Agreement is submitted with this application).

The construction of any structure including but not limited to homes and ancillary building within any

- The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies. The graphic representation indicated on the Plan is accurate per the legal description.
- The Owner and Applicant will resolve the recordation of the Transmission Easement at a future level of development plan submittal.

M. VICINITY MAP



N. SITE DATA

Total Acreage:

Existing Land Use Existing Zone District Site Acreage: TSN 4300000534 24 07 AC (Judge Orr Road) TSN 430000053 136.98 AC (Judge Orr Road TSN 4300000538 332.16 AC (Judge Orr Road)

Residential [RR-2.5 and RR-5.0 large lot single family] Commercial Community [CC] 16.04 ac Open Space [15.36 ac including detention] Proposed Land Uses

493.21 AC

Proposed Maximum Number of Units: 144 Single Family .29 DU/AC

D. AIRSPACE AVIGATION EASEMENT

A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Ariport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Preliminary Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminsal Instrument Procedures (TERPS) over Jane Davis Ranch

The aforementioned easement and right-of-way includes but is not limited to:

- For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any
 and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally
 compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove
- 2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such oise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
- 3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or nprovements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
- 4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark accordi
- 5. The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above
- B. Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Associaton, as follows:
- 1 Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, to extend into the Airspace or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
- Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the
 Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio
 communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
- The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
- This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and
 assigns, of any rights that it may otherwise have from time to time against any individual or private operator for
 negligent or unlawful operation of aircraft.
- 5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easemen and Meadow Lake Airport shall be the dominant tenement
- nent, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall
- Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

P. SHEET INDEX

- Subdividers/Applicant | Legal Description | Notes/Zoning Map | Vicinity Map | Site Data | Internal Street Detail | Transmission Easement | Airspace Avigation Easement PLP1.0
- Preliminary Plan | Land Use Summary Table | Parcel Summary Table | Land Use Data Table PLP1.5
- PLP1.6
- PLP1.7 Adjacent Landowners

William Gamas bili@guman.net

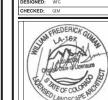
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SUBDIVISION

RODRIGUEZ 80831 JUDGE ORR ROAD 000 **ESTEBAN**

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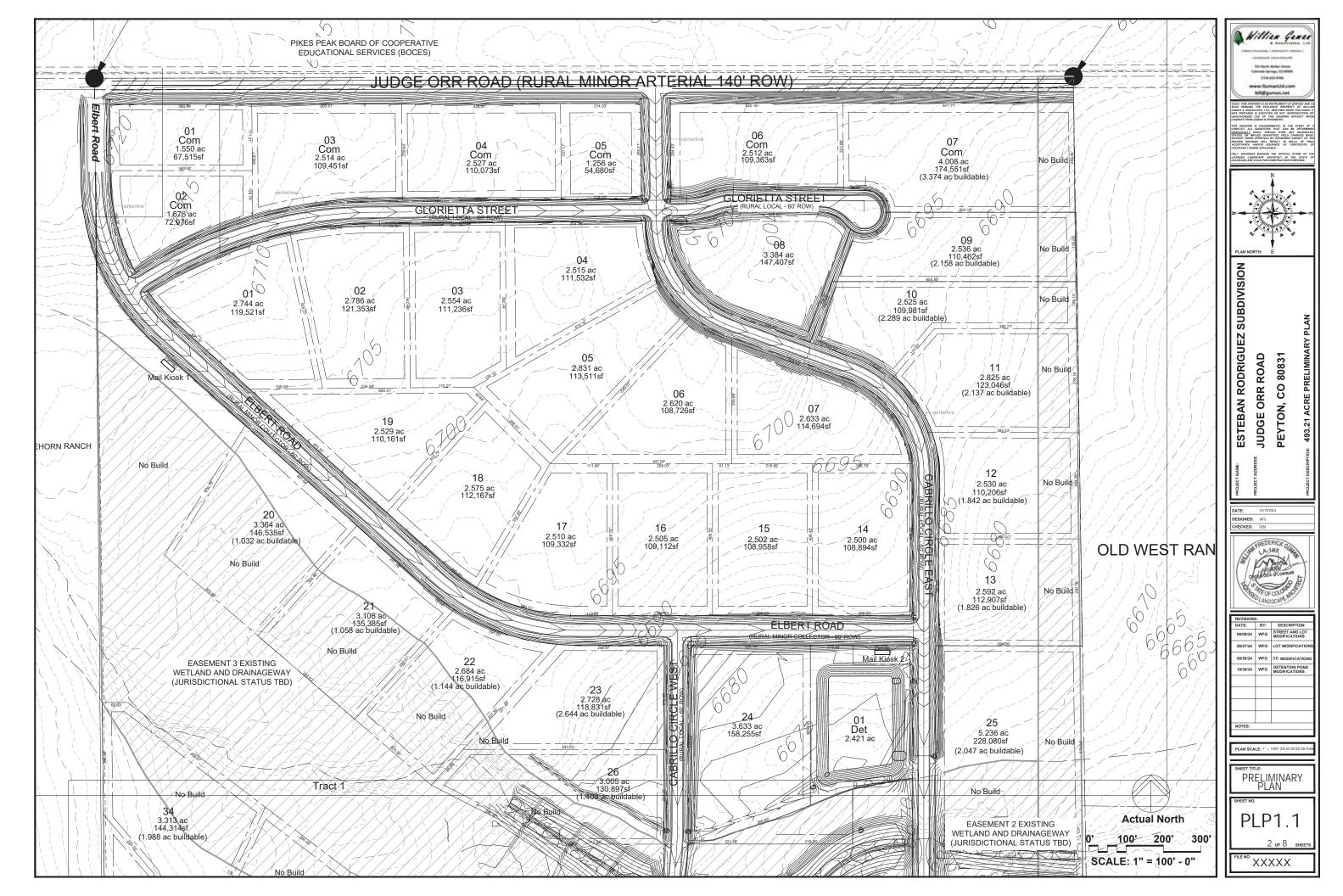


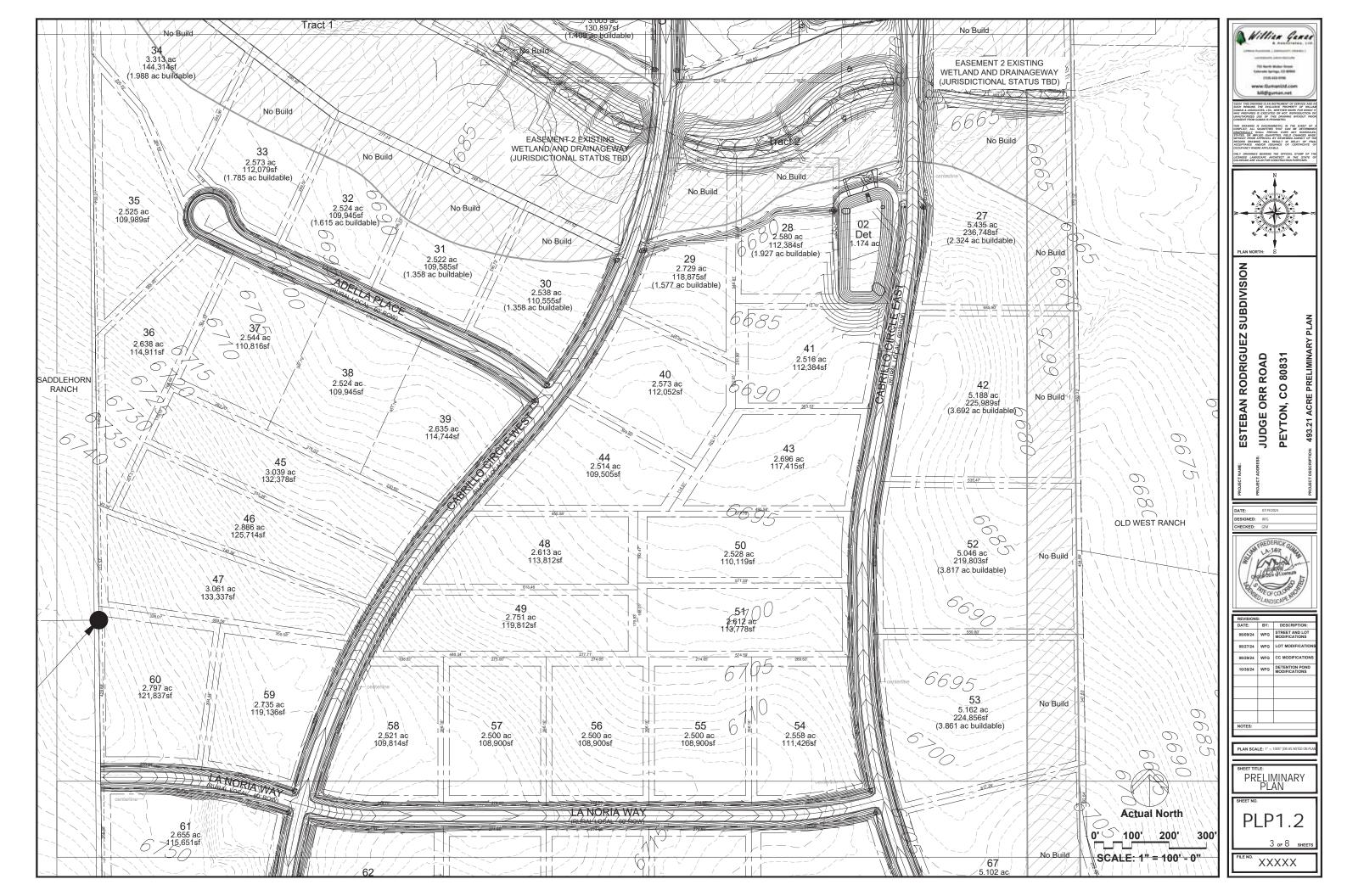
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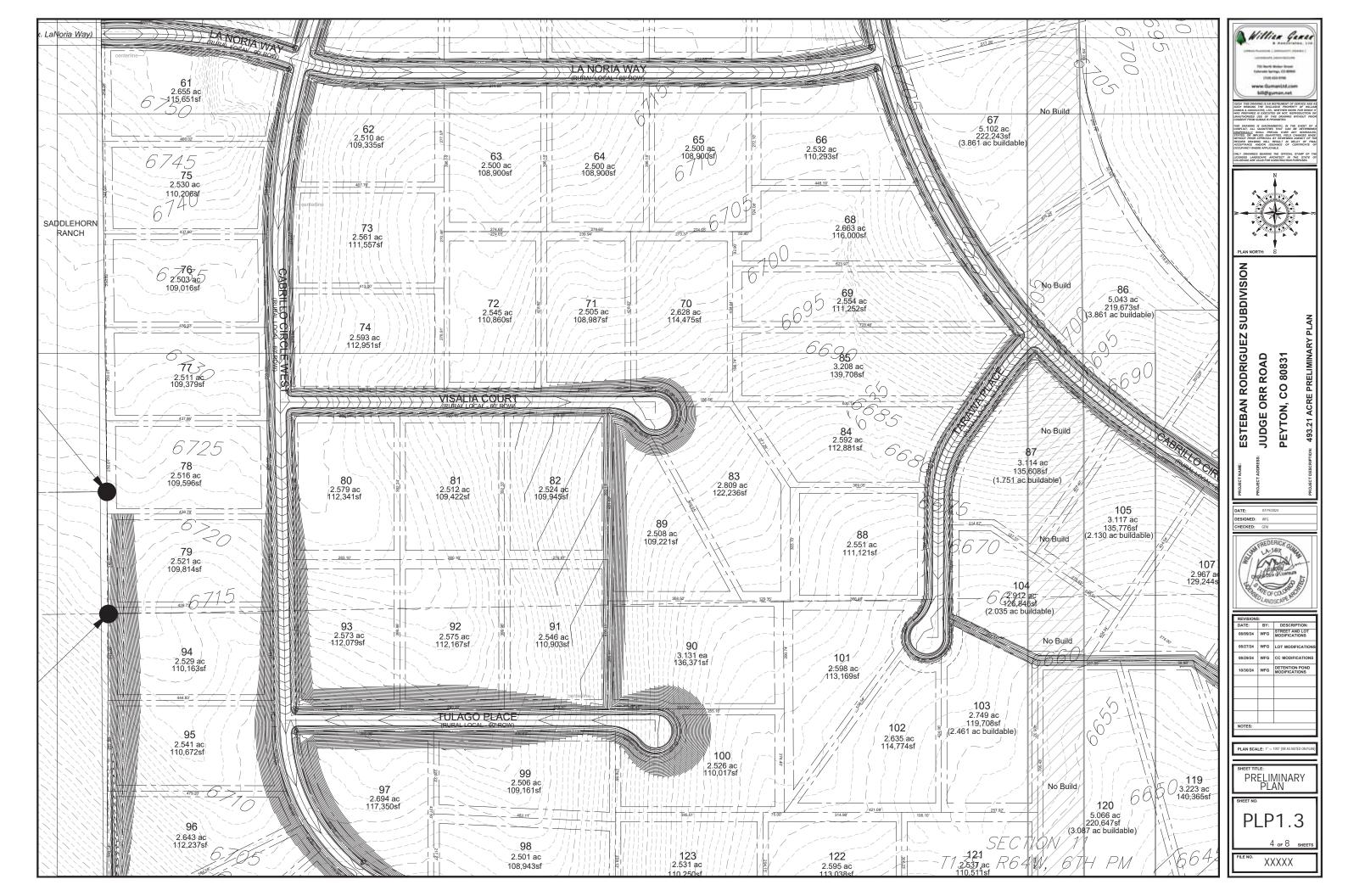
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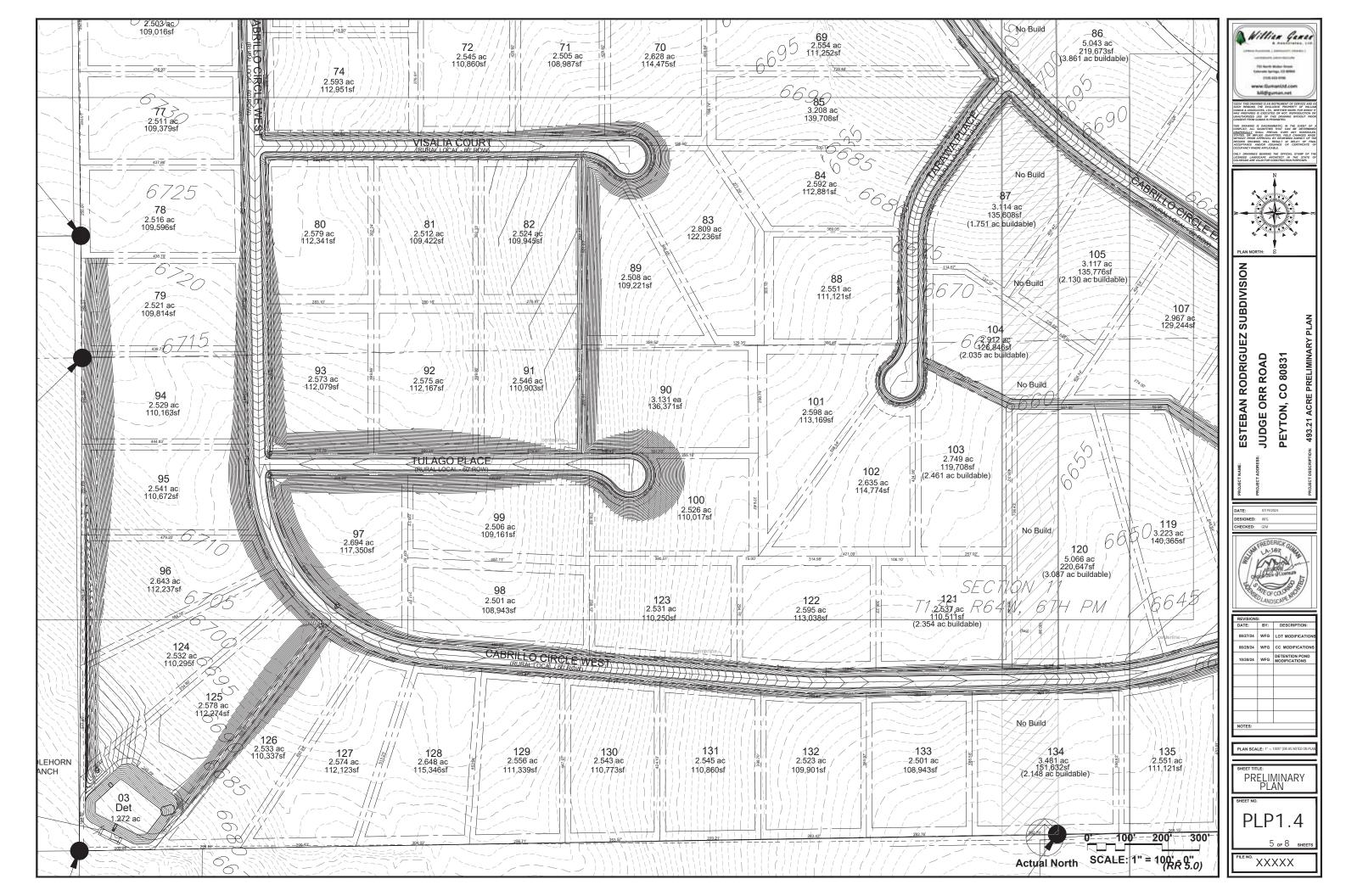
PRELIMINARY PLAN

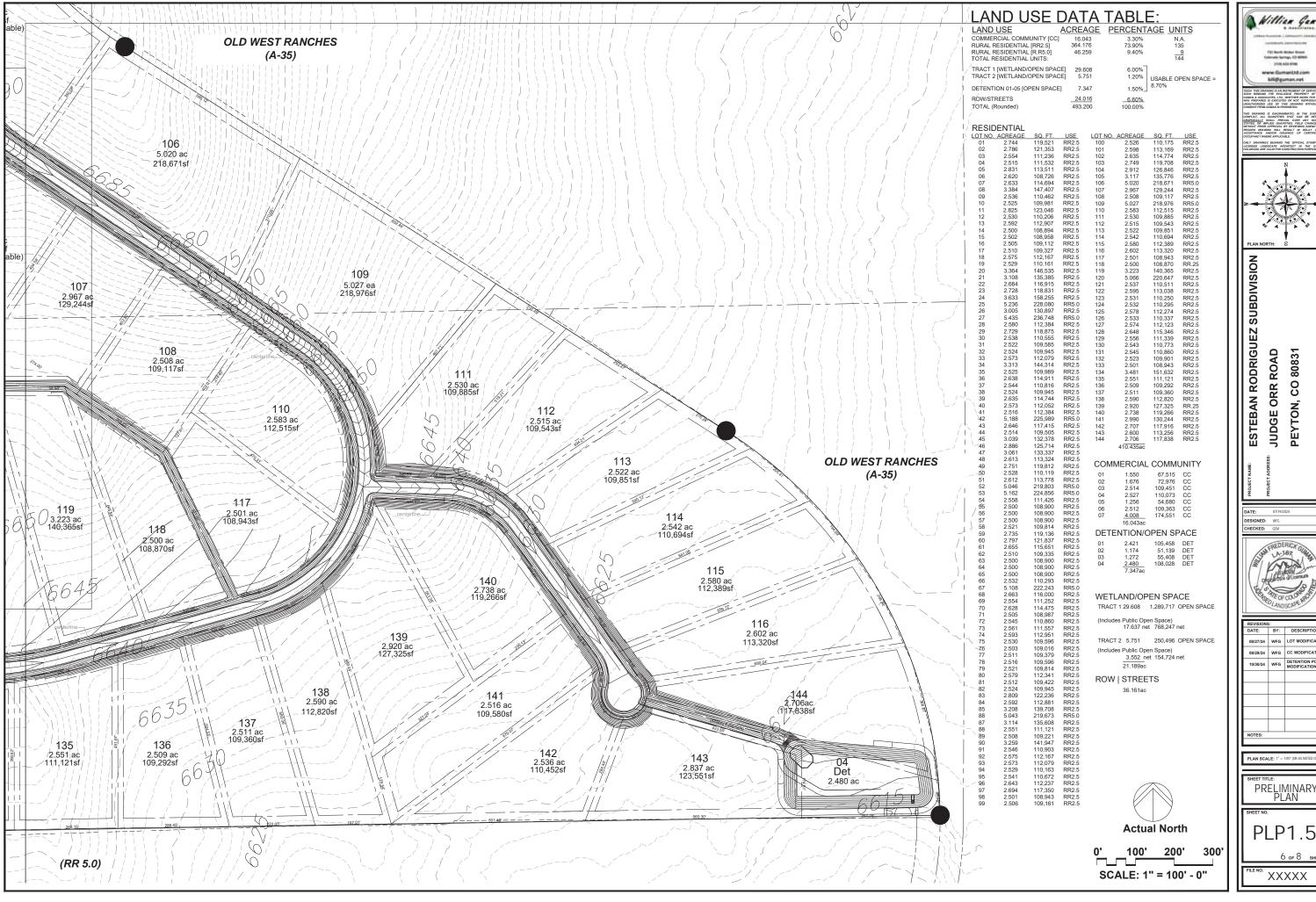
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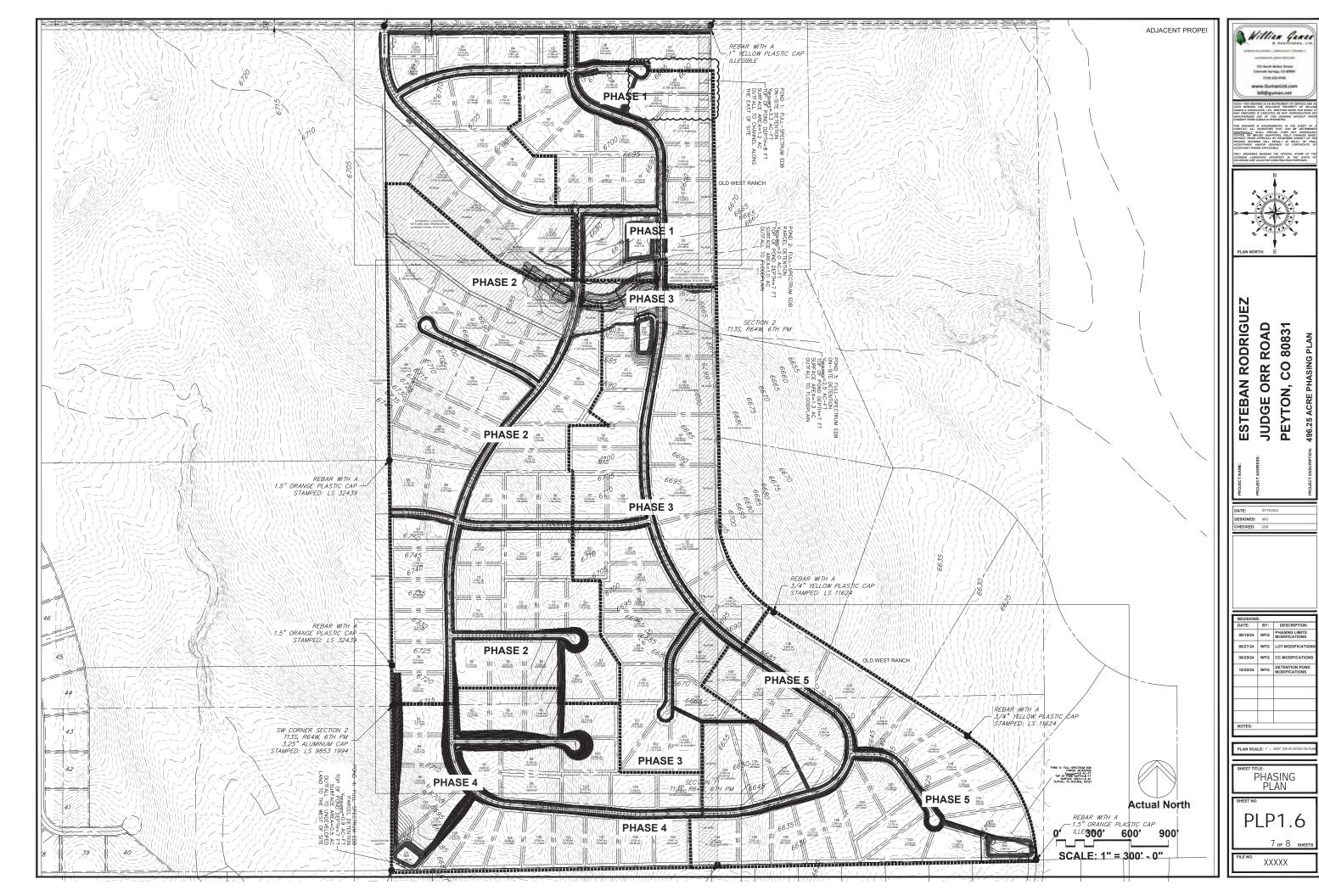


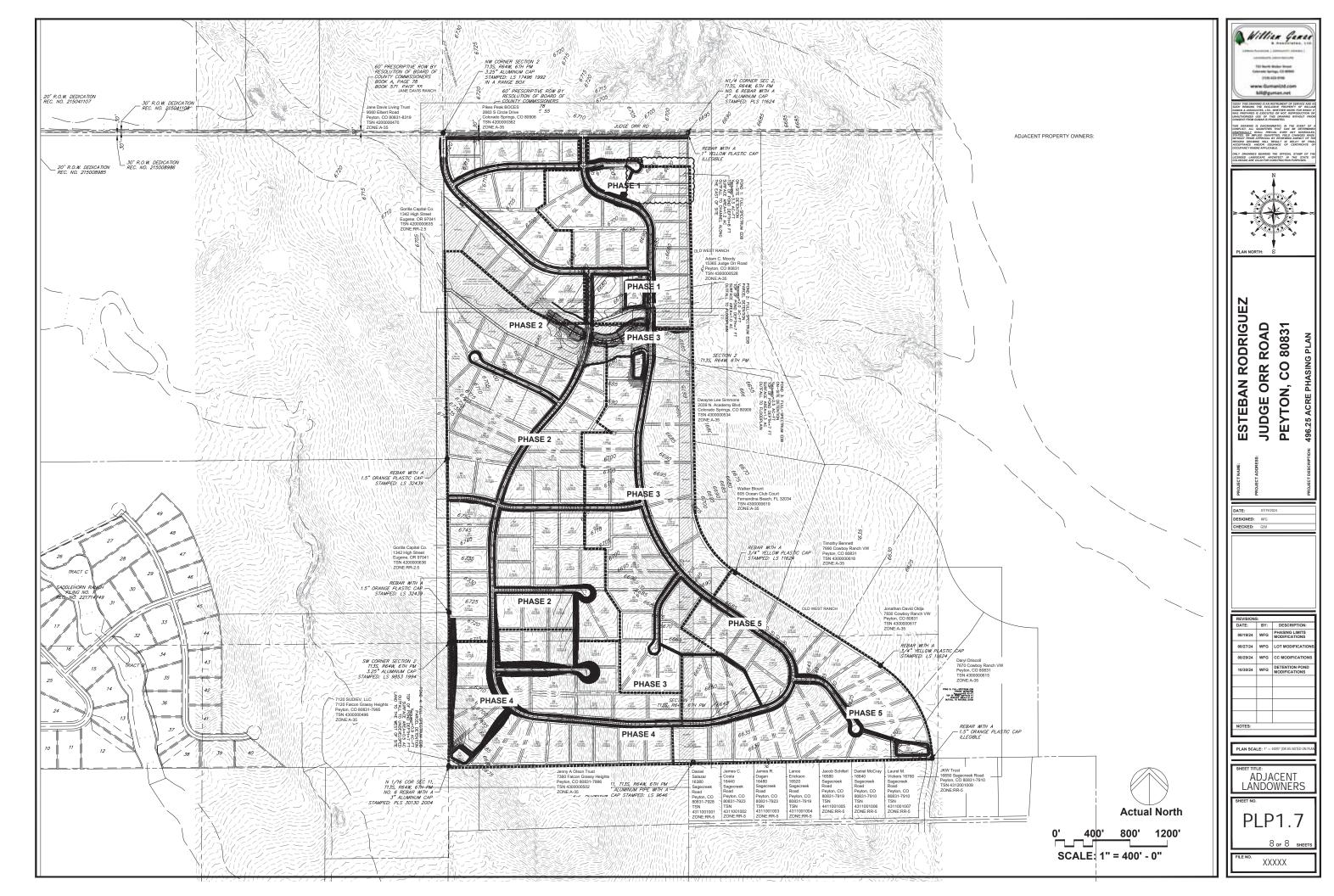












Attn: Bryan T. Law, PE 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919 blaw@jrengineering.com

RMG Engineers/Architects Attn: Kelli Zigler 2910 Austin Bluffs Pkwv., Suite 100 Colorado Springs, CO 80918

Ecosystem Services, LLC Attn: Grant Gurnee, PWS 1455 Washburn Street Erie. CO 80516

LSC Transportation Consultants, Inc. Attm: Jeff Hodsdon, PE 2504 E. Pikes Peak Ave., Suite 304 Colorado Springs, CO 80909 jeff@lsctrans.com

RESPEC /JDS-Hydro Attn: Douglas E. Schwenk 5540 Tech Center Drive, Suite 100 Colorado Springs.CO 80919

C. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING RE PARTICULARLY DESCRIBED A FOLLOWS:

D. BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 8TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINBE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF

THENCE ON THE ARC OF A CURVE TO THE LEFT. HAVING A RADIUS OF 1.000.00 FEET. A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET. TO A POINT OF TANGEN

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56*44*42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE. S89°01'18"W A DISTANCE OF 2.618.87 FEET. TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11; THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE

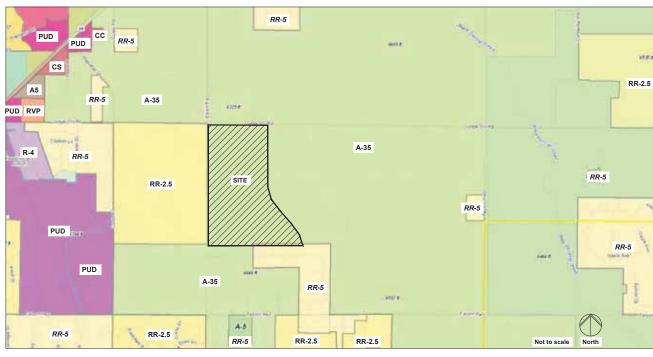
CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 ACRES.

- Acreages and percentages are rounded up to equal 100%
- All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
- 3. This proposed Sketch Plan is located within the Peyton Fire Protection District.
- 4. After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted
- treets and access locations and configurations are conceptual and subject to change. Detailed treet plans will be prepared and reviewed at the subdivision process.
- Access locations onto Judge Orr Road will be finalized at the Preliminary Plan or Development Plan level of submittal. No residential lot will have direct lot access onto Judge Orr Road.
- 7. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Preliminary
- El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso Count Parks and Recreation at the Preliminary Plan stage. The Neighborhood Park will also be further refined at the Preliminary Plan stage.
- A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
- 10. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County ing Department prior to project commencement if ground disturbing activities are scheduled to occur in any wetland area.
- 11. The wetland boundaries as indicated on the Sketch Plan are conceptual and subject to change. All existing wetland areas are to were mapped per the National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
- 12. In the event the project will create ground disturbing activity in habitat occupied by threatened or endangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
- 13. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural vegetation, weed control and riparian and wetland protection and buffer areas, as appropriate with future zoning and development plan submittals.
- 14. Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent and Rural Residential (RR) zone districts. 62% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 23% for RR-5.0 zone districts within the overall 493.21 acre development.
- Approximately 18.83 acres with frontages along Judge Orr Road are proposed for commercial uses and will be compatible with the zoning and development criteria of the county's CC-Comme Community zone district.
- Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with this Sketch Plan application.
- 17. Phasing limits for all proposed development are indicated on this Sketch Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.
- Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez Metopolitan District or HOA.
- A Noise Study may be prepared with subsequent submittals if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road.
- This Sketch Plan proposes to provide fees in lieu of land for future school dev project site is located entirely within the Peyton School District No. 23.
- 21. All electric service is to be provided by Mountain View Electric Association (MVEA). Black Hills Energy and natural gas easements will be provided as required.
- 22. Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code.
- 23. The Rodriguez subdivision will comply with all Federal and State laws, regulations, ordinances review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Division of Parks and Wildlife, Colorado Department
- 24. Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act particularly as it relates to all listed specie
- 25. The following Districts will serve the Esteban Rodriguez Subdivision property: a. Rodriguez Metropolitan District or HOA (to be established) for maintenance of any/all commor
- spaces, detention ponds, and drainage easemer Peyton School District No. 23
- ton Fire Protection District (Fire emergency)

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11. TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY. COLORADO



F NOTES CONT'D

I ZONING MAP

- Peyton Fire Protection District (Emergency services). El Paso County Conservation District.

- Pikes Peak Library District. El Paso County Roads and Bridges. Upper Black Squirrel Creek Ground Water
- Mail box kiosk locations and design will be determined at time of Final Plat in coordination with
 - Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on this Sketch Plan.

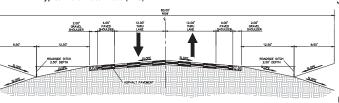
F. PUBLIC STREETS PROP. 40.00' ROW ADDITION 2.00' GRAVEL SHOULDER ROADSIDE DITCH ROADSIDE DITCH 15.00' 14.00'

1. Existing Judge Orr Road - Typical Section (NTS)

Posted speed Limit = 45 MPH. DESIGN SPEED LIMIT = 50 MPH NOTE ULTIMATE SECTION HAS BEEN OVERLAYED

5.00° PUBLIC IMPROVEMENTS ROADSDE DITCH

2. Typical Rural Local Road (NTS)



3. Typical Rural Minor Collector Roadway (NTS) POSTED SPEED LIMIT = 35 MPH. DESIGN SPEED LIMIT = 40 MPH

- Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request of the ECM will be submitted for review and approval for any design that does not conform with these standards
- All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
- Until approved by the County Engineer, all access points shown from the property onto Judge Orr offinial approved by the county Eigineer, an access points shown from the property office adule Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any existing public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and review.

G. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

- The "Floodplain No Build / OS" easements, into which some residential lots will encroach, are included in the Sketch Plan calculations as "Public Open Space" areas. Lots that encroach into the "Floodplain -No Build / OS" easements will be platted as open space easements in future zoning and development submittals These areas shall remain Public Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.
- The Sketch Plan provides areas denoted as Public Open Space, Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.
- The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitar
- See Sketch Plan Sheet 1.3 for acreage and tract data for all Open Spaces.
- Park improvements provided by the owner may be applied to Park Land Dedication and/or fees with review and approval by EI Paso County Parks. Any park improvements will be coordinated at a later date with EI Pass County Parks via Park Land Credits.

H. SOILS AND GEOLOGIC HAZARDS

- Areas of proposed development that are found to be impacted by ground water, imported fill, loose and/or expansive soils, etc., will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard area study and recommender mitigation measures are found in the Geological Hazard area study and Wastewater Study prepared by RMG Engineers and Architects (April 27, 2023). Further studies of these conditions that warrant additional mitigation will be designed by the property plan or Final Plat.
 - No basements or below-grade inhabitable space (crawlspace) are allowed until a yearlong monitoring program that gathers groundwater elevation data is completed.

I. PHASING PLAN

- The Rodriguez Subdivision will be developed in multiple phases and platted in multiple filings. This Sketch Plan initially proposes three phases of development as indicated on Sketch Plan Sheet SKP1.3. and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
 - Preliminary phasing boundaries as indicated on this Sketch Plan are subject to change. Proposed development and build-out of internal streets, park and open space, and installation of utilities will be

J. FLOODPLAIN NOTES

- Portions of the Rodriguez property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0558G, 08041C0559G, 08041C0566G, 08041C0567G with an effective date of December 7, 2018. The skitting floodplain boundaries may be revised and/or the Base Floodplain Elevation (BFE) may be modified. Coordination with FEMA will be completed to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision by EPC and FEMA occurs independently of this Sketch Plan it shall be approved prior to the platting of any lots currently located within
- No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots

K. TRANSMISSION EASEMENT

- This Sketch Plan Indicates a Transmission Easement is located along the property's western boundary. The owner [Grantor] executed an Option for Transmission Easement Agreement wi Mountain View Electric Association (MVEA) [Grantee] on June 14, 2014 (copy of Agreement is submitted with this application). The Agreement has not recorded by Grantor or Grantee as of this date and therefore "legally" does not exist.
- The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies. The graphic representation indicated on the Plan is accurate per the legal
- The Owner and Applicant will resolve the recordation of the Transmission Easement at a future level of zoning and development plan submittal.

N. SITE DATA

Existing Land Use: **Existing Zone District** Site Acreage: TSN 4300000534 TSN 4300000537

Proposed Land Uses

TSN 4300000538

Total Acreage:

24 07 AC (Judge Orr Road) (Judge Orr Road 332.16 AC 493.21 AC

Residential [RR-2.5 and RR-5.0 acre single family] rcial [15.07 ac]

Park/Open Space [15.36 ac including detention] Proposed Maximum Number of Units: 142 Single Family Maximum Gross Density .29 DU/AC

O. AIRSPACE AVIGATION EASEMENT

A Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Sketch Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminsal Instrument Procedures (TERPS) over Jane Davis Ranch.

The aforementioned easement and right-of-way includes but is not limited to:

- 1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or heroinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
- 2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
- 3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings. structures, or improvements of any and all kinds, and of trees, vegetation, or other ob which extend into said Airspace; and
- 4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
- 5. The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision solely for the above stated purposes.
- Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Associaton, as follows:
- 1. Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
- 2. Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installati upon Meadow lake Airport and any aircraft.
- 3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace
- This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
- 5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement
- The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate
- 7. Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreemen

P. SHEET INDEX

- Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data | Internal Street Detail | Transmission Easement | Airspace Aviga
- SKP 1.2 Sketch Plan | Land Use Summary Table | Parcel Summary Table | Adjacent
- SKP 1.3 Parcel/Open Space/Trails/Phasing Plan | Open Space and Trails Schedule | Open Space Tract Schedule | Trail Head Detail | Phasing Schedule



Agricultura

William Ganas

www.Gumanitri.com

bild@guman.net

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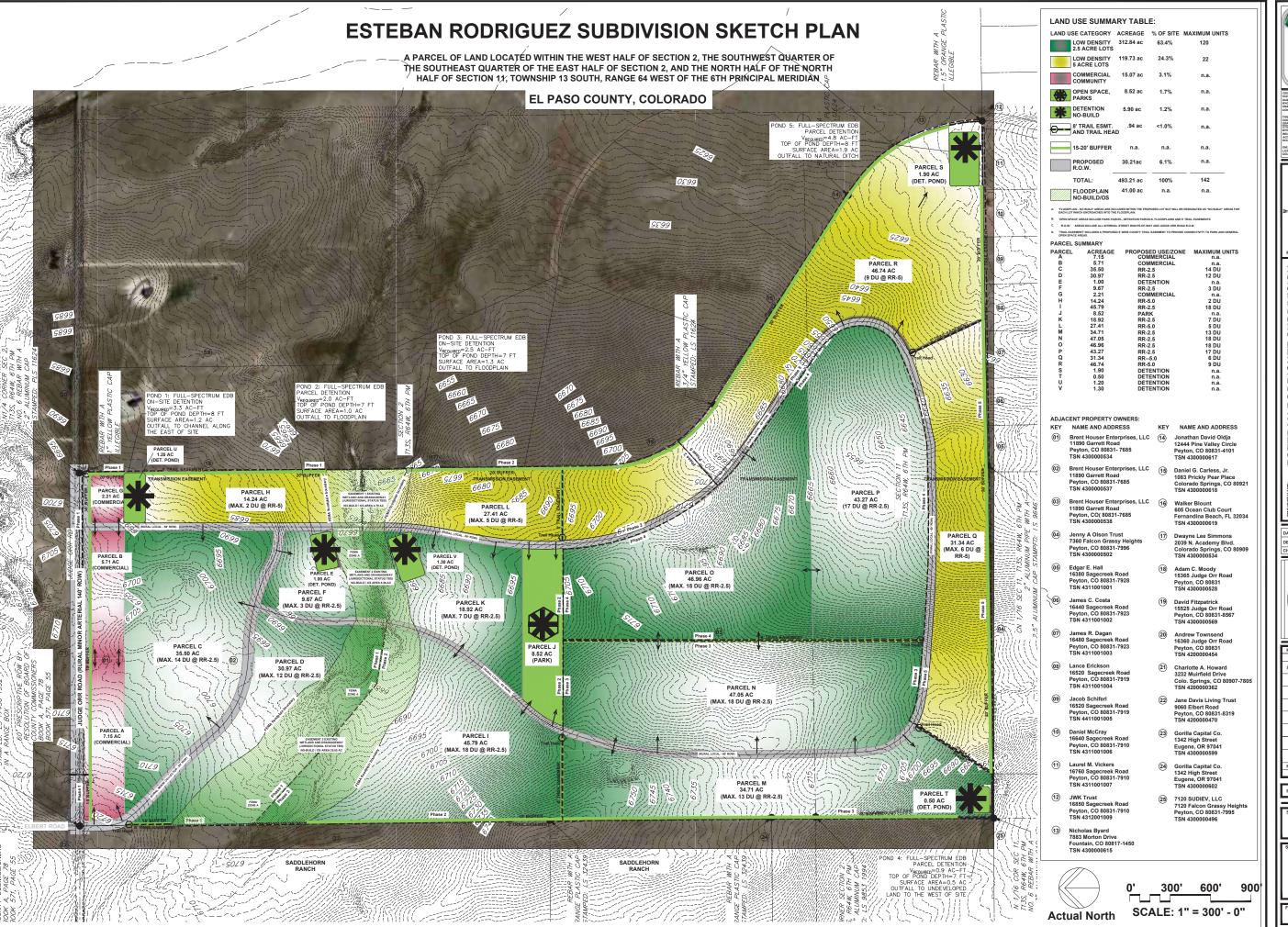
SKETCH PLAN

PEYTON,

GEM REVISED PER COUNTY COMM

PLAN SCALE: 1" = 300'0" (OR AS NO

FILE#SKP237





PEYTON, CO 80831

FILE#SKP237



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 5 Final Plat

Agenda Date: September 11, 2024

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request by N.E.S., Inc., on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 5 Final Plat, which includes 160 single-family residential lots on 47.17 acres. The property is zoned RS-5000 and is located east of Vollmer Road and north of Woodmen Road, situated between the southern boundary of the Sterling Ranch development and the future extension of Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.50-mile west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.75-mile northeast of the project site. The far western boundary of Filing No. 5 is partially located within the Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. This project will have little to no impact on these open space values, as the site is outside of the creek corridor.

The current application shows 10.52 acres, or 22.3%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. The project area includes a 4.63-acre community park, a 1-acre neighborhood park, and an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhoods and park areas. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- "Nearly 6-acres of community park, open space, drainage, and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails. A 5' wide concrete community trail is proposed within Tract A and will connect to the community trail along the south which eventually connects to the Sand Creek Regional Trail to the west and other community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan."
- "Sterling Ranch East Filing 5 includes a 4.63AC neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open

spaces to the southern community trail, which provides connection to the Sand Creek Regional Trail and 29AC Community Park. The park and trails will be owned and maintained by the Sterling Ranch Metropolitan District."

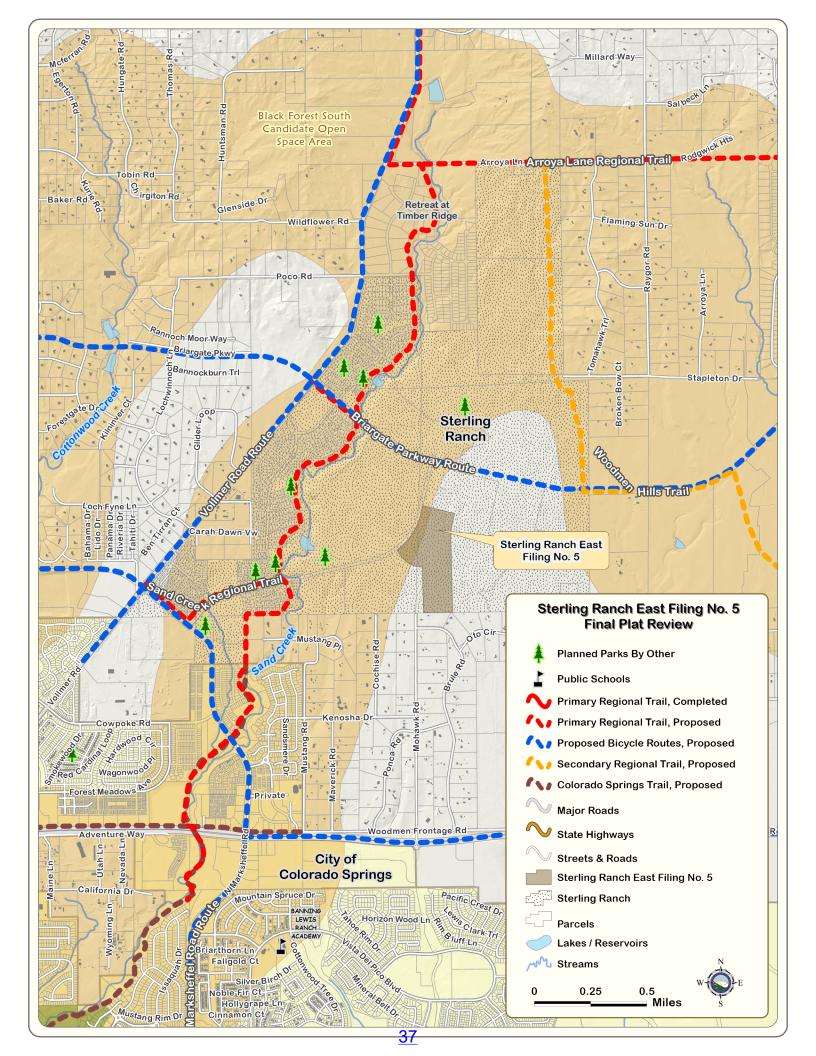
"The [2022 El Paso County Parks] Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District."

Staff is pleased that Sterling Ranch East Filing No. 5 Final Plat contains a large percentage of park, trail, and open space areas, including the aforementioned 4.63-acre community park, as well as the smaller neighborhood park, and internal trail corridors with connectivity to surrounding neighborhoods, regional trail corridors, and other park and open space areas. Staff was encouraged by the applicant's willingness to include detailed park site plans as part of the previously submitted Preliminary Plan application.

County Parks acknowledges the waiver of \$80,800 of regional park fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of 2 miles of the Sand Creek Primary Regional Trail. The applicant has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction of the 28-acre Sterling Ranch Community Park, to be located in nearby Sterling Ranch East Filing No. 1. On November 13, 2024, the El Paso County Park Advisory Board endorsed the Urban Park Lands Agreement, and the El Paso County Board of County Commissioners will consider the Agreement for final approval at their December 17, 2024, regular meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Sterling Ranch East Filing No. 5 would total \$48,480, as shown on the attached Development Application Review Form.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 5 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$48,480 will be required at time of the recording of the Final Plat. 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 the Final Plat.



Development Application Review **Form**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 11, 2024

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

Name: Sterling Ranch East Filing No. 5 Final Plat Application Type: Final Plat

SF-24-030 PCD Reference #: Total Acreage: 47.17

Total # of Dwelling Units: 160

Dwelling Units Per 2.5 Acres: 8.48 Applicant / Owner: **Owner's Representative:**

Classic SRJ Land, LLC N.E.S. Inc. Regional Park Area: 2 Urban Park Area: 2,3 2138 Flying Horse Club Drive Andrea Barlow

Colorado Springs, CO 80921 619 North Cascade Avenue, Suite 200 Existing Zoning Code: RS-5000

> Colorado Springs, CO 80903 Proposed Zoning Code: RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

of more than one dwelling unit per 2.5 acres.

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

Urban Park Area: 2,3 Regional Park Area: 2

> 0.00375 Acres x 160 Dwelling Units = Neighborhood: 0.60

> 0.0194 Acres x 160 Dwelling Units = Community: 0.00625 Acres x 160 Dwelling Units = 3.104 1.00

Total Regional Park Acres: 3.104 **Total Urban Park Acres:** 1.60

FEE REQUIREMENTS

Urban Park Area: 2,3 Regional Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 160 Dwelling Units = \$19.040

\$505 / Dwelling Unit x 160 Dwelling Units = Community: \$184 / Dwelling Unit x 160 Dwelling Units = \$29,440 \$80,800

> **Total Regional Park Fees:** \$80,800 **Total Urban Park Fees:** \$48,480

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 5 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$48,480 will be required at time of the recording of the Final Plat. 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 the Final Plat.

Park Advisory Board Recommendation:

STERLING RANCH EAST FILING 5 FINAL PLAT

LETTER OF INTENT

November 2024

OWNER/APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073
abarlow@nescolorado.com

SITE DETAILS:

TSN: 5233000018, 5200000552

ACREAGE:

47.17 ACRES (2,054,633 SF)

CURRENT ZONING: RS-5000

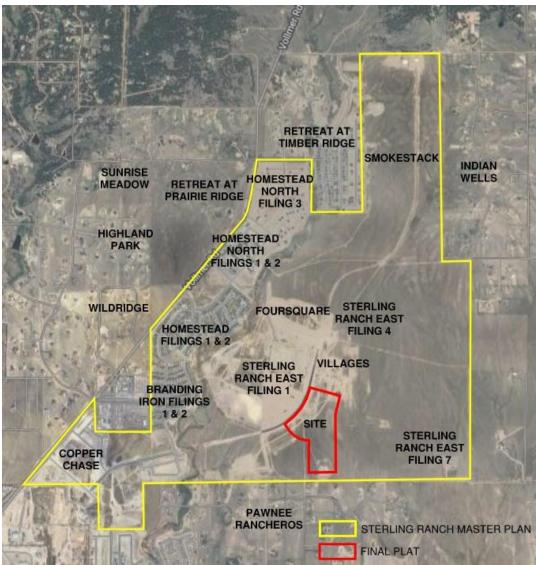
CURRENT USE: VACANT LAND

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests administrative approval of a Final Plat for 47.17 AC including 160 single-family lots and a park.

LOCATION

Sterling Ranch East Filing 5 Preliminary Plan encompasses 47.17 AC and is part of the overall Sterling Ranch Master Planned Community located east of Vollmer Road and east of the Sand Creek Channel. This development lies just east of the approved Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The proposed development lies southeast of the proposed extension of Briargate Parkway and Sterling Ranch Road. Sterling Ranch East Filing 3 is directly west and southwest of the proposed development. The site is bounded to the north by future Oak Park Drive and the future extension of Sterling Ranch Road to the northwest. Sterling Ranch East Phase 1 Preliminary Plan Filing 1-4 is east and north of the proposed development. East of the project is zoned RR-5 and planned as a future filing within the Sterling Ranch Community. This area is shown as 3-5 DU/AC on the approved Sterling Ranch Sketch Plan. The Pawnee Rancheros existing subdivision is directly south and zoned RR-5. Tract A, which will serve as a detention basin, abuts the southernmost edge of the project boundary. This tract is currently zoned RR-0.5 and will serve to transition from the RS-5000 to the RR-5 Pawnee Rancheros to the south.



File #: TBD

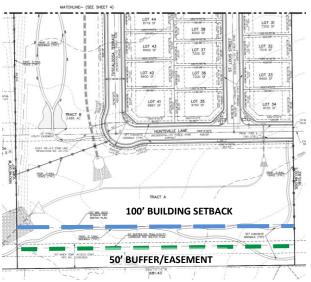
PROJECT DESCRIPTION & CONTEXT

The Sterling Ranch East Filing 5 Final Plat encompasses 47.17-acres, proposes 160 single-family detached lots, a 4.63-acre community park, an additional 1.34-acrese from parks, open space, and drainage, and 4.56-acres of stormwater detention. The proposed density for the subdivision is 3.4 du/acre. The proposed final plat is consistent with what has been submitted for the Sterling Ranch East filing 5 Rezone and Preliminary Plan. The 4.56-acre detention facility will be platted as Tract A and remains zoned RR-0.5. Tract A provides approximately 1,815 linear feet of separation from the proposed RS-5000 residential lots of Sterling Ranch East Filing 5 to the Pawnee Rancheros subdivision to the south and serve as a transition between the subdivisions. The preliminary plan thereby exceeds the 150FT average building setback and 50FT buffer shown along the southern boundary of the approved Sterling Ranch Sketch Plan. The gross density of the portion of the project, excluding Tract A, is 3.4 DU/AC and the net density is 5.8 DU/AC. This density is consistent with the 3-5 DU/AC density on the approved Sketch Plan. Sterling Ranch East Filing 5 will be platted as a single filing to be known as Sterling Ranch East Filing 5.

The project proposes a 10FT landscape setback on Sterling Ranch Road. All building setbacks, heights and lot coverage will meet the RS-5000 zoning standards.

A finding of water sufficiency was provided with the Preliminary Plan so the Final Plat can be reviewed administratively.





COMPATIBILITY/TRANSITIONS: The Final plat continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north of the project is proposed as a high-density residential development on the Sketch Plan. This higher density transitions the lower density of Sterling Ranch East Filing 5 to the higher intensity activity along Sterling Ranch Road and Briargate Parkway. Tract A is proposed to accommodate 4.56-acres of stormwater detention and open space and will provide approximately 1,815 linear feet of separation from the Sterling Ranch East Filing 5 to the Pawnee Rancheros Subdivision to the south and provide a transition between the subdivisions.

The future extension of Sterling Ranch Road bounds the project to the northwest with Sterling Ranch East Filing 1, zoned RS-5000 and approved for 294 lots to the immediate northwest of Sterling Ranch Road. Directly west of the preliminary plan is Sterling Ranch East Filing 3 which is zoned RS-5000 and approved for 187 single family lots. The proposed zoning and uses of Sterling Ranch East Filing 5 are within the density range and use characteristics of adjacent properties. Nearly 6-acres of community park, open space, drainage, and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails.

A 5' wide concrete community trail is proposed within Tract A and will connect to the community trail along the south which eventually connects to the Sand Creek Regional Trail to the west and other community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan.

<u>TRAFFIC:</u> A Traffic Impact Analysis for Sterling Ranch East Filing 5 was prepared by LSC in January of 2024. The report incorporates multiple traffic studies completed within the area since 2008. Appendix Table 1 of the TIS includes a list of traffic studies withing Sterling Ranch and in the vicinity of area of study completed within the past five years for reference. The Traffic Impact Study indicated:

- The Sterling Ranch East Filing 5 Subdivision is projected to generate about 1,509 new external trips on the average weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30am, about 28 vehicles would enter and 84 vehicles would exist the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15pm, about 95 vehicles would enter and 56 vehicles would exit the site.
 - Intersection improvement needed to accommodate Sterling Ranch East Filing 5 and other development in Sterling Ranch include:
 - Reconstruction of Vollmer/Burgess to a modern one-lane roundabout, when Level of Service degrades below LOS F. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected short-term and 2043 traffic volumes. This improvement will occur in conjunction with the Sterling Ranch Filing 5 plat.
 - The intersections of Vollmer/Briargate, Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign controlled intersections in the short-term future. By 2043 these intersections will be signal controlled.
 - Some of the movements at the intersections of Marksheffel/Vollmer and Marksheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2043 total traffic volumes.

- Sterling Ranch Road/Lake Tahoe Drive and Sterling Ranch Road/Newport Beach Drive are projected to operate at a satisfactory level of service (LOS D or better) during the peak hours as stop-sign controlled intersections, based on the projected short term and 2043 traffic volumes.
- By 2043, it was assumed that Oak Drive would be constructed between Sterling Ranch Road and Banning Lewis Parkway.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Road, E Woodmen Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

NOISE: Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad.

Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identity.

<u>WATER:</u> Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. The resulting user demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave a net excess of 972.19AF for 300 years of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

<u>WASTEWATER</u>: The wastewater commitment is for 27.52 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter.

The loading projected from this preliminary plan represents roughly 2.74% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro August in 2023.

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

<u>DRAINAGE:</u> The drainage improvements associated with the Sterling Ranch East Filing 5 Final Plat are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering includes recommendation concerning necessary improvements that will be required as a result of the development of this property. The points of storm water release from the proposed site are required to be at or below the calculated historic flow quantities. The report concludes the development of the site does not significantly impact any downstream facility or property to an extent greater than which currently exists in the pre-development conditions.

FLOODPLAIN: The entirety of the site is located within Zone x flood hazard zone on FEMA Floodplain Map No. 08041C0533G effective December 7, 2018. Zone X indicates an approximate one percent (1%) annual risk of flooding.

<u>WETLANDS:</u> The Natural Features and Wetlands Report created by Bristlecone Ecology in June of 2023 found that there are no existing wetlands or aquatic habitat. There are extensive wetlands present along the Sand Creek channel. These are located to the west of the project site and associated with a different project. The development of Sterling Ranch East Filing 5 will not impact the wetlands associated with the Sand Creek Channel.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles and amphibians. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. The site has potential to provide foraging and breeding habitat for coyote, red fox, and potentially black bear; it is also listed as a potential human conflict area for mountain lion though this species is unlikely to occur. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. Designated open spaces will conserve some of the open grassland habitats that are currently available. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will benefit aquatic species including invertebrates. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl and amphibians.

Deer, foxes, bears, raccoons, and skunks may experience adverse effects from the increase in urbanization in close proximity to wildland areas. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Federally listed T&E species are not expected to occur on the project site.

<u>WILDFIRE:</u> Approximately 80% of the project area is mapped as "moderate" wildfire risk while the remaining 12% is mapped "high risk." High risk areas of the site include the areas on the southern side of the site, where the site has been previously disturbed. The primary wildland fuel type is dry climate grass. The Colorado State Forest Service has determined a high-risk wildlife hazard potential. Development of the site will reduce available wildfire fuels in this area.

<u>GEOLOGIC HAZARDS:</u> The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as expansive soils, hydrocompaction, shallow bedrock, and seasonally shallow groundwater areas. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Sterling Ranch East Filing 5 is within Falcon School District 49. School Land Dedication requirements have been satisfied by the greater Sterling Ranch Sketch Plan and no fees will be due for this final plat.

TRAILS AND OPEN SPACE: Sterling Ranch East Filing 5 includes a 4.63AC neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail, which provides connection to the Sand Creek Regional Trail and 29AC Community Park. The park and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Falcon School District 49
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

See Project Justification below related to Map Amendment criteria.

The relevant County master plan documents for the Sterling Ranch East Filing 5 Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

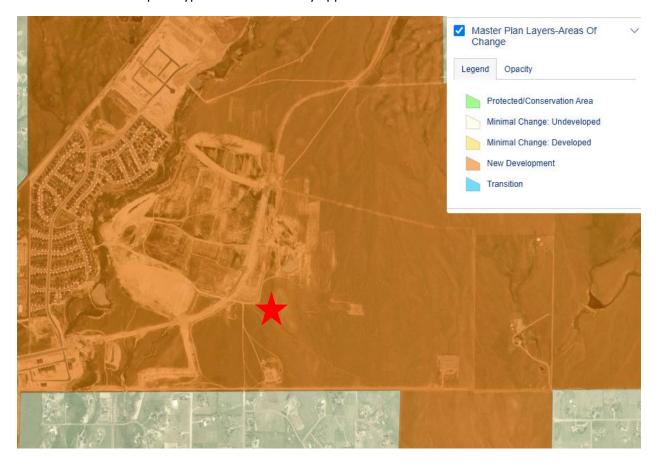
The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The gross density of Sterling Ranch East Filing 5 is 3.4 DU/AC which is consistent with the primary land use in the Suburban Residential placetype. The proposed park, trails, and open space areas are consistent with the supporting land uses for this placetype.

EPC GIS – Master Plan Layers – Priority Development Areas



In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The Sterling Ranch East Phase Filing 5 Final Plat will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.



Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." The Sterling Ranch East Filing 5 Final Plat is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4, FourSquare PUDSP, and the remainder of the Sterling Ranch Sketch Plan area.

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.

The Water Master Plan identifies the Sterling Ranch development as an "Expected Growth Area" by 20404 within Region 3. Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well.

Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The resulting water demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave 972.19AF for 300 years net excess of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 Preliminary Plan on the 300-year basis.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. Construction of this road is facilitated through the Sterling Ranch East Phase 1 Preliminary Plan and Sterling Ranch Development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

The relevant County Plans for the Sterling Ranch East Filing 5 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

The Sterling Ranch East filing 5 Preliminary Plan was approved in 2024 and included a finding of water sufficiency. The Sterling Ranch East filing 5 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat. The intended uses of the proposed tracts include stormwater detention, parks, landscaping, open space, and utilities.

- 3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;
 - The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.
- 4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

The finding of water sufficiency for this subdivision was approved by BoCC with the Sterling Ranch East filing 5 Preliminary Plan which allows this plat to be reviewed and approved administratively.

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

A public sewage disposal system has been established for the proposed 160 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site include hydrocompaction, shallow bedrock, shallow groundwater and seasonally shallow groundwater areas. However, development at the site can be achieved if these conditions are mitigated.

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

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

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

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

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

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. The site includes a neighborhood park and open space to serve future residents. Tract A will include a segment of a future trail along the southern boundary that will provide a connection to the Sand Creek Regional Trail to the west. Access to the site will be provided via public rights-of-way constructed to County standard.

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", DETERMINED FROM GPS OBSERVATIONS TO BEAR N89'08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO

THENCE S0713'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. ______ SAID POINT BEING THE POINT OF BEGINNING:

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38'03'24"W, HAVING A DELTA OF 38'28'07", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
 N13'28'29"E, A DISTANCE OF 203.00 FEET;

THENCE \$76'31'31"F & DISTANCE OF 770 18 FEET THENCE S13 28 29 M, A DISTANCE OF 770.18 FEET, THENCE S13 28 29 M, A DISTANCE OF 312.80 FEET, THENCE S1150 41 M, A DISTANCE OF 117.53 FEET; THENCE S02 44 13 M, A DISTANCE OF 116.36 FEET;

THENCE SOO'46'00"E, A DISTANCE OF 1,815.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE

zo; THENCE S89'14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- N00'46'00"W, A DISTANCE OF 1,085.87 FEET; S89'4'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54'34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE; N36"12'00"W, A DISTANCE OF 163.72 FEET:
- NO8'06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47 168 ACRES

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 5. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMINSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED ON THE PORTOR OF THE WORLD WILL SHOW THE PROVEMENT SO DESCRIBED AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERFETUAL RIGHT OF INGRESS AND ERRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF

OWNER:

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

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19–471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

STATE OF COLORADO)

COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ , 20__ BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC. A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

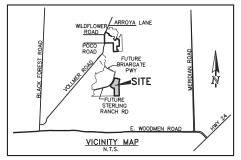
MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN

STERLING RANCH EAST FILING NO. 5

a portion of the southeast quarter of section 33 and the SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JUNE 1, 2024.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
- THIS PROPERTY IS SUBJECT TO STERLING RANCH METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 215110523 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 5 RECORDED RECORDS OF EL PASO COUNTY,
- TRACT I IS FOR PUBLIC RIGHT-OF-WAY AND IS DEDICATED TO EL PASO COUNTY FOR RIGHT-OF-WAY
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; FOR DISPOSAL REPORT; GOLLOGY AND SOLIS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; SP-235
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- POSTAL SERVICE REQULATIONS.

 NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIPEATEMENT DIPEATEMENT DIPEATEMENT DIPEATEMENT DIPEATEMENT DIPEATEMENT DIPEATEMENT OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SAIL, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- PURSUANT TO RESOLUTION APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO.

 THE PARCELS WITHIN THE PLATTED BOUNDARY OF STERLING RANCH EAST FILING NO. 5 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE DISTRICT.
- 20. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- FLECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOLINTAIN VIEW FLECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

GENERAL NOTES (CONT.):

- 20. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP
 MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO.

 OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN
 DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS
 PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND
 EASEMENT AS RECORDED UNDER RECEPTION NO.

 OF THE RECORDS OF EL PASO
 COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE
 SUBJECT DRAINAGE FACILITIES.
- THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 5, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED JUNE 27, 2023 IN FILE SP-23-235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

POTENTIALLY SEASONALLY HIGH GROUNDWATER FOUND ON THE FOLLOWING LOTS: 130-132, 135-137

AND 152-155
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES, FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON RENEWABLEAQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT DEPOMPSE CHILDRE CHEBATOMS. PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- FLOODPLAIN STATEMENT:

THIS SITE, STERLING RANCH EAST FILING NO. 5, IS PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X AND AE)

- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER RND55101996.5-3 ISSUED BY LAND TITLE GUARANTEE COMPANY. EFFECTIVE DATE JULY 11, 2022 AT 5:00 P.M.
- THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED MARCH 09, 2001 UNDER RECEPTION NO. 201029151 AFFECTS THAT PORTION OF THE PROPERTY THAT LIES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST.
- RESTRICTIONS AS CONTAINED IN DEED RECORDED MARCH 29, 2006 UNDER RECEPTION NO. 206045408 AFFECTS THE ENTIRE PROPERTY
- TERMS CONDITIONS PROVISIONS BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE AGREEMENT AS DISCLOSED BY ASSIGNMENT OF LEASE RECORDED MARCH 29, 2006 UNDER RECEPTION NO. 20645405 AFFECTS THE ENTIRE PROPERTY.
- THE EFFECT OF RESOLUTION NO. 08-476 REGARDING SKETCH PLAN, RECORDED AUGUST 25, 2009, UNDER RECEPTION NO. 209100915 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 26, 2014 UNDER RECEPTION NO. 214109190 AFFECTS THE ENTIRE PROPERTY.
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 10, 2019, UNDER RECEPTION NO. 219003168. FIRST AMENDMENT THERETO RECORDED MAY 23, 2019 UNDER RECEPTION NO. 219055956, AND AS AMENDED BY INSTRUMENT RECORDED MAY 23, 2019 UNDER RECEPTION NO. 221022771 AFFECTS THE ENTIRE PROPERTY. NOTE: SUBJECT PROPERTY IS INCLUDED IN THE "EXPANSION PROPERTY" AS SET FORTH IN EXHIBIT B

- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITHING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL, ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, MATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 14, 2019, UNDER RECEPTION NO. 219016251, AND AS AMENDED BY INSTRUMENT RECORDED FEBRUARY 4, 2021 UNDER RECEPTION NO. 221022771 AFFECTS THE ENTIRE PROPERTY.
 - NOTE: SUBJECT PROPERTY IS INCLUDED IN THE "EXPANSION PROPERTY" AS SET FORTH IN EXHIBIT B OF SAID INSTRUMENT.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220210781 AFFECTS THE ENTIRE PROPERTY.
- THE RESERVATION OF ALL WATER AND MINERAL RIGHTS IN FAVOR OF MORLEY—HALL STERLING, LLC A COLORADO LIMITED LIABILITY COMPANY AS RESERVED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 22, 2021 AT RECEPTION NO. 221232399 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE STORM WATER DRAINAGE MAINTENANCE AGREEMENT AND EASEMENT RECORDED AUGUST 02, 2022 UNDER RECEPTION N
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION FOR FALCON AREA WATER WASTEWATER AUTHORITY RECORDED AUGUST 19, 2022 UNDER RECEPTION NO. 22210514 AND RECORDED AUGUST 18, 2022 UNDER RECEPTION NO. 222109714 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE STORM WATER MAINTENANCE AGREEMENT RECORDED MAY 19, 2023 UNDER RECEPTION NO. 223041857, 223041858, 223041859 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO.24-89 RECORDED FEBRUARY 22, 2024 UNDER RECEPTION NO. 224012436, 224012437 AFFECTS THE ENTIRE PROPERTY.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION FOR STERLING RANCH RECORDED MARCH 19, 2024 UNDER RECEPTION NO. 22419932, 22419933, 22419934, AND 22419935 AFFECTS THE ENTIRE PROPERTY.

SUMMARY TABLE:				
LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (DETENTION, TRAILS, UTILITIES, AND BUFFER)	198,820 SF	9.68%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
TRACTS B AND E (PARK, LANDSCAPE, AND UTILITIES)	201,499 SF	9.81%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
TRACTS C, D, F, G, H (OPEN SPACE, LANDSCAPE, AND UTILITIES)	58,274 SF	2.84%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
TRACTS I (PUBLIC RIGHT-OF-WAY)	450 SF	0.02%	METROPOLITAN DISTRICT NO. 1	METROPOLITAN DISTRICT NO. 1
LOTS (160 TOTAL)	1,205,357 SF	58.67%	INDIVIDUAL LOT	OWNERS
R.O.W.	390,233 SF	18.99%	COUNTY	COUNTY
TOTAL	2,054,633 SF	100.00%		

LOT AND DENSITY DATA:

GROSS ACREAGE: TOTAL NUMBER OF LOTS IN SUBDIVISION: GROSS DENSITY: NET DENSITY:

47.17 ACRES (2.054.633 SF) 3.4 LOTS PER ACRE 5.8 LOTS PER ACRE

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, AND H WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY:	,
AS:	,
OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.	

COUNTY OF EL PASO ACKNOWLEDGED BEFORE ME THIS ____ __ DAY OF____ . AS

STERLING RANCH METROPOLITAN DISTRICT NO. 1. WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: NOTARY PUBLIC

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 5 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF 20 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY	DATE
DEVELOPMENT DEPARTMENT	

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10.000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

ATTEST 1	THE ABOVE	ON	THIS	DAY OF _	, 20	_
----------	-----------	----	------	----------	------	---



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

CLERK AND RECORDER:

STATE OF COLORADO

FFFS:

URBAN PARK:

SCHOOL FEE:

COUNTY OF EL PASO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK __ .M. THIS _____ DAY OF _____ , 20__, A.D., AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO. SHEET 1 OF 5

STEVE SCHLEIKER, RECORDER BY: DEPUTY

> do CLASSIC CONSULTING BRIDGE FEES:

619 N. Cascade Avenue, Suite 20 Colorado Springs, Colorado 8090

JUNE 1, 2024

JOB NO. 1183.25

STERLING RANCH EAST FILING NO.

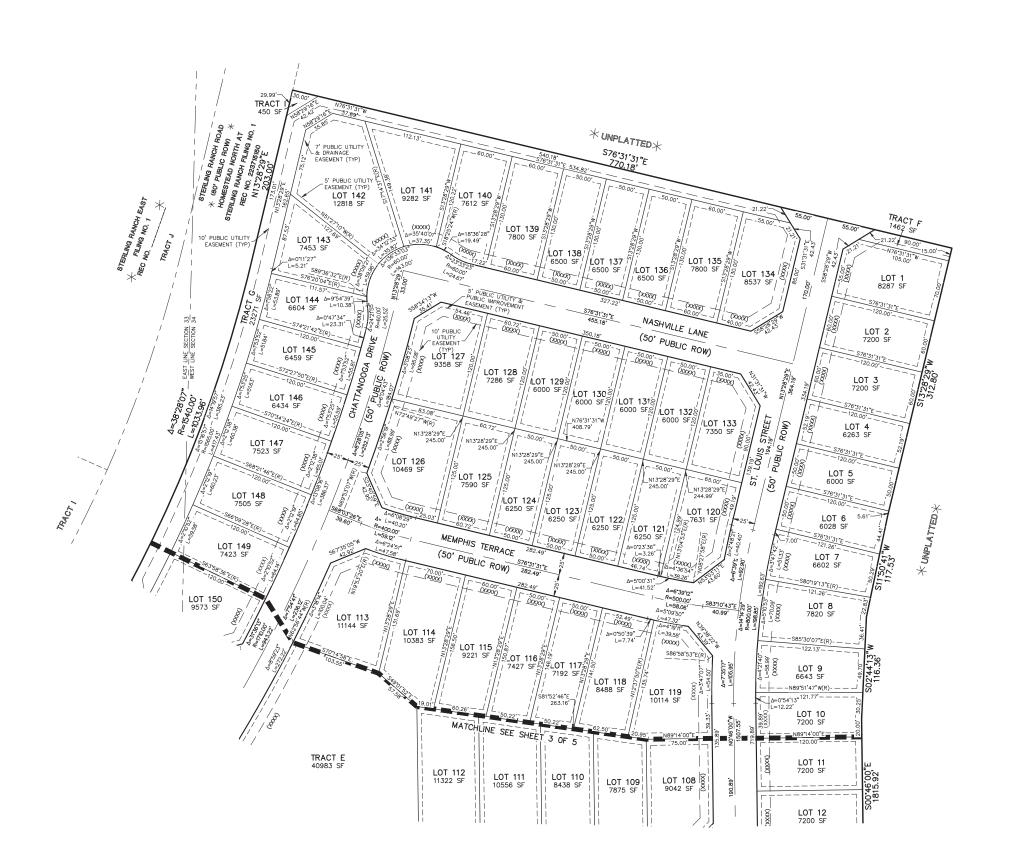
CITY FILE NO.

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SVR-CSCO-CES01\CCESNEW\118325\DRAWINGS\SURVEY\PLAT\118325FIL5 P2-P5.DWG

STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY. COLORADO



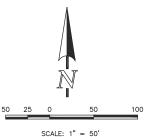


KEY MAP

LEGEND

(R) RADIAL BEARING SF SQUARE FEET (XXXX) ADDRESS

NOT PART OF THIS SUBDIVISION



U.S. SURVEY FOOT

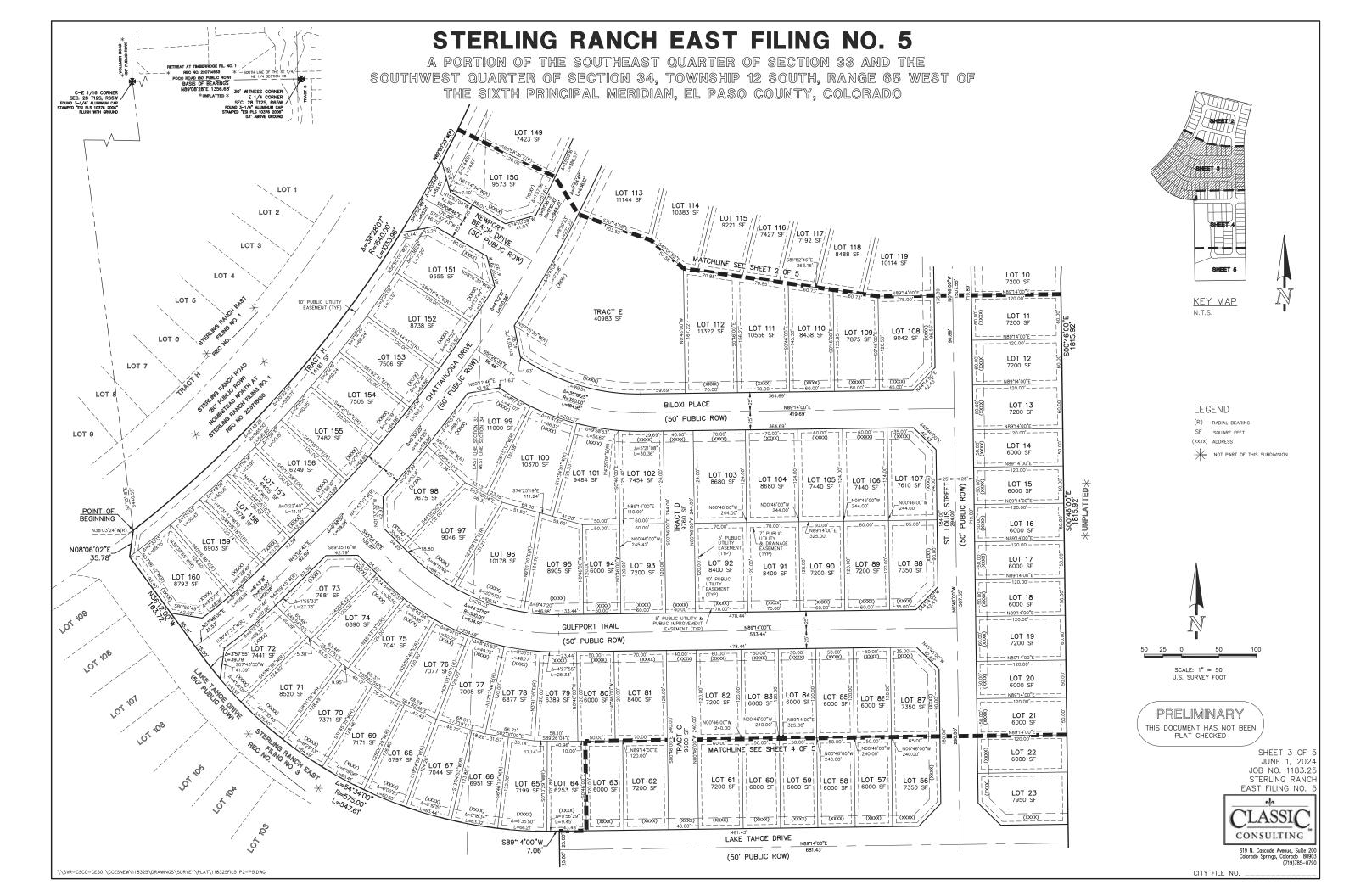
PRELIMINARY
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PLAT CHECKED

SHEET 2 OF 5 JUNE 1, 2024 JOB NO. 1183.25 STERLING RANCH EAST FILING NO. 5



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

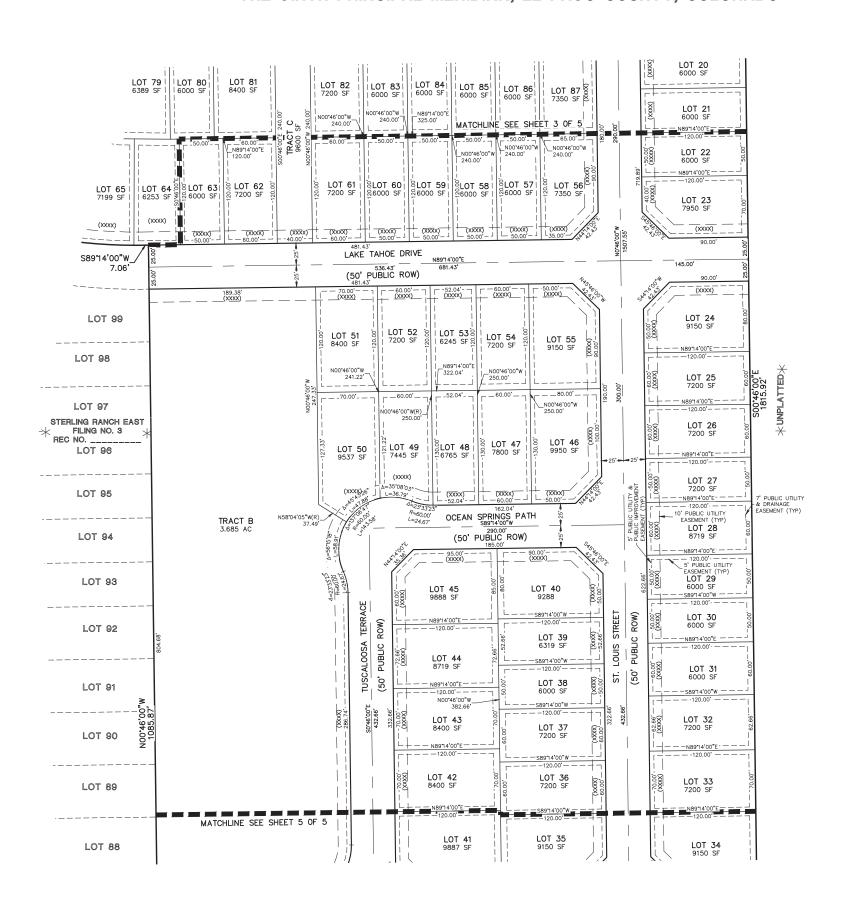
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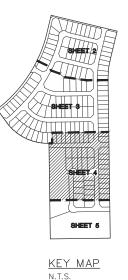


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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY. COLORADO

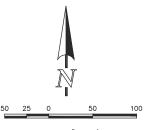




LEGEND

(R) RADIAL BEARING
SF SQUARE FEET
(XXXX) ADDRESS

NOT PART OF THIS SUBDIVISION



SCALE: 1" = 50' U.S. SURVEY FOOT

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

SHEET 4 OF 5 JUNE 1, 2024 JOB NO. 1183.25 STERLING RANCH EAST FILING NO. 5



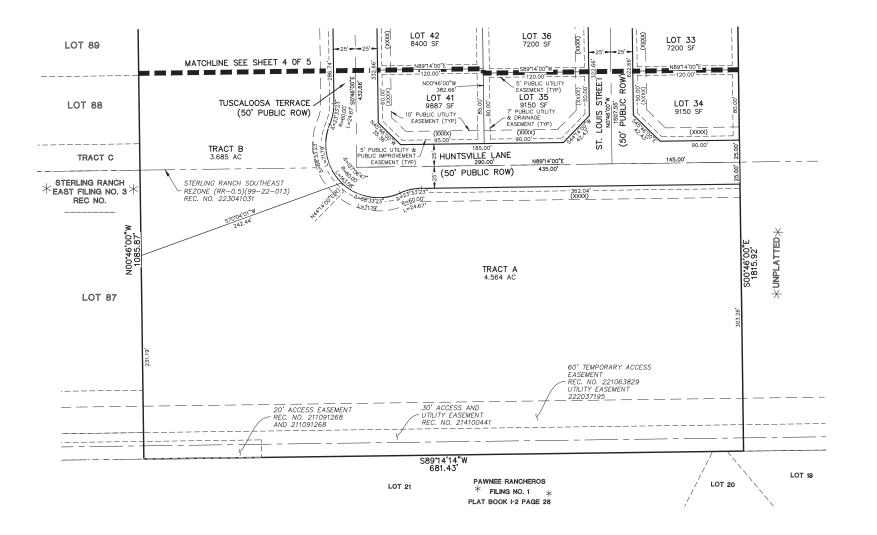
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785—0790

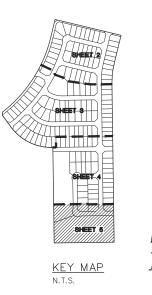
CITY FILE NO.

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STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY. COLORADO

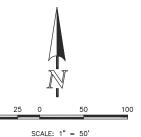




LEGEND

(R) RADIAL BEARING
SF SQUARE FEET
(XXXX) ADDRESS

NOT PART OF THIS SUBDIVISION



U.S. SURVEY FOOT

PRELIMINARY
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PLAT CHECKED

SHEET 5 OF 5 JUNE 1, 2024 JOB NO. 1183.25 STERLING RANCH EAST FILING NO. 5



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

CITY FILE NO.

5

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY YAN DAE WARRANTED UNTIL (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

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

KEEP TREES 10' FROM GAS MAINS 8, 10' FROM SEVER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM MAY OTHER UTILITIES.

RESOLVE ANY TREE JUTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAILITS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES

CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

SITE CONDITIONS NOTE

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

LANDSCAPE INSTALLATION NOTES

 EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 112" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.

EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT
PER 1,000 SF TILLED INTO TOP 6* OF SOIL.

SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT MER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.

NOT TO SCALE ARRANGA IR OAK PARK DRIVE STERLING RANCH ROAD LAKE TAHOE DRIVE North

LANDSCAPE REQUIREMENTS LANDSCAPE SETBACKS (LS) Street Name / Boundary Street Classification Width (ft.) Req. / Prov. Linear Footage Tree Req. / Ft. Tree Req. / Prov. Sterling Ranch Road Name TBD) Minor Arterial Non Arterial 10/10' 743' 1/30' 24.7 / 25 1/220' 1/25' 48.8 / 49 Shrub Substitutions Ornamental grass Req. / Prov. Setback Abbr. Percent Ground Plane Cov. Req./Prov. 0/0 0/0 LS 75%/175% 0/0 0/0 LS 75%/175%

IRRIGATION SYSTEM DESCRIPTION

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

FINAL LANDSCAPE SUBMITTAL NOTE

When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

ALL AMERICAN DSCAPE ARCHITECTURE & IRRIGATION ENTIAL & COMMERCIAL LANDSCAPE INS COLORADO SPRINGS, CO 80116

	<u>«</u>
DATE	REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



STERLING RANCH EAST FILING # 5 STERLING RANCH ROAD & LAKE TAHOE DRIVE

2711-0723 FE 7/27/2023

DRAWING DESCRIPTION
TITLE SHEET

SHEET 9 OF 21

PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LANDSCAPE IRRIGATION NOTE

PLANTING LEGEND

ABBR. QTY. BOTANICAL NAME

DECIDUOUS TREES
ABM 4 Acer x freemanii 'Autumn Blaze'
ANM 13 Acer platanoides
ARR 31 Acer platanoides 'Royal Red'
COH 3 Celtis occidentalis

10 Juniperus scopulorum 4 Picea pungens 'Bakeri' 1 Picea pungens 11 Pinus ponderosa

13 Aronia melancarpa
36 Berberis thunbergii 'Rose Glow'
37 Contoneaster acutifolia
38 Potentilla fruticosa 'Abbotswood'
39 Potentilla fruticosa 'Red sunset'
40 Rhus aromatica 'Gro-low'
41 Spiraea x bulmalda 'Goldflame'

Syringa vulgaris 'Alba' Viburnum opulus 'Compactum

GROUNDCOVER LEGEND

DECORATIVE BOULDER

BERM (NOT SHOWN TBD)

STEEL EDGING

20 Viburnum opulus 'Roseum

EVERGREEN SHRUBS JBJ 77 Juniperus Sabina PGS 20 Picea pungens 'Glauca Globos

SYMBOL DESCRIPTION

8 Tilla americana

DECIDUOUS SHRUBS
ARB 13 Aronia melancarpa

EVERGREEN TREES

6 Gymnocladus dioicus 11 Malus 'Spring Snow' 4 Prunus virginiana 'Schubert

X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant

COMMON NAME

Maple, Autumn Blaze Maple, Norway Maple, Royal Red

Hackberry Kentucky Coffee Tree

Crabapple,Spring Snow Cherry, Canada Red Linden, American

Juniper, Rocky Mountain Spruce, Bakeri Spruce, Colorado Blue

Chokeberrry, Black Barberry, Rosy Glow Contoneaster, peking Potentilla, Abbotswood Potentilla, 'Red Sunset' Sumac, Gro-Low Spirea, Goldflame

Lilac, Common White Viburnum, Compact European Crant

Viburnum Snowball

1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC

4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC

IRRIGATED NATIVE SEED ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)

EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)

2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FARRIC

CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC

Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28

S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs

SIZE

NOTES

Z=4, 8K,S,SIG

1-1/2" Z=4, 6.5K,S,SIG 1-1/2" Z=4, 6.5K,S,SIG 1-1/2" Z=4, 6.5K,S,SIG 1-1/2" R,DE,Z=3,7K,A,D,SIG 1-1/2" Z=4, 7.5K,A,S,SIG 1-1/2" F,Z=4, 8.5K,S,SIG 1-1/2" F,Z=4, 8.5K,S,SIG

1-1/2" Z=4, 7.5K,A,S,SIG 1-1/2" F,Z=4, 8.5K,S,SIG 1-1/2" R,DE,F,Z=2, 9.5K,A,S,SIG

5 Gal R.DE.Z=2, 8.5K.A.SIG

5 Gal R,DE,Z=2, 8.5K,A,SIG 5 Gal R,DE,Z=4, 10K,S,SIG 5 Gal R,DE,Z=2, 10K,S,SIG 5 Gal R,DE,Z=3, 5.SIG 5 Gal DE,Z=3, 8.5K,A,D,SIG 5 Gal R,DE,F,Z=2, 10K,A,SIG 5 Gal R,DE,F,Z=2, 10K,A,SIG

5 Gal R,DE,Z=3, 8K,A,SIG 5 Gal R,DE, 7.5K,A,SIG

5 Gal R.DE.Z=3.8.5K.A.SIG

1 Gal R,DE,Z=3, 10K,D,SIG

QUANTITY

24,270 SF

7 540 SE

907 SF

300 SF

51 TOTAL

TBD SF

112,854 SF

115,997 SF



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RLING STEF FILING # STERLIN

> 2711-0723 7/27/2023

PRELIMINARY LANDSCAPE PLAN

SHEET 10 OF 21

PLANT AND TREE WARRANTY NOTE

MAY 1ST. PLANTS PURCHASED JANUARY 1ST. THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO V (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY

UTILITY NOTE

LOT 5 LOT 6

LOT 8 7020 SF

LOT 10 6160 SF

LOT 11 7200 SF

LOT 12 7200 SF

LOT 13 7200 SF

LOT 14 6000 SF

LOT 15 6000 SF

LOT 16 6000 SF

LOT 17 6000 SF

LOT 18 6000 SF

LOT 19 7200 SF

LOT 20 6000 SF LOT 21 6000 SF

LOT 22 6000 SF

LOT 23 7950 SF

LOT 24

LOT 25 7200 SF

LOT 26 7200 SF

LOT 27 6000 SF

LOT 29 6000 SF

LOT 30 6000 SF

LOT 32 7519 SF

LOT 33

LOT 34 9190 SE

LOT 108 9042 SF

LOT 52 7200 SF

LOT 44 8719 SF LOT 43

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK KEEP TREES 10' FROM GAS MAINS & 15' FROM. SEWER AND WATER MAIN LINES. KEEP TREES 5' MINIMUM DISTANCE FROM ANY OTHER UTILITIE RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEE

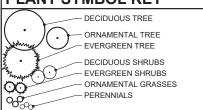
KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

LANDSCAPE INSTALLATION NOTES

3. SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.

CALLOUT KEY

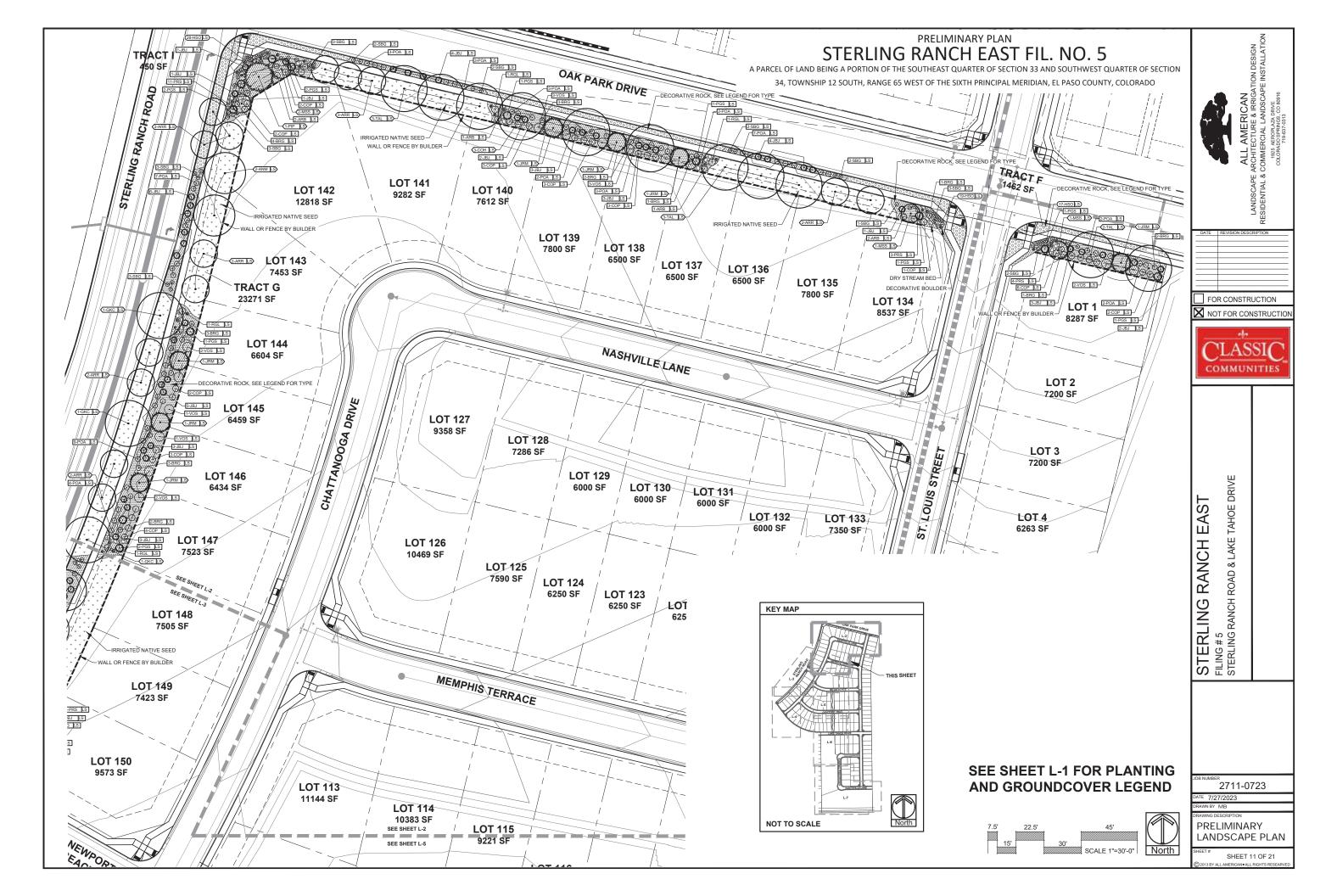


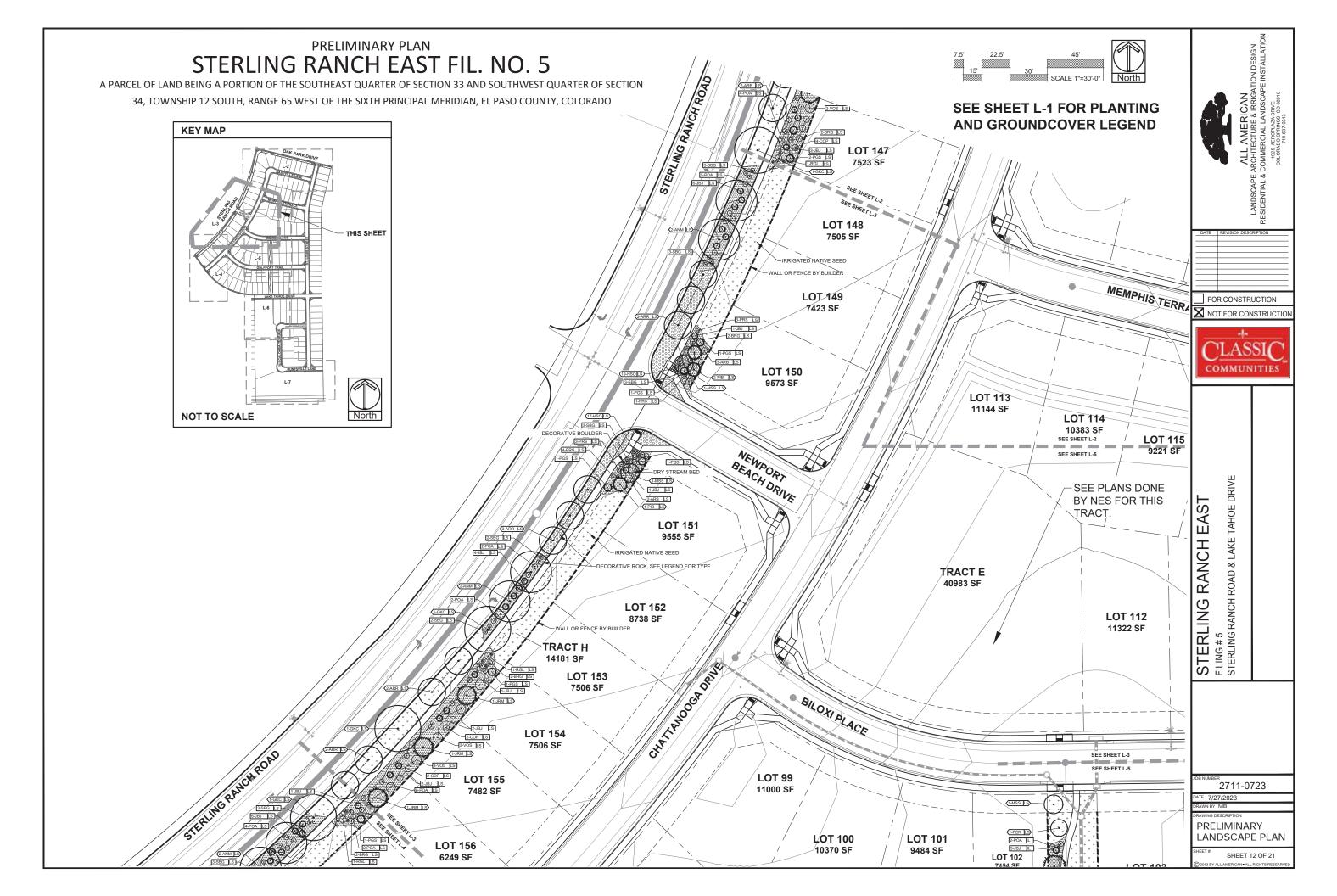


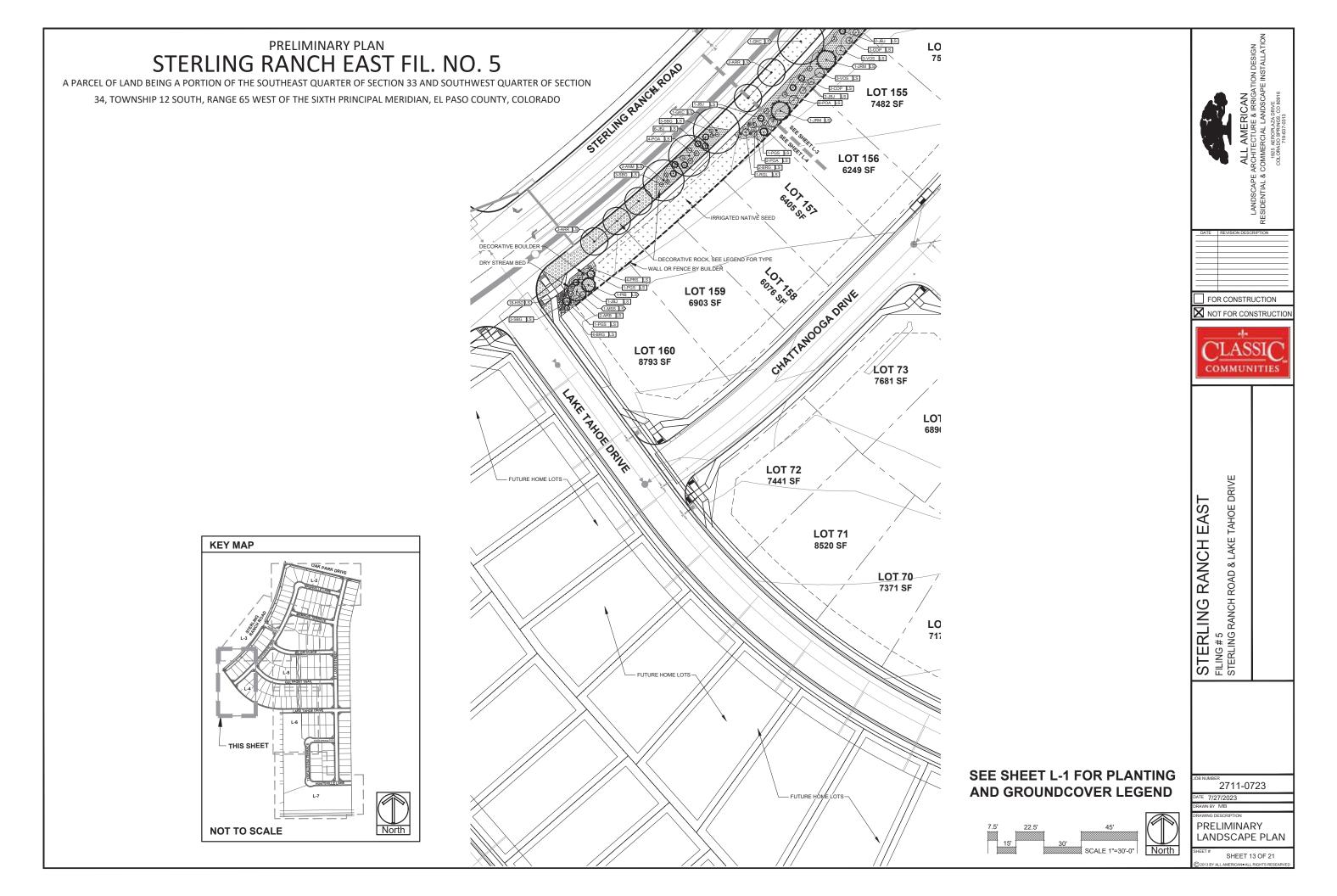


PLANT SYMBOL KEY

NOT TO SCALE







11144 SF

LOT 117

7192 SF

LOT 110

8438 SF

LOT 105

7440 SF

LOT 90

7200 SF

FOR CONSTRUCTION NOT FOR CONSTRUCTION

COMMUNITIES

STERLING RANCH EAST FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

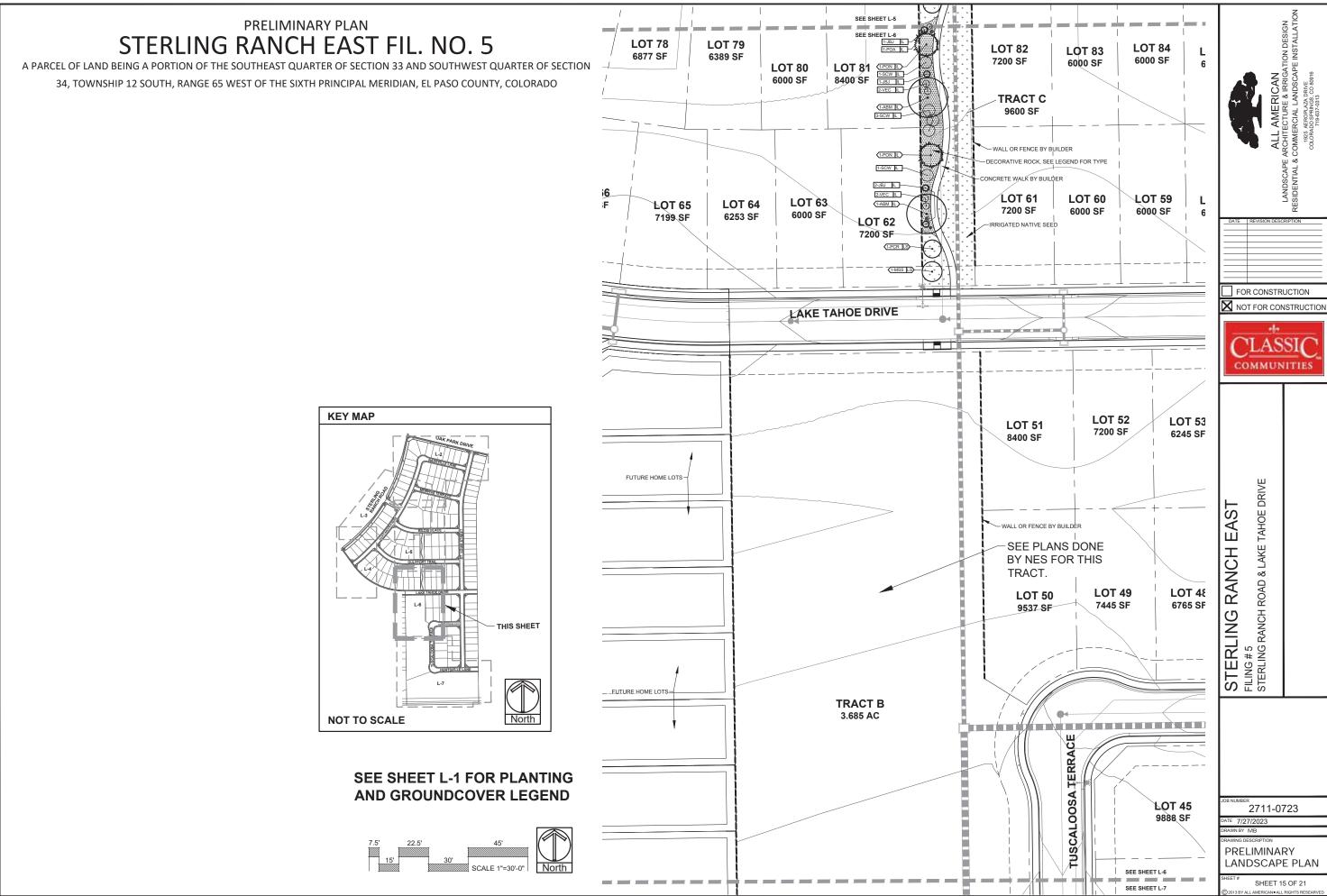
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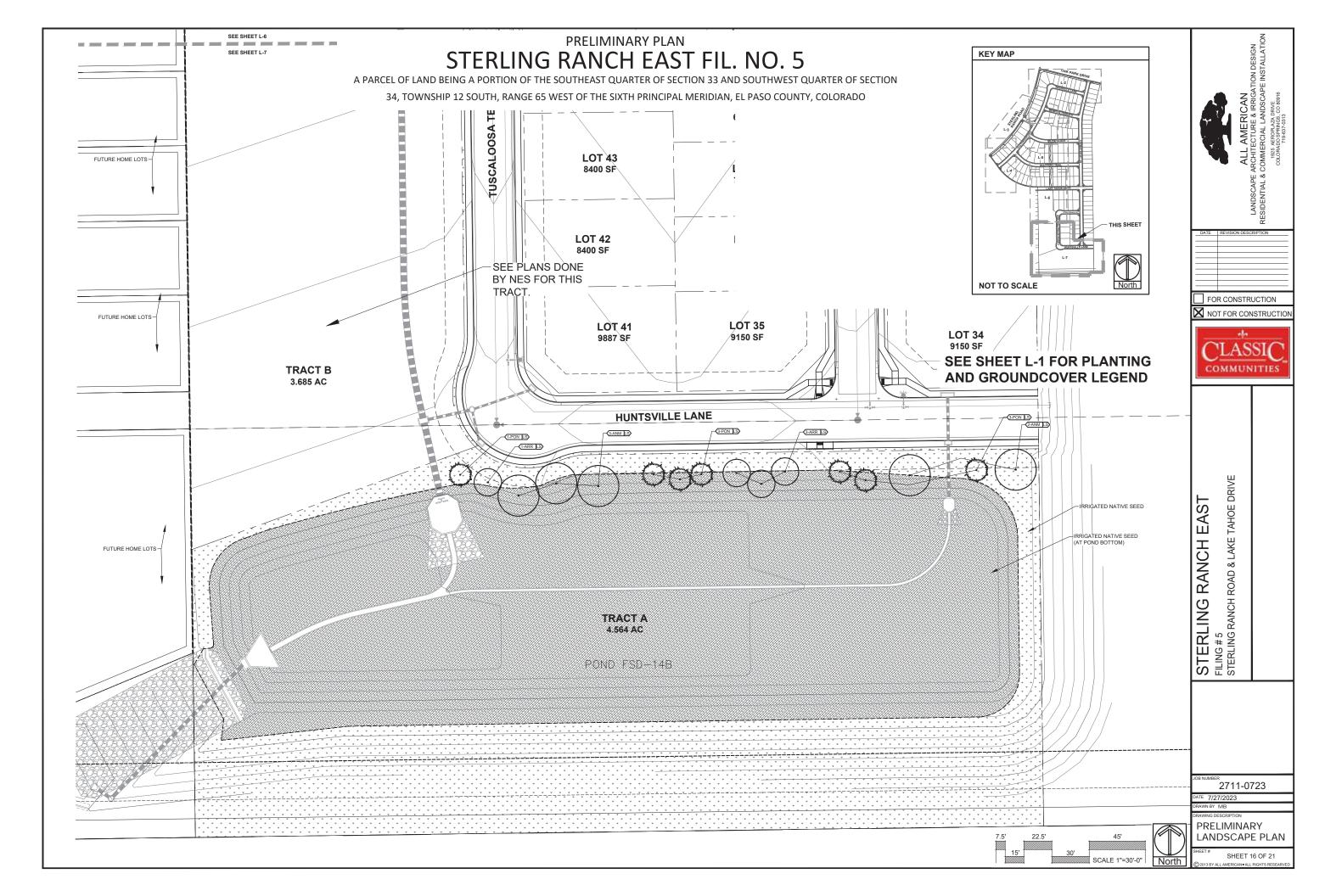
LANDSCAPE PLAN

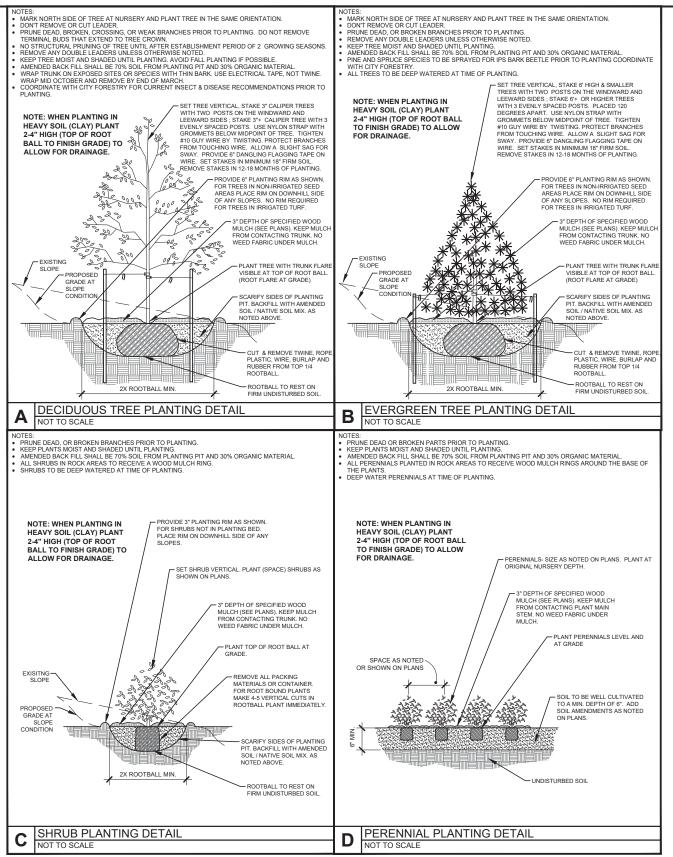
SHEET 14 OF 21

7/27/2023

PRELIMINARY







PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



FOR CONSTRUCTION NOT FOR CONSTRUCTION



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LANDSCAPE INSTALLATION NOTES

LANDSCAPE CONTRACTOR NOTES

2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION

3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.

5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE

EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2* +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)

RIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
-- PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
-- HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EGING.
-- IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE

I. ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)

. LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6' MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)

ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RINK AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES - 36" DUAMETER MULCH RINK, SHRUBS = 16" DUAMETER MULCH RINK SHRUBS = 16" DUAMETER MULCH RINK SHRUBS = 16" DUAMETER MULCH RINK, SHRUBS = 16" DUAMETE

EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.

9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B'

ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.

2. TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, ST INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTI

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CC.

ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED TO EXISTING PROTECTED TREES OR LANDSCAP

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

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES

) PERMITHRIN MENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

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

EROSION CONTROL BLANKET. TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES CONTRACTOR TO PROVIDE 4-8° DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2° WIDE AND MAXIMUM 3° WIDE. (IF APPLICABLE

SEEDING NOTES

IVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STE

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLEI NTO TOP 44" OF SOIL PRIOR TO SEEDING. 2.3 WEEKS AFTER EMERGENCE AND DATE REPORT CROP FERTILIZER 20-20-10 AT 4 LISP PER 1,000 SF. ADD 1 LB WITMOCEN PER 1000 SF IN MIT TO LAT JUNE, I EARLY YOU MID AUGUST, AND LATE SEPTEMBER.

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

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

RANCH ROAD STERLING F FILING # 5 STERLING RANCH R

2711-0723

PLANTING DETAILS & NOTES

SHEET 17 OF 21

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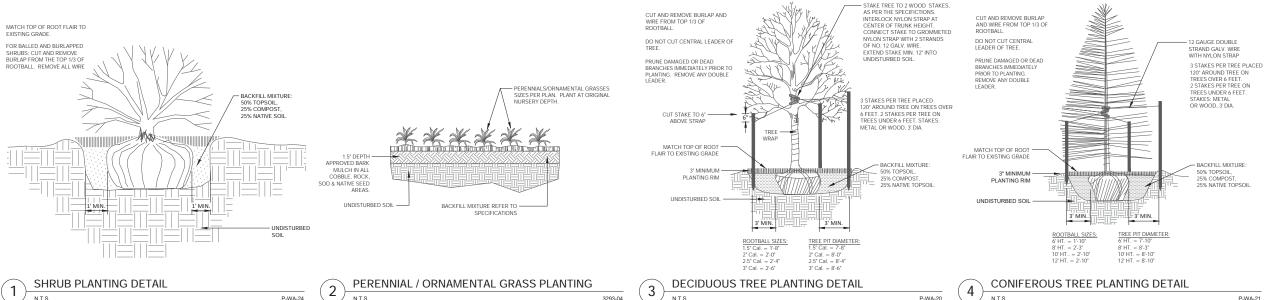
P. FINISHED GRADE

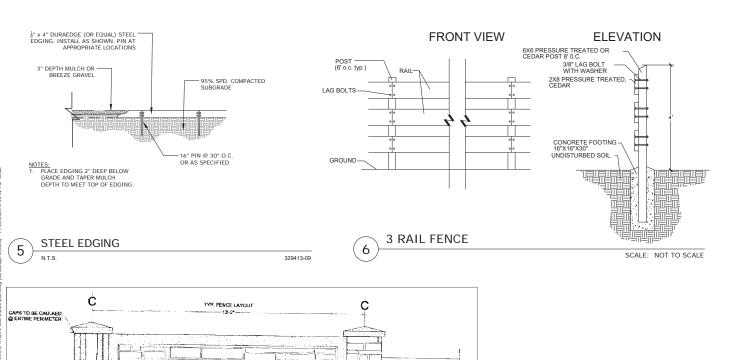
6' CONCRETE SLAT WALL

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION

34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





TYP STEP DOWN

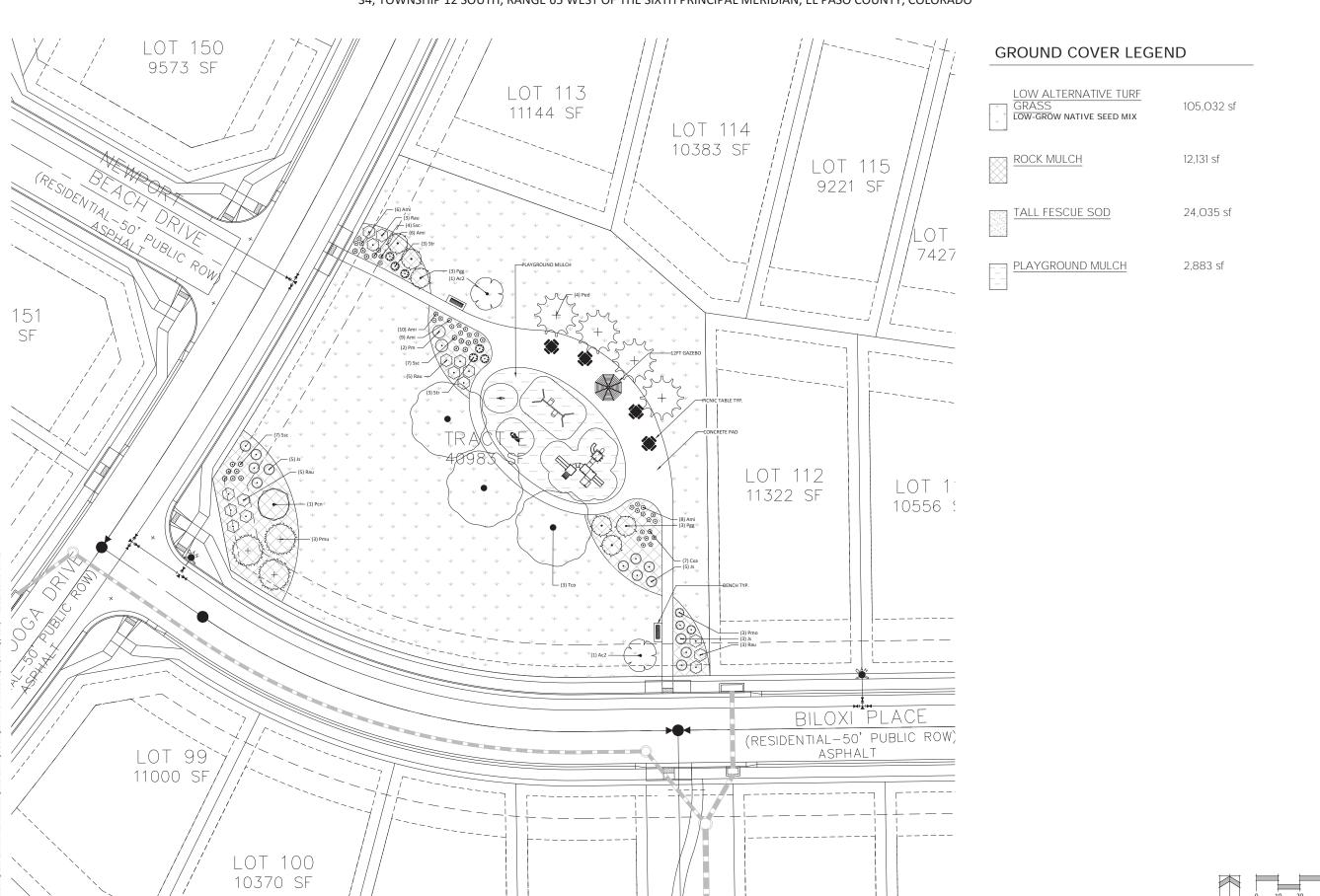
NOTE: FOOTINGS TO BE
BLOCKED OUT & PANEL
LOCATION UP TO 12*

			P-WA-20 4 N.T.S.					P-WA	-21
PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
	Ac2	2	Acer platanoides 'Columnare' / Columnar Norway Maple	45`	15`	2.5" Cal.	B&B		4S
(\cdot)	Tco	10	Tilla cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B	NonX	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	<u>KEY</u>	KEY
	Js	28	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	20`	4`	8` HT	B&B		125678D
+ + + + + + + + + + + + + + + + + + +	Ped	7	Pinus edulis / Pinon Pine	30,	20`	6` HT	B&B	Xeric	
(+)	Pmu	3	Pinus mugo / Mugo Pine	20`	15`	6` HT	B&B	Xeric	
\odot	Pni	6	Pinus nigra / Austrian Black Pine	60`	40`	8` HT	B&B	NonX	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	<u>KEY</u>	KEY
\odot	Pcn	1	Prunus cerasifera `Newport` / Newport Flowering Plum	20`	15`	1.5" Cal.	B&B		45S
<u>SHRUBS</u>	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
\odot	Bda	1	Buddleja davidii / Butterfly Bush	5`	5`	5 GAL	CONT	NonX	
\odot	Pmo	17	Physocarpus monogynus / Mountain Ninebark	4`	4`	5 GAL	CONT	Xeric	
\odot	Rau	26	Ribes aureum / Golden Currant		6`	5 GAL	CONT	Xeric	
0	Str	32	Spiraea trilobata `Fairy Queen` / Fairy Queen Spirea	4`	4`	5 GAL	CONT	NonX	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
\odot	Pgg	12	Picea pungens glauca `Globosa` / Globed Colorado Blue Spruce	10`	10`	5 GAL	CONT	NonX	
\odot	Pm	8	Pinus mugo `Mops` / Mugo Pine	4`	4`	5 GAL	CONT	Xeric	1256D
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
ⓒ	Сха	69	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT	NonX	
*	Ssc	46	Schizachyrium scoparium / Little Bluestem Grass	4`	2.5`	1 GAL	CONT	NonX	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
\odot	Ami	31	Achillea millefolium / Common Yarrow	3`	2`	1 GAL	CONT	NonX	
GROUND COVER LEGEND									
LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX			105,032 sf TALL FESCUE SOD	24,03	35 sf				
ROCK MULCH			12,131 sf PLAYGROUND MULCH	2,883	3 sf				

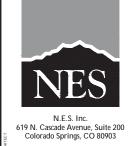


STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LOT 101



Tel. 719.471.0073 Fax 719.471.0267

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STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

TRACT E LANDSCAPE

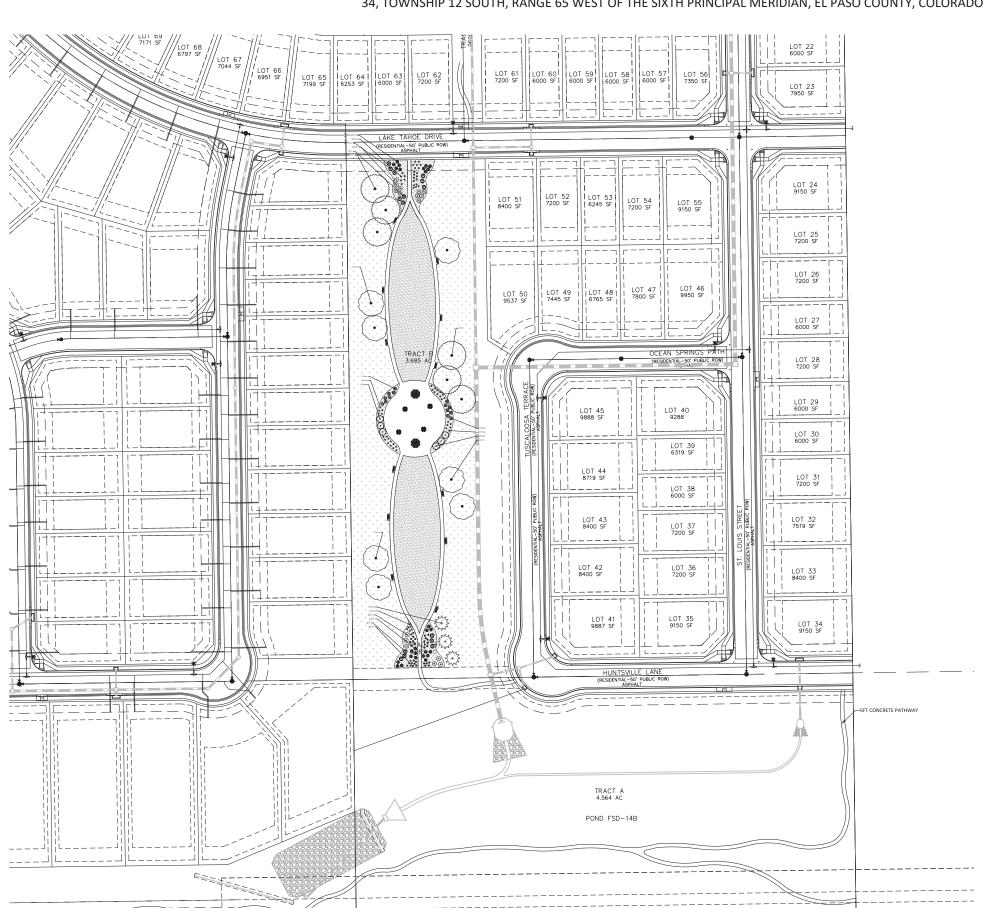
19

SCALE: 1" = 20'

PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION

34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GROUND COVER LEGEND

LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX 105,032 sf

ROCK MULCH 12,131 sf

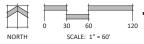
24,035 sf TALL FESCUE SOD

PLAYGROUND MULCH 2,883 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 © 2012. All Rights Reserved.

STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

TRACT B PRELIMINARY LANDSCAPE PLAN



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Mines Interpretive Park Master Plan

Agenda Date: December 11, 2024

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

During the November Park Advisory Board, staff presented an overview of the draft Paint Mines Interpretive Park Master Plan, giving the Board members an opportunity to review the recommendations and improvements. This presentation also provided the Board members a month for additional plan review and to provide comments and recommendations during the two-week public comment period.

At this time, staff is asking the Park Advisory Board for their final endorsement of the Paint Mines Interpretive Park Master Plan. As with all individual parks and open space master plans, the Paint Mines Interpretive Park Master Plan will be used as a guiding document for the development of passive and active use facilities and services throughout the park for the next 8 to 10 years. This Master Plan is intended to provide a roadmap and sustainable management plan for the protection of Paint Mines Interpretive Park, while developing modernized public facilities, enhanced recreational opportunities, and expanded cultural services programs.

The extensive master planning process led to the development of goals and recommendations for the future of the Paint Mines Interpretive Park. Highlights of the Master Plan include a visitors' center, improved parking lots, sustainable trails, fencing and boardwalks, overlooks, interpretive displays, and trail wayfinding signage.

While a hard copy of the draft Master Plan is not included in the Park Advisory Board packet, an electronic version may be viewed at:

- Direct Master Plan Link: https://epc-assets.elpasoco.com/wp-content/uploads/sites/10/Parks Planning/PMIP Draft-Final-Master-Plan 20241106-Web.pdf
- Paint Mines Interpretive Park Master Plan Webpage: https://communityservices.elpasoco.com/parks-and-recreation/paint-mines-interpretive-park-master-plan/

Recommended Motion:

_____ moves to endorse the Paint Mines Interpretive Park Master Plan and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Action Plan

Agenda Date: December 11, 2025

Agenda Item Number: #7 - B

Presenter: Todd Marts, Executive Director of Community Services

Information: Endorsement: X

Background Information:

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

Please find attached the proposed 2025 Community Services Department Action Plan that includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

Recommended motion:

Move to endorse the 2025 Action Plan.



Parks & Community Services Department

2025 Action Plan











INTRODUCTION

The 2025 Community Services Department Action Plan includes specific objectives that will be completed by our respective divisions to address El Paso County's core principles, vision, purpose, values, and objective.

Core Principles

1. LOW TAXES -LOW COSTS

Our community prefers low taxes and limited government that focuses on providing essential and cost-effective public services.

2. QUALITY PUBLIC SERVICES

To consistently deliver high-quality services, we standardize, innovate, measure, remove waste, continually improve, collaborate, and tell our story.

TRUST THROUGH TRANSPARENCY

We build community trust by transparently publishing data and analytics on our finances, the condition of infrastructure, and our progress towards our strategic objectives.

Vision

El Paso County will be a trusted regional leader known for excellence in county service delivery.

Purpose

El Paso County Parks & Community Services creates a vibrant community and improves the quality of life by providing parks and recreational, educational, and environmental stewardship opportunities.

Values

1. SERVICE FOCUSED

We make a difference in our community by serving the residents of El Paso County.

2. ACCOUNTABLE

We are responsive to community needs. We are good stewards of County resources.

3. COLLABORATIVE

We foster a county government that works for all. We inspire employees to passionately give their best while leveraging community partnerships for the meaningful benefit of our residents.

4. TRUSTWORTHY

We listen to our community and act with honesty and respect in our interactions with co-workers and those we serve. We adhere to laws, policies, procedures, and professional standards.

5. TRANSPARENT

We are open, honest, and respectful in our work and communications.

OBJECTIVES

OBJECTIVE 1 - INFRASTRUCTURE: Assess the condition of roadway, stormwater, facility, fleet, and park assets and implement strategies to sustainably fund, manage, and improve public owned infrastructure.

OBJECTIVE 2 – SERVICE QUALITY: Improve the quality of County services with a qualified and engaged workforce dedicated to continuous improvement.

OBJECTIVE 3 – COMMUNITY TRUST: Increase community trust through improved communications and transparency.

OBJECTIVE 4 – HEALTH AND SAFETY: Develop partnerships to support community efforts to improve the health and safety of residents.

ENVIRONMENTAL DIVISION

Lead Employee	Action Item Name	Due Date	Description	Strategic Plan Objective	Department Strategic Plan Objective
Kathy Andrew Nancy Prieve	Update Conservation Easement Monitoring Paperwork	7/31/2025	Update El Paso County's written policy and procedure for monitoring conservation easements that establishes consistent monitoring protocols and recordkeeping procedures.	Objective 3: Community Trust	T.B.D.
Kathy Andrew Nancy Prieve	Verify ArcGIS Conservation Photo Points	7/31/2025	Verify in accordance with the Universal Transverse Mercator (UTM) coordinate system that El Paso County has accurate and acceptable fixed points to meet certification criteria.	Objective 2: Service Quality	T.B.D.
Kathy Andrew John Cole	Recycle Motor Oil and Antifreeze Containers	7/31/2025	Determine if there is a cost effective and efficient way to recycle the used motor oil and antifreeze containers generated from the household hazardous waste facility.	Objective 4: Health & Safety	T.B.D.
Kathy Andrew John Cole Brandon O'Dell	Explore Alternate Propane Cylinder Recycling	7/31/2025	Research and a plan to use alternate propane cylinder recycling for the propane cylinders generated from the household hazardous waste facility.	Objective 4: Health & Safety	T.B.D.
Kathy Andrew Nicholas Daniel	Synchronize Early Detection/Distribution Mapping System and ArcGIS data	7/31/2025	The State of Colorado Department of Agriculture requires that each jurisdiction enter data into EDDMapS. El Paso County uses data from our ArcGIS System. This project will match the data in the two systems.	Objective 3: Community Trust	T.B.D.
Kathy Andrew Nicholas Daniel	Sante Fe Trail Weed Project	7/31/2025	In cooperation with the United States Air Force Academy (USAFA) and the United States Forest Service this project will conduct thorough noxious weed mapping and subsequent treatment of the Santa Fe Trail focusing on the portion from Ice Lake on the USAFA to the southern boundary.	Objective 4: Health & Safety	T.B.D.
Kathy Andrew	Explore Creative Advertising Ideas to Enhance Marketing for the HHW and VSQG	7/31/2025	Create a marketing plan to the public to help announce and promote the El Paso County Household Hazardous Waste Facility and the Very Small Quantity Generator Program.	Objective 3: Community Trust	T.B.D.

PARK OPERATIONS DIVISION

Lead Employee	Action Item Name	Due Date	Description	Strategic Plan Objective	Department Strategic Plan Objective
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	7/31/2025	Project design and bid construction to renovate the ponds and wedding gazebo that has exceeded useful life along with structural issues	Objective 1 - Infrastructure	
Adam Robertson	Bear Creek Dog Park Restroom Renovation	7/31/2025	Clean, paint, repair entire restroom facility, replace fixtures as needed	Objective 1 - Infrastructure Objective 4 - Health & Safety	
Adam Robertson	Park Administration Building Landscape Renovation (Phase 1)	7/31/2025	Remove vegetation, convert irrigation system, install retaining wall and mow curb, complete plant design and install, gravel mulch	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	7/31/2025	Resurface north east loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	7/31/2025	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	7/31/2025	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	7/31/2025	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	
Jamie Haas	Fountain Creek Regional Park Basketball Court Restoration	7/31/2025	Correct drainage issues around court, paint court lines, adjust backboard and rims as needed	Objective 1 - Infrastructure	
Scott Myers	Black Forest Regional Park Parking Lot Maintenance / Handrail Repair	7/31/2025	Fog seal, crack seal, repaint parking lines, repair / replace ADA handrails	Objective 1 - Infrastructure	
Kyle Melvin	HRRP Fire Mitigation (COSWAP)	7/31/2025	Complete forest fuel reduction efforts to protect against wildfire	Objective 4 - Health & Safety	
Kyle Melvin	John Ceresa Memorial Park Playground Replacement	7/31/2025	Replace outdated and unsafe playground with a fun, safe, and accessible structure	Objective 1 - Infrastructure Objective 4 - Health & Safety	

RECREATION AND CULTURAL SERVICES DIVISION

Lead Employee	Action Item Name	Due Date	Description	Strategic Plan Objective	Department Strategic Plan Objective
Theresa	Health and Safety Classes	7/31/2025	Offer 4 or more health and safety classes for employees and to the public, to include First Aid, CPR, AED, Sensitivity, Youth Mental Health First Aid, and Disability Awareness.	Objective 4: Health & Safety	
Mary Jo	BCNC Exhibit	7/31/2025	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	
Jessica/Andy	FCNC Restoration Crew	7/31/2025	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	
Jessica	FCNC Introduction Kiosk	7/31/2025	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	
Victoria	Underserved Audience Programming	7/31/2025	Work with a community partner to create, market, and schedule at least 4 programs to engage individuals in an underserved community.	Objective 2 - Service Quality	
Andschana	Fair & Events Center Communications	7/31/2025	Increase community awareness through social media by posting at least once per week, and redesign website for easier navigation by March 1.	Objective 3: Community Trust	
Kylee	BCNC Restoration Crew Expansion	7/31/2025	Expand the Restoration Crew to include trail maintenance. Work with volunteers and partnerships and coordinate efforts with Park Operations Division.	Objective 1: Infrastructure	
Skye	Creative Arts Fair Program	7/19/2025	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	

PARK PLANNING DIVISION

Lead Employee	Action Item Name	Due Date	Description	Strategic Plan Objective	Department Strategic Plan Objective
Jason Meyer	Asset Management Plan	7/31/2025	Hire Asset Management Specialist	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Asset Management Plan	12/31/2025	Complete park system facility condition index	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Land Development Code Update	12/31/2025	Participate in Land Development Code Update	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Advance Recovery Projects	12/31/2025	Advance NRCS and FEMA funded projects across park system	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Ute Pass Regional Trail	7/31/2025	Complete final design and advance construction efforts	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Fox Run Nature Center	7/31/2025	Complete design and regulatory approvals	Objective 1 - Infrastructure	T.B.D.
Jason Meyer	Fox Run Nature Center	7/31/2025	Complete design and regulatory approvals	Objective 1 - Infrastructure	T.B.D.
Ross Williams	Homestead Ranch Regional Park	12/31/2025	Complete trail improvements	Objective 1 - Infrastructure	T.B.D.
Ross Williams	Black Forest Section 16 Trailhead	12/31/2025	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	T.B.D.
Ross Williams	E-Bike Policy	7/31/2025	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	T.B.D.
Ross Williams	Fountain Creek Nature Center Entrance	7/31/2025	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	T.B.D.
Ross Williams	Santa Fe Open Space	7/31/2025	Complete new trail construction	Objective 1 - Infrastructure	T.B.D.

Colorado State University Extension

Lead Employee	Action Item Name	Due Date	Description	Strategic Plan Objective	Department Strategic Plan Objective
Jonathan	Promote practices and partnerships	12/31/2025	Build staff capacity and development while offering high quality programs and services that meet or exceed the expectation of our clients/program participants from El Paso County	Objective 2 - Service Quality	
Jonathan	Pursue excellence in upholding our Land Grant mission and our responsibility to serve El Paso Couty	12/31/2025	Deliver programs that address critical issues in our community/state as they relate to our major programmatic areas.	Objective 2 - Service Quality	
Jonathan	Foster innovation in our operations, services, and programming	12/31/2025	Deliver programs that equip the community members/program participants to apply the information learned or develop skills that will benefit El Paso County and improve quality of life.	Objective 4- Health & Safety	
Jonathan	Foster a spirit of collaboration, innovation and partnerships	12/31/2025	Expand our reach by developing 2-3 new partnerships to increase collaborations from the community and or stakeholders.	Objective 4- Health & Safety	

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Capital Improvement Program

Agenda Date: December 11, 2024

Agenda Item Number: #7 - C

Presenter: Todd Marts, Executive Director

Information: Endorsement: X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming Capital Improvement Program (CIP). The CIP includes proposed capital improvement projects for the upcoming year.

Please find enclosed the 2025 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2025 Capital Improvement Program.





EL PASO COUNTY PARKS 2025 CAPITAL IMPROVEMENT PROGRAM (CIP)

Introduction

El Paso County Parks (EPC Parks) currently manages a multimillion-dollar park system that includes approximately 8,000 acres of parkland, 145 miles of trails, 33 pavilions, 15 playgrounds, 23 restroom facilities, 2 nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. EPC Parks also manages the El Paso County Fairgrounds and landscape maintenance at numerous County facilities.

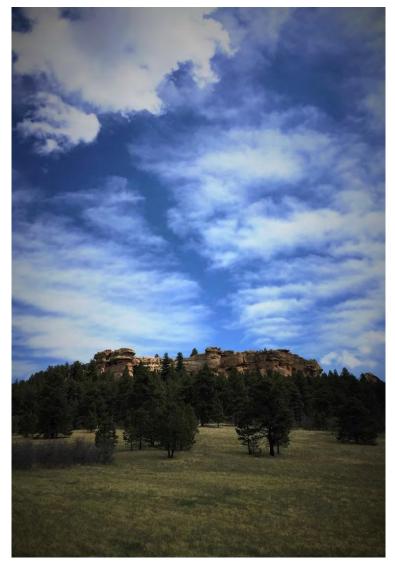
It is critical that EPC Parks utilizes a systematic approach to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our community within our available resources.

The CIP is key for physical improvements and development of parks, trails, open space, and public facilities throughout the park system. The motives behind the CIP are to improve safety, accessibility, and the quality of life through continuous maintenance and upkeep of current assets, parkland acquisition, and ongoing development of new park properties and facilities as our community grows.

To achieve the above goals, EPC Parks develops a Capital Improvement Program (CIP) which identifies available funding and needs. The CIP is a fluid document, updated annually, to reflect changes in priorities, opportunities, and circumstances. A general guideline for EPC Parks capital improvement is having a useful life of more than five years with a value more than \$25,000.







Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects:

Risk management

Project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Project that can be completed from available funding sources will be given a higher priority.

Timing

Project that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (American with Disabilities Act issues, irrigation, restrooms) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's Strategic Plan.



Funding Sources

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for additional information on regional and urban park fee funds.

County Capital Improvement Funds

El Paso County secured \$750,000 annually beginning in 2021 to support park projects.

Conservation Trust Funds

El Paso County receives approximately \$1.4 million annually to maintain the County's park system. The majority of the funds are used to support employee salaries and ongoing maintenance efforts. Any remaining funds are used to support capital projects.

Grants / Fundraising

El Paso County Parks aggressively pursues funding from federal, state and local funding sources and collaborative efforts between other governmental jurisdictions, private organizations, and citizens.

2025 CIP Timeline

June: CIP review and funding

August: Project development and draft CIP

September: Finalize CIP list for Park Advisory Board presentation

October: Present proposed CIP to Park Advisory Board for review and endorsement as

recommendations to Board of County Commissioners (BoCC) / County Administration.

Funding for CIP projects are included in the upcoming County budget.

December BoCC approves budget for upcoming year



El Paso County Parks 2025 Capital Improvement Program (CIP)

Projects - New & Ongoing	Description / Comments	Funding Sources	Funding Amount
Fox Run Regional Park Improvements	Pond and Gazebo Improvements	RPF, UPF, GF, CTF	\$1,300,000
Fox Run Nature Center	Construction	TPF, RPF, CTF, GF	\$11,000,000
Homestead Ranch Regional Park Improvements	Trail and Drainage Improvements	RPF	\$150,000
Fountain Creek Regional Park	ADA Improvements, Sidewalk / Parking Lot Improvements	UPF, TPF	\$260,000
Ute Pass Regional Trail - Phase 2	Trail / Sidewalk	GF	\$500,000
Santa Fe Open Space	Meadows / Blodgett Peak Overlook Trail	CTF	\$50,000
NRCS Projects at Willow Springs Ponds & Duckwood Trailhead	Construction	TPF, EF	\$3,077,672
FEMA Projects - Woodlake, Falcon, Drake Lake, Fountain Creek	Design/Construction	TPF, EF	\$1,005,185
FEMA Projects - Hanson Trailhead	Design/Construction	TPF, EF	\$1,178,636
Black Forest Section 16 Trailhead	Design/Construction	UPF	\$75,000
TOTAL			\$18,596,493

Funding Sources
RPF - Regional Park Fees
UPF - Urban Park Fees
GF - El Paso County Capital Improvement Funds
CTF - Conservation Trust Funds
TPF - Third Party Funds (Grants, Fundraising, Donations, etc.)
EF - El Paso County Emergency Funds

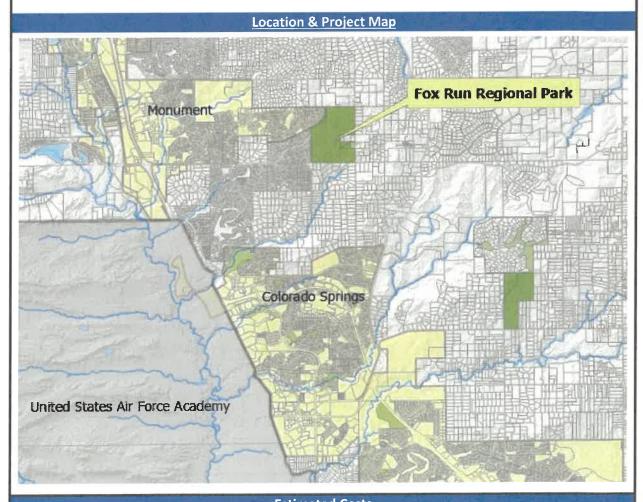


Project Name: Fox Run Regional Park- Ponds and Gazebo

Project Stage: Design

Project Purpose and Scope

The Fox Run Regional Park Improvements projects include improvements to the recreational ponds and wedding gazebo. The two recreational ponds need to be dredged, the pond liners replaced, and pump upgrades installed. The gazebo and boardwalk have been deemed beyond its useful life and the artificial island is settling. Work includes removing the island, constructing a new waterfront plaza, pond dredging, new liner, and pump upgrades. ADA parking, paths, and improvements will also be constructed to ensure the new waterfront plaza is accessible. Funding for this project comes from Regional Park Fees, Urban Park Fees, and Conservation Trust Funds.



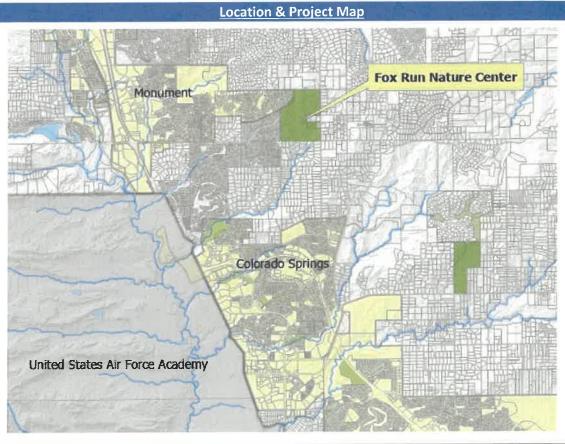
The Marie of the State of the S	Estimated Costs
Regional Park Fees (RPF)	\$400,000
Urban Park Fees (UPF)	\$100,000
Conservation Trust Fund (CTF)	\$750,000
El Paso County CIP Funds	\$50,000
TOTAL	\$1,300,000

Project Name: Fox Run Nature Center - Construction

Project Stage: Design / Fundraising

Project Purpose and Scope

The addition of the Fox Run Nature Center is included in several El Paso County strategic and master plans. A feasibility study was completed in 2019 to evaluate location, potential partnerships,, public support, revenue sources, and long-term maintenance and staffing needs. The design of the nature center was launched in 2023 and will be finalized in 2025 after final regulatory reviews. The design includes building design, surrounding site design, utilities, and programming. Stakeholder and public outreach will be continuous throughout the duration of the project. A capital campaign was launched parallel to the design process to raise funds for the Fox Run Nature Center. Construction is anticipated to launch in 2025-2026.



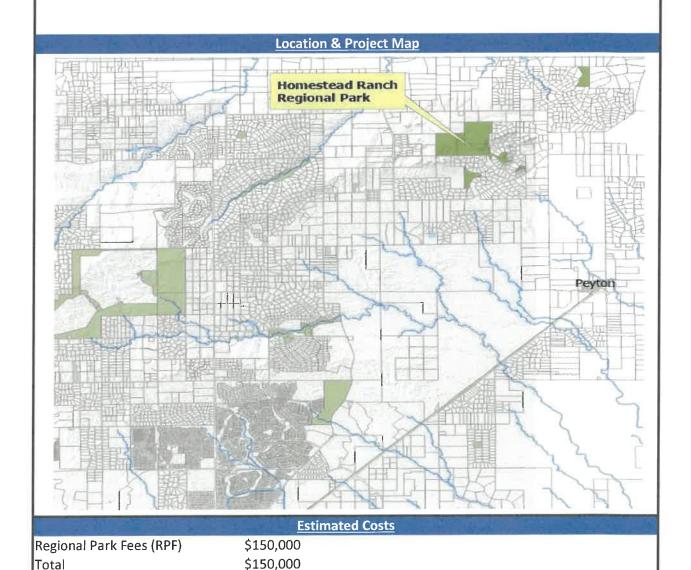
	Estimated Costs
Regional Park Fees (RPF) 2023	\$400,000
Regional Park Fees (RPF) 2025	\$500,000
Conservation Trust Fund CTF '25	\$500,000
El Paso County CIP Funds (2023)	\$100,000
El Paso County (2023)	\$1,000,000
GOCO Grant	\$900,000
CPW LWCF Grant	\$1,200,000
Third Party Funding	\$6,400,000
TOTAL	\$11,000,000

Project Name: Homestead Ranch Regional Park- Trails and Drainage

Project Stage: Design / Construction

Project Purpose and Scope

The Homestead Ranch Regional Park master plan includes various trail and drainage improvements. This project is the second phase of planned trail and drainage improvement and will complete the resurfacing of all internal park trails. This project includes grading of poor-condition trails, improvements to several climbing turns, resurfacing of existing trails, and construction of drainage structures. Site grading around the building and stormwater improvements to the main access road will also be completed.

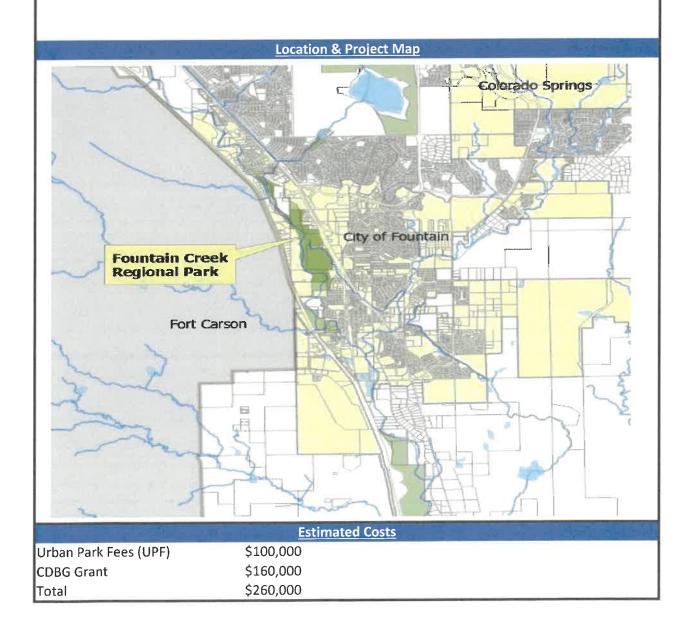


Project Name: Fountain Creek Regional Park - Parking, Sidewalks, ADA

Project Stage: Design / Construction

Project Purpose and Scope

The asphalt roads and parking lots in the Duckwood Active Use Area are showing signs of degradation and require repairs. Planned work includes asphalt paving, patching, and concrete curb and gutter replacement. Several sections of concrete trail in the Duckwood Active Use Area need replacement due to heaving or settling. ADA ramps will also be installed to improve access within the park.



Project Name: Ute Pass Regional Trail - Phase 2 Trail Construction

Project Stage: Design / Construction

Project Purpose and Scope

The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. This project includes construction of a 1.5-mile segment of trail in Cascade - Chipita Park. The trail will start at Winnemucca Road and end at a trailhead off Spring Street. El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the final design and construction. Design was initiated in 2022 with construction starting in 2025.



\$500,000

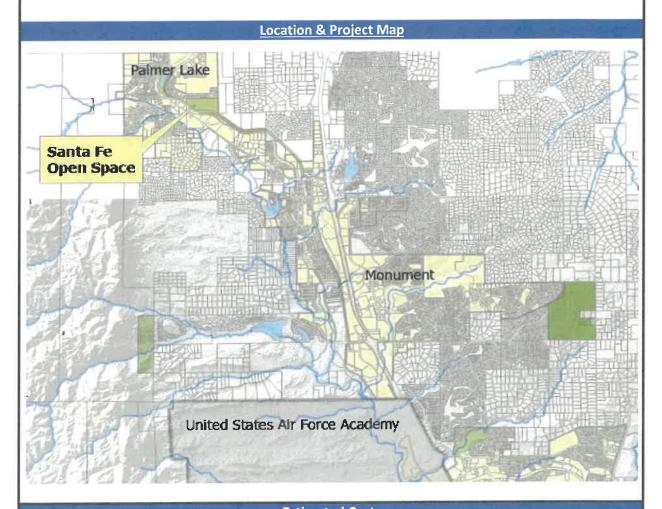
Total

Project Name: Santa Fe Open Space - Blodgett Peak Overlook / Meadows Trail

Project Stage: Design / Construction

Project Purpose and Scope

The Santa Fe Open Space Master Plan outlines the construction of several single track trails on the 65 acre property. The first phase of trail development was completed in 2022 and totals 1.75 miles of trail. This project includes construction of the Blodget peak overlook trail and meadows trail which will total approximately 0.50 miles.



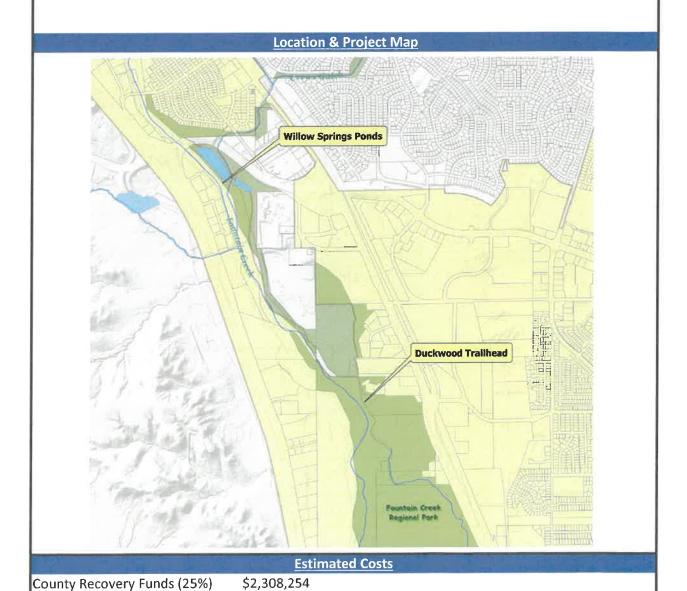
Park Burger of the park of the	Estimated Costs
El Paso County CIP Funds	\$50,000
Total	\$50,000

Project Name: NRCS Projects at Willow Springs Ponds and Duckwood Trailhead

Project Stage: Construction

Project Purpose and Scope

The Willow Springs Ponds and Duckwood Trailhead suffered significant damage from 2023 flooding. El Paso County received funding from the Natural Resources Conservation Services Emergency Watershed Protection Program to complete repairs at these two locations. The design was launched in 2023 and completed in 2024. Procurement for construction was completed in the fall of 2024, with construction launched in November. Construction at both locations is scheduled to be competed by April, 2024.



\$769,418

\$3,077,672

NRCS Matching Funds (75%)

Total

Project Name:

FEMA Projects

Project Stage:

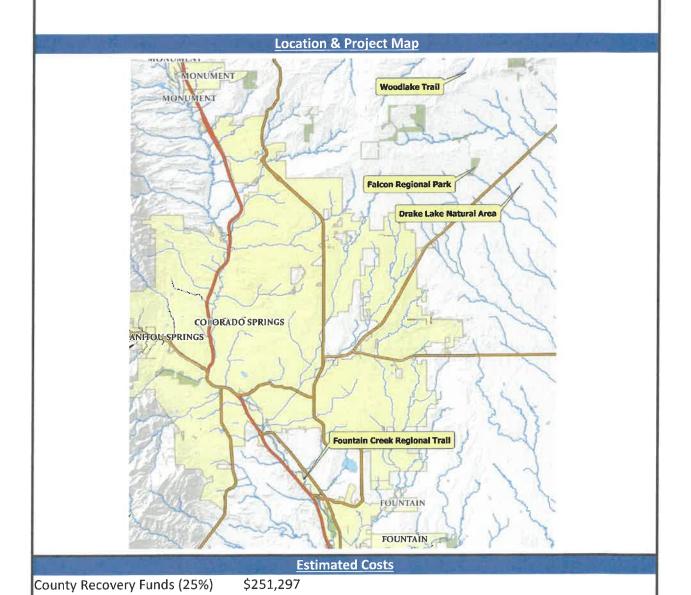
FEMA Matching Funds (75%)

Total

Design / Construction

Project Purpose and Scope

Several Regional Parks and Regional Trails sustained significant damage from 2023 flooding. El Paso County received funding from the Federal Emergency Management Agency to complete repairs at these locations. Project scoping and grant agreements were finalized in 2024. Project design, permitting, and construction will launch in 2025. Due to the sensitive nature of working along Fountain Creek, some repairs may not be completed until winter 2024-2025 when water flows are typically at their lowest.

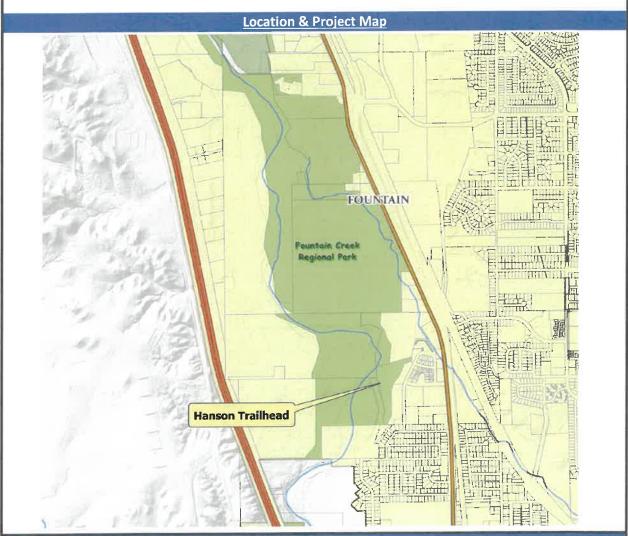


\$753,889 \$1,005,185

Project Name: FEMA Hanson Trailhead
Project Stage: Design / Construction

Project Purpose and Scope

The Hanson Trailhead located in Fountain Creek Regional Park sustained significant damage from 2023 flooding. El Paso County received funding from the Federal Emergency Management Agency to complete repairs at this locations. Project scoping and grant agreements were finalized in 2024. Project design will launch in 2025 and include design scenarious to mitigate future damage. Due to the complexity of this project, this is anticipated to be a multi-year project. The initial grant agreement is for archtiect and engineering services. Upon compeltion of this task, a seperate grant agreement will be executed for construction services.



Estimated Costs

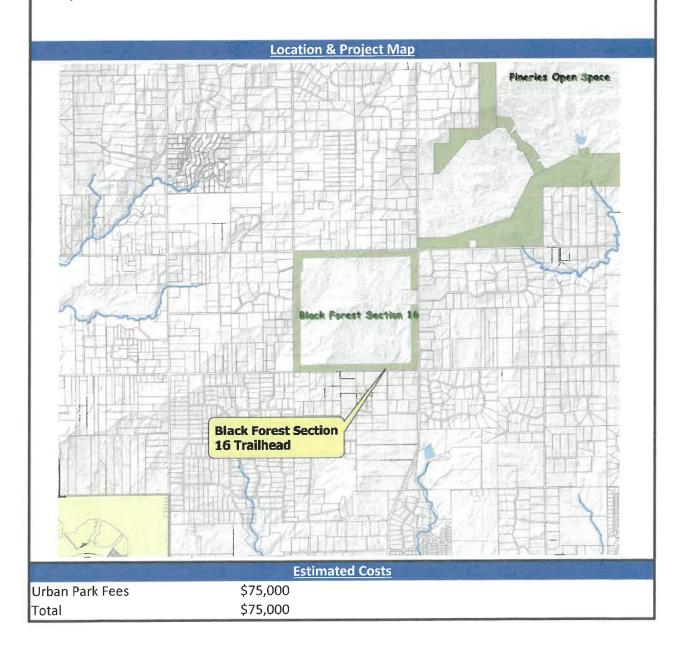
County Recovery Funds (25%) \$294,659
FEMA Matching Funds (75%) \$883,977
Total \$1,178,636

Project Name: Black Forest Section 16 Trailhead

Project Stage: Design / Construction

Project Purpose and Scope

Black Forest Section 16 continues to see increased use as the City of Colorado Springs develops further into Black Forest. Parking at the trailhead as been at capacity for several years. Additionally, steps to preserve equestrian parking has become more of an emergent need as use of the trail increases. This project includes expansion of the main trailhead parking area to include a separated equestrian parking area, and expanded standard vehicle parking area. This project will require coordination with the State Land Board as the property and trail use managed under a recreational easement granted to El Paso County.



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Facility Use Fee Schedule

Agenda Date: December 11, 2024

Agenda Item Number: #7 - D

Presenter: Todd Marts, Director of Community Services

Information: Endorsement: X

Background Information:

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the December meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

Approximately 2,300 facility use reservations are processed annually involving 130,000 participants and generating approximately \$200,000 in facility use fees to support the operation of the park system.

Staff conducts evaluations with facility users regarding whether our fees are acceptable. Only 94 surveys responded. 68 agreed, 17 were neutral, 9 disagreed with the fee structure. The responses appear to indicate that most of the facility users find our current fees to be reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments regarding the current fee structure, and considers the County's annual revenue goal for facility use which is \$180,000 for 2025.

Please find attached the proposed 2025 facility use fee schedule. Staff is proposing no changes.

Proposed Motion:

Move to endorse the proposed 2025 Facility Use Fee Schedule.

El Paso County Parks 2025 Facility Use Fee Schedule

Individual / Non-Profit				
Facility Use Category	2024 Fees	2025 Proposed Fees		
Archery Range	\$6/hr per lane	\$6/hr per lane		
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)		
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1, HRRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)		
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)		
Gazebo at Fox Run Regional Park	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)		
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion		
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)		
Tennis/ PickleballCourt	\$6/hr per court	\$6/hr per court		
Vending Permit	\$40/day/vendor	\$40/day/vendor		
Disc Golf Course	\$100 / event	\$100 / event		
Trail Use Fee	\$100 / event	\$100 / event		

Commercial

Commercial events conducted by promoters *I* businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.

Facility Use Category	2024 Fees	2025 Proposed Fees	
Archery Range	\$9 / hr per lane	\$9 / hr per lane	
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)	
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1, HRRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)	
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)	
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)	
Pavilion Reservation	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day- BC 1 & FC 1 pavilion	

Fox Run Nordic Center Room	\$28/hr (2 hour minimum)	\$28/hr (2 hour minimum)			
Tennis / Pickleball Court	Pickleball Court \$9/hr per court \$9/hr per c				
Vending Permit	\$60/day/vendor	\$60/day/vendor			
Disc Golf Course	\$150/event	\$150/event			
Trail Use Fee	\$150/event	\$150/event			

Special Event Fee Schedule

Special event fees are charged in addition to rental fees if one/ all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, other inflatable equipment, etc.) will be used.

Non-Profit/ Individual									
Number of People	2024 Fees	2025 Proposed Fees							
Up to 100	\$59 per event	\$59 per event							
101 - 200	\$89 per event	\$89 per event							
201 - 300	\$118 per event	\$118 per event							
301 - 400	\$148 per event	\$148 per event							
401 - 500	\$207 per event	\$207 per event							
501 - 600	\$266 per event	\$266 per event							
601 - 700	\$325 per event	\$325 per event							
701 - 800	\$384 per event	\$384 per event							
801 - 900	\$443 per event	\$443 per event							
901 -1,000	\$502 per event	\$502 per event							
1,001 - up	\$551 per event*	\$551 per event*							
Sports Leagues	\$118	\$118							

Plus \$59 for each additional 100

Commercial									
Number of People 2024 Fees 2025 Proposed Fe									
Up to 100	\$89 per event	\$89 per event							
101-200	\$134 per event	\$134 per event							
201 - 300	\$177 per event	\$177 per event							

301 - 400	\$222 per event	\$222 per event
401 - 500	\$310 per event	\$310 per event
501 - 600	\$399 per event	\$399 per event
601 - 700	\$487 per event	\$487 per event
701 - 800	\$576 per event	\$576 per event
801 - 900	\$664 per event	\$664 per event
901 - 1,000	\$753 per event	\$753 per event
1,001-up	\$826 per event*	\$826 per event*
Sports Leagues	\$177	\$177

^{*} Plus \$89 for each additional 100

El Paso County Parks 2024 Action Plan

Recreation / Cultural Services	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	High	In Progress
Mid-Week County Fair Attendance	Andschana Aljets	High	In Progress
Execute three larger events at the Fairgrounds	Andschana Aljets	Medium	In Progress
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis	High	In Progress
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller	High	Completed
Fountain Creek Nature Center Field Guide	Victoria Dinkel	High	Completed
Volunteer Restoration Days at BCNC	Kylee Taylor		Completed
Trail Camera at BCNC	Kylee Taylor	High	Purchased - Install
Fairgrounds Corporation Bylaws	Theresa Odello	Low	
Park Operations	Project Manager	Priority	Status
Hammock Post Design and Installation	Kyle Melvin	High	In Progress
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Project	Kyle Melvin		Completed
Pineries Open Space Forestry Trail Cooridor	Kyle Melvin		Completed
Vegetation Management	Scott Myers		Completed
Homestead Ranch RP Playground Improvements	Scott Myers		Completed
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski		Completed
Pineries Open Space Drainage Improvements	Ben Dumakowski	High	In Progress
Bear Creek Dog Park Trail Improvements	Adam Robertson		Completed
Bear Creek RP Entrance Improvements (Argus Dr)	Adam Robertson		Completed
Bear Creek Regional Park Bridge Improvements	Adam Robertson		Completed
Homestead Ranch RP Facility Improvements	Adam Baker		Completed
Fairgrounds Audio Improvements	Adam Baker		Completed
Fountain Creek RP Landscape Improvements	Jamie Haas		Completed
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning	Project Manager	Priority	Status
Fountain Creek Nature Center Entrance Ramp	Ross Williams	High	In Progress
Paint Mines Interpretive Park Master Plan	Ross Williams	High	In Progress
Fox Run Regional Park Ponds and Gazebo	Brian Bobeck	Medium	Design
Fox Run Nature Center Design	Jason Meyer	Medium	In Progress
Fox Run Regional Park Restrooms and OWTS	Jason Meyer	High	Construction
Ute Pass Regional Trail Phase II	Jason Meyer	High	In Progress
NRCS Willow Springs and Duckwood Trailhead	Jason Meyer	High	In Progress
FEMA Recovery Projects	Jason Meyer	Medium	In Progress
Administration	Project Manager	Priority	Status
Develop a Department & Divisions Mission Statement	Todd Marts	High	In Progress - June-July
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department Parks / Recreation & Cultural Services Divisions **November 2024 Monthly Report Facility Revenue Totals To Date** 2023 2022 2024 Budget Current Totals to Date | Totals to Date **Balance** Parks Facility Reservation Revenue \$ 180,000 211,845 \$ (31,845)268,059 \$ 237,406 County Fair / Fairgrounds \$ 301,000 462,596 \$ (161,596) 435,124 389,448 Total \$ 481,000 \$ 674,441 \$ (193,441) 703,183 \$ 626,854 \$ 2023 2022 **Fundraising Revenue** 2024 2024 Balance Totals to Date | Totals to Date Purpose Goal **Amount** 80,000 \$112,500 102,500 \$ 105,000 County Fair Sponsorships Fair Operations \$ (32,500)Partners in the Park Program Park Operations \$ 45,000 \$92,500 \$ (47,500)\$ 77,500 \$ 65,000 Trust for County Parks Park Operations \$ 10,000 \$61,752 \$ (51,752) \$ 39,310 \$ 170,032 Nature Center Fundraising \$51,399 25,000 \$ 26,161 \$ 25,288 Nature Center Support \$ 25,000 \$ County Fairgrounds Support (Fairgrounds Corp) Programming/Facility Support \$ 40.000 40,000 \$80,000 (40,000)70,000 \$ Total 200,000 \$ 398,151 (146,752) 315,471 \$ 405,320 Grant / 3rd Party Funding **Awarded** Parks Division Reservations 2024 2024 2024 2023 2023 2022 2022 Attendance Evaluation Rentals Rental Attendance Year to Date Rentals Attendance January 10 1072 N/A 11 966 3 510 February 15 898 N/A 15 778 5 446 15 292 N/A 1306 29 702 March 51 April 278 7613 4.3 299 10619 271 8698 May 491 16030 4.8 448 16919 419 15932 635 23181 4.3 552 20087 489 22916 June 22275 July 579 20387 4.2 594 22852 515 August 502 21409 4.6 445 22024 391 21464 431 18958 4.74 442 363 19266 22133 September October 164 7764 4 222 11174 206 9631 November 14 1294 N/A 14 577 9 129 December 3134 118898 4.42 3093 129435 2700 121969 Total

Rentals Attendance Rentals Ren	Parks Facility Reservations	2024	2024	2023	2023	2022	2022	
Bear Creek Rogional Park								
Archery Lanes Hitelec Fields 3		110111010	<u>/</u>	110111010	7.11011111111111	<u></u>	7.11011441100	
Athlete Feliods Athlete Feliods								
Parellons 3 270 2 120								
Trails		3	270	2	120			
Vendor								
Tennis Couris			300					
Pickleball Courts					7			
Vita Course				3	Ω			
Meeting Room				<u> </u>	U			
Black Forest Regional Park		2	22	5	40	3	23	
Athletic Fields Pervilions			22	<u> </u>	40	<u> </u>	23	
Pavilions								
Vendor Flickleball Courts								
Fenis Courts / Picklebal Courts								
Basebal Fields	Toppis Courts / Ricklohall Courts				+		+	
Baseball Fields	Falson Regional Park				 			
Athletic Field Vendor Fountain Creek Regional Park Athletic Fields Pavilions Proving 1 70 1 75 Vendor Frails 1 70 1 1 75 Vendor 1 1 4 Fox Kun Regional Park Athletic Fields 1 1 0 1 4 Fox Kun Regional Park Warming Hut 1 1 0 Pavilions Vendor 1 1 10 Pavilions Vendor 1 1 0 Pavilions 1 Park Vendor 2 1 1 0 Pavilions 1 Park Vendor 3 1 1 0 Pavilions 1 Park Vendor 4 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 1 0 Pavilions 1 Park Vendor 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
Vendor								
Fountain Creek Regional Park Athletic Fields Pavilions Pavilions Pavilions 1 70 1 75 Pos Coll Course 1 70 1 75 Pos Run Regional Park Pos Run								
Athletic Fields Pavilions Trails Disc Golf Course 1 70 1 75 Vendor Vendor Vendor Vendor 1 1 75 Vendor 1 4 4 Vendor Santa Fe Trail Nonument Trail Head New Santa Fe Trail New Santa Fe Trail Vendor Sa								
Pavilions								
Trails								
Disc Golf Course 1								
Vendor Fox Run Regional Park								
Fox Run Regional Park Athletic Fields Gazebo Warming Hut Pavilions Vendor Trails Homestead Ranch Regional Park Pavilions Athletic Fields Trails Palmer Lake Recreational Area Palmer Lake Santa Fe Trail Monument Trail Head New Santa Fe Trail Baptist Road Santa Fe Trail Wendor - Santa Fe Trail Vendor - Santa Fe Trail Rock Island Trail Rock Island Trail Black Forest Section 16 Rainbow Falls Historic Site Pieries Open Space		1	70			-		
Athletic Fields Gazebo Warming Hut 1 10 1 10 Pavilions Vendor Trails Homestead Ranch Regional Park Pavilions Athletic Fields Trails Homestead Ranch Regional Park Pavilions Athletic Fields Trails Palmer Lake Recreational Area Palmer Lake Ranta Fe Trail Monument Trail Head New Santa Fe Trail Monument Trail Head New Santa Fe Trail Wendor - Santa Fe Trail Vendor - Santa Fe Tra						1	4	
Gazebo								
Warming Hut								
Pavilions			40					
Vendor Trails		1	10					
Trails Homestead Ranch Regional Park Pavilions Athletic Fields Trails Palmer Lake Recreational Area Palmer Lake Santa Fe Trail New Santa Fe Trail Monument Trail Head New Santa Fe Trail Baptist Road Santa Fe Trail AFA Santa Fe Trail Vendor - Santa Fe Trail AFA Santa Fe Trail Baptist Road Santa Fe Trail Baptist								
Homestead Ranch Regional Park Pavilions Rathletic Fields Pavilions Pathletic Fields Pavilions Palmer Lake Recreational Area Palmer Lake Santa Fe Trail Palmer Lake Santa Fe								
Pavilions Athletic Fields Trails Palmer Lake Recreational Area Palmer Lake Santa Fe Trail New Santa Fe Trail Monument Trail Head New Santa Fe Trail Baptist Road Santa Fe Trail AFA Santa Fe Trail Vendor - Santa Fe Trail Vendor - Santa Fe Trail Black Forest Section 16 Rainbow Falls Historic Site Pineries Open Space								
Athletic Fields Trails Palmer Lake Recreational Area								
Trails Palmer Lake Recreational Area Palmer Lake Santa Fe Trail Pa								
Palmer Lake Recreational Area Palmer Lake Santa Fe Trail Palmer Lake								
Palmer Lake Santa Fe Trail New Santa Fe Trail Monument Trail Head New Santa Fe Trail Baptist Road Santa Fe Trail AFA Santa Fe Trail Wendor - Santa Fe Trail Paint Mines Trail Rock Island Trail Black Forest Section 16 Rainbow Falls Historic Site Pineries Open Space								
New Santa Fe Trail Monument Trail Head New Santa Fe Trail Baptist Road Santa Fe Trail ————————————————————————————————————								
Monument Trail Head New Santa Fe Trail								
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AFA Santa Fe Trail Vendor - Santa Fe Trailheads Paint Mines Trail 4 22 2 5 4 24 Rock Island Trail Black Forest Section 16 Rainbow Falls Historic Site Pineries Open Space								
Vendor - Santa Fe Trailheads 4 22 2 5 4 24 Paint Mines Trail 4 22 2 5 4 24 Rock Island Trail 5 5 4 24 5 4 24 6 6 6 6 6 6 6 6 6 7								
Paint Mines Trail 4 22 2 5 4 24 Rock Island Trail 8 8 8 8 8 9	AFA Santa Fe Trail							
Rock Island Trail								
Black Forest Section 16 Rainbow Falls Historic Site Pineries Open Space	Paint Mines Trail	4	22	2	5	4	24	
Rainbow Falls Historic Site Pineries Open Space	Rock Island Trail							
Pineries Open Space	Black Forest Section 16							
Pineries Open Space	Rainbow Falls Historic Site							
	Total Park Facility Reservations	14	1294	14	577	9	126	

Fairgrounds Facility Reservations 2024 2025				
January	2023	2023	2022	2022
February 19	n Rentals	Attendance	Rentals	Attendance
March 22 1000 N/A	8	173	7	150
April 26 6873 N/A	14	735	19	726
April 26 6873 N/A	12	1160	13	471
June 50 6639 N/A July 8 415 N/A August 10 685 N/A September 62 946 N/A October 62 1095 N/A November 60 887 N/A December 7 7 7 Total 362 24,352 N/A	18	7161	50	2781
July	23	4150	30	3791
August 10 685 N/A	17	4490	52	3529
September 62 946 N/A	13	280	17	298
October 62	12	3869	38	3496
November Second Sec	40	4232	42	5523
December Total 362 24,352 N/A	79	2042	28	1702
Total 362 24,352 N/A	41	343	16	410
Fairgrounds Facility Reservations 2024 2024 2023 November				
November Rentals Attendance Rentals	277	28,635	312	22,877
November Rentals Attendance Rentals				
November Rentals Attendance Rentals	2023			
Swink Hall - Fairgrounds	Attendance	•		
Lion's Club Meeting 1 30 1 Hinrichs Wedding 1 140 1 Fair Advisory Board Meeting 1 30 1 4-H Club Meeting 1 20 1 Jr. Livestock Committee Meeting 1 20 1 Fair Corp Meeting 1 2 1 Yoting 11 2 1 Grand Stands Building 11 2 Garza S. Kitchen 30 180 32 Grant N. Kitchen 3 90 FSB Pavilion 3 90 FSB Pavilion 1 2 Grounds 1 2 New Barn 1 2 Rabbit Judging Contest 1 1 Poultry Barn 1 25 Livestock Arena 1 25 Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds 1 25		-		
Hinrichs Wedding	30			
Fair Advisory Board Meeting	10			
4-H Club Meeting 1 20 1 Jr. Livestock Committee Meeting 1 20 1 Fair Corp Meeting 1 2 1 Voting 11 2 1 Grand Stands Building 11 2 Garza S. Kitchen 30 180 32 Grant N. Kitchen 3 90 90 FSB Pavilion 3 90 90 FSB Pavilion 1 2 Grounds New Barn 1 2 Rabbit Judging Contest 1 1 2 Poultry Barn 1 25 4 Livestock Arena 1 25 4 Mini horse Show - Turkey Trot 1 25 5 Whittemore - Fairgrounds 1 25 4	20			
Jr. Livestock Committee Meeting 1 20 1 Fair Corp Meeting 1 2 1 Voting 11 2 1 Grand Stands Building 1 2 Garza S. Kitchen 30 180 32 Grant N. Kitchen 3 90 FSB Pavilion 3 90 Grounds 8 90 New Barn 1 1 Rabbit Judging Contest 1 1 Poultry Barn 1 25 Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds 1 25	20			
Fair Corp Meeting	20			
Voting 11 2 Grand Stands Building 1 1 Garza S. Kitchen 30 180 32 Grant N. Kitchen 3 90 FSB Pavilion 90 90 90 Grounds 8 90 <td>15</td> <td></td> <td></td> <td></td>	15			
Garza S. Kitchen 30 180 32 Grant N. Kitchen 3 90 FSB Pavilion 90 90 Grounds 90 90 New Barn 1 90 Rabbit Judging Contest 1 90 Poultry Barn 1 1 Livestock Arena 1 25 Whittemore - Fairgrounds 1 25	16			
Grant N. Kitchen 3 90 FSB Pavilion	20			
FSB Pavilion Grounds New Barn 1 Rabbit Judging Contest 1 Poultry Barn 1 Livestock Arena 1 Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds 1 25	192			
Grounds New Barn Rabbit Judging Contest 1 Poultry Barn Livestock Arena Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds				
New Barn 1 Rabbit Judging Contest 1 Poultry Barn				
Rabbit Judging Contest 1 Poultry Barn				
Poultry Barn Livestock Arena Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds - -				
Poultry Barn Livestock Arena Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds - -				
Mini horse Show - Turkey Trot 1 25 Whittemore - Fairgrounds - -				
Whittemore - Fairgrounds				
Whittemore - Fairgrounds				
Arena Arena				
Month Total Fair Facility Reservations 60 887 41	343			

Vandalism Report								
Incident	Date	Location	Area	Cost				
incident	Date	Bear Creek Dog	Alea					
Two new banners stolen	1/23/2024	Park	Central	\$175				
United Flight Memorial - Graffiti removal	1/24/2024	Widefield Park	South	\$200				
Tunnel - Graffiti removal	1/24/2024	Widefield Park	South	\$200 \$50				
Fireworks set off in portable restroom	2/22/2024	Black Forest	North	\$900				
"Site of New Northern Nature Center" sign stolen	3/27/2024	Fox Run	North	\$600				
Tunnel - Graffiti removal	3/19/2024	Widefield Park	South	\$1.400				
Tunnel - Graffiti removal	3/19/2024	Cruz Gulch	South	\$200				
Tunnel - Graffiti removal	4/29, 4/30	Carp Lake Tunnel	South	\$400				
Tunnel - Graffiti removal	6/24/2024	Carp Lake Tunnel	South	\$500				
Turrier - Gramiti removai	6/24/2024	Homestead Ranch	South	*				
Shop Broken Into and Tools Stolen	10/9/2024	Regional Park	East	\$1,500				
·	10/9/2024							
Shop Door Knob Damaged During Attempted Break In	40/04/0004	Homestead Ranch	East	\$500				
Ohan Bara Karla Ohan Barahaira I (Tarlana I	10/21/2024	Regional Park						
Shop Door Knob Cutoff and Shop Burglarized (Tools and	4.4/0.0/0.00.4	Homestead Ranch	East	TBD				
Large Air Compressor Stolen)	11/30/2024	Regional Park	T-1-1	*** 405				
			Total	\$6,425				
						20)22	
			_					
<u>Volunteerism</u>		202		2023	Total Hours	<u>Volunteers</u>	Total Hours	
Total for Year	<u>Goal</u>	<u>Volunteers</u>	Total Hours	<u>Volunteers</u>				
January		167	827	138	728	180	609	
February		272	1,259	292	1,302	60	327	
March		234	1,009	229	932	118	682	
April		421	1,724	413	1,701	407	1,830	
May		607	2,617	501	2,225	491	2,021	
June		669	2,831	658	2,263	225	1,606	
July		628	5,290	444	5,200	650	6,517	
August		392	1,870	470	2,296	303	1,676	
September		359	1,443	476	1,640	501	1,986	
October		569	2,815	574	2,339	440	1,624	
November		433	1,813	365	1,769	337	1,207	
December								
Totals		4,751	23,498	4,560	22,395	3,712	20,085	
		202	4					
November		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		100	52					
Fairgrounds Corporation		5	15					
Fair and Events Center		5	285					
Friends of the Nature Centers		34	219					
Adopt-A-Park/Trail Groups / Volunteer Projects		280	1,207					
Total		433	1,813					
			.,0.0				1	

Programming		2024	2024	2024	2023	2023	2022	2022
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		48	1434	4.98	45	1152	29	452
February		49	1995	4.99	43	2032	37	952
March		79	3920	4.96	89	2376	48	986
April		172	4379	4.97	161	5139	109	3003
May		170	6313	4.97	162	4216	148	5401
June		98	8080	4.96	89	2647	76	1595
July		87	33789	4.98	105	36715	106	28545
August		76	6515	4.99	54	5058	63	4195
September		108	9116	4.99	116	5245	102	2585
October		141	5799	4.95	156	4656	140	4517
November		53	2126	4.98	45	1854	46	1923
December		33	2120	4.30	70	1004	40	1323
Totals	800 / 21,000	1,081	83466	4.97	1,065	71090	904	54154
lotais	800 / 21,000	1,001	03400	4.31	1,003	71030	304	34134
		2024	2024	2024				
Name of the second seco	F - 116 -							
November A FR A FR A FA	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Adult and Pediatric CPR, AED, & FA	FCNC	2	14	5.00				1
Nature Adventures:Snow Day Preppers	FCNC	1	40	5.00				
Moneschool Fridays: Walk the Wetlands	FCNC	1	34	5.00				1
Holiday Craft & Vendor Fair	FCNC	1	260	5.00				1
Birthday Party	FCNC	3	75					
Group Visit: Hiking Group	FCNC	1	12					
Outreach: Carrer Fair at The Campus	FCNC	1	60					
Walk the Wetlands	FCNC	9	159	5.00				
Birthday Party: All About Animals	BCNC	3	74	5.00				
Bear Den Rentals	BCNC	2	57					
Volunteer Training: Interpretation 101	BCNC	1	10					
Bear Run Costume Pick Up/ Black Bear Diner Fundraiser	BCNC	1	300					
Bear Run	BCNC	1	502	4.90				
Nature Explorers: Who Lives Under Leaves	BCNC	2	50	5.00				
Little Wonders: Brilliant Bark	BCNC	2	50					
Scout Group: Pack 24 Volunteer Mullein Removal	BCNC	1	19					
Friends of EPCNC Board Meeting	BCNC	1	12					
Active Adults: History Walk and Forest Bathing	BCNC	2	16					
Colorado Wildlife Detectives	BCNC	8	112	5.00				
Winter Adaptations	BCNC	2	38	4.90				
In-Class: UTE	BCNC	4	112					
Cornhole	FAIR	4	120					
TOTALS		53	2126	4.98				
			Paint Mines					
		Fountain Creek	Interpretive	Rainbow Falls				
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	Historic Site				
January	604	659	0	0				
February	702	634	0	0				
March	1166	1327	0	0				
April	1137	1197	985	0				
May	1332	1673	0	2				
June	2099	1506	1159	2596				
July	2327	1650	3097	2454				
August	1776	1250	1959	2457				
September	1119	987	1920	561				
October	1834	1090	1309	0				
November	1245	615	0	0				
December	.2.10	310	Ĭ	Ť				
Totals	15341	12588	10429	8070				
					1	1		1



COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR) HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

ADMINISTRATIVE SERVICES MONTHLY REPORT

November 2024

General Updates:

1. Facility rentals have generated \$211,845.00, which exceeds our \$180,000 annual revenue goal by 17%.

Special Events:

- 1. The Colorado XC State Championship was held on the east trail system of Bear Creek Regional Park. Approximately 1,200 kids were qualified to participate in the event. The Norris Penrose Event Center hosted the start and finish areas and other event activities.
- 2. Bear Creek Regional Park and the West trail system were host to the "Colorado Cold Rush Ultra" 50K/Half Marathon and 10K running event. Approximately 150 runners braved the cold at 6 a.m. The long-distance runners experienced an elevation change from 6,100 ft to 9,100 ft. The last runners finished around 5 pm. The event calls itself the "coolest" winter running event!
- 3. The disc golf course at the Widefield Community Park was host to the "King of the Springs" disc golf tournament. Approximately 70 disc golfers participated in this last disc golf event of the year, at this location.
- 4. Four commercial photography permits were issued for the Paint Mines Interpretive Park.





2024 Cross Country Championships



Colorado Cold Rush Ultra 50K/Half Marathon & 10K



COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE -CHAIR) HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

COMMUNITY OUTREACH

Monthly Report – November 2024

Community Outreach

- Partners in the Park: We're excited to welcome back our returning Partners in the Park and introduce new ones this year! In 2025, our focus will be on the Santa Fe Regional Trail, and Santa Fe Open Space. If you know of any potential partners, please share their information with Dana Nordstrom at dananordstrom@elpasoco.com.
- 2. **Outreach News:** This year, our dedicated staff has supported 14 volunteer projects and welcomed two new Adopt-a-Park/Trail groups, bringing our total to 36 groups committed to enhancing our parks and trails. We remain steadfast in our mission to expand opportunities that connect our community with the incredible resources County Parks offer. Through collective efforts, we also helped raise over \$282,000 through the Trust for County Parks, ensuring these cherished spaces continue to thrive for everyone to enjoy.
- 3. **Friends Groups:** We are proud to have seven active Friends Groups supporting our parks, nature centers, and programs: Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, Fox Run Regional Park, and Fountain Creek Dog Park.
- 4. **Fox Run Nature Center:** Thanks to the incredible generosity of our community, we've already raised over \$3.4 million—an inspiring testament to the passion and support for this transformative project. Together, we're building more than a nature center; we're creating a legacy for generations to come.

In partnership with the Pikes Peak Enterprise Zone, we invite you to join us in this meaningful journey. Your contribution will bring us closer to a space where nature, connection, and accessibility thrive. Be a part of this legacy. Donate today: https://admin.elpasoco.com/economic-development/community-initiatives/enterprise-zone-contribution-projects/

Together, we can make this vision come alive!



Thank you for your time and commitment to County Parks! Happy Holidays!





COMMISSIONERS: CAMI BREMER CARRIE GEITNER (CHAIR) HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Recreation & Cultural Services Division Monthly Report: November 2024

Programs & Special Events:

Fountain Creek Nature Center's annual Holiday Craft and Vendor Fair continues to be a hit! The Nature Center was packed with 27 booths selling a variety of giftable items made by local crafters and artisans. The sun was shining, the music was festive, and at least 260 visitors to the nature center shopped photography, salsa, books, ornaments, jewelry, kitchen accessories, stuffies, bath products, sweets, woodwork, and more! Next year, the application process for the fair will begin earlier and be a bit more competitive to ensure our small space is filled with the best and most diverse local goods, even though it already is!



- Fountain Creek Nature Center hosted three fun **birthday parties** this month for three kids and all their guests! "Walk the Wetlands" is a year-round crowd-pleaser for all ages but was perfect for a three-year old who loved the puppet show. On a cold, snowy day, a seven-year-old experienced "Rad Reptiles"; while the outside weather wasn't conducive to seeing scaley creatures, Keya the box turtle and Ferdy the Bull snake were welcome, fun, fascinating guests indoors! Finally, another seven-year-old chose the theme "Nature Detectives" where she and her guests were taught to use their senses to discover hidden wildlife along the trail. One parent said to interpretive leader Andy during the hike "you love your job, don't you?". We had a blast this month celebrating special days, creating memories, and teaching nature lessons!
- Interpretive Training for El Paso County Nature Centers' Volunteers, held on Saturday, November 2nd at Bear Creek Nature Center, was a great success. Led by former Fountain Creek Nature Center Supervisor now nature center volunteer, Nancy Bernard, with assistance from Volunteer Coordinator and Bear Creek Nature Center Interpreter, Kelly Ann Blanchard, the workshop introduced participants to what interpretation is and is not. Funny videos demonstrated the concepts of good interpretation. Hands-on practice allowed volunteers to get comfortable with talking to and asking questions

Outreach Events and Other Items:

of an audience. Participants are excited to use their new skills.

- Fountain Creek Nature Center was able to share with local young adults the opportunity to become a nature interpreter at a career day hosted at The Campus. Around 300 students explored a huge variety of booths hosted by local businesses and organizations, and many stopped by the Nature Centers' booth to learn about what we do. Many shared with us their passion for teaching, kids, the outdoors, and science, leading to wonderful conversations about preserving and sharing our County Parks. Students were able to hear that our team consists of people with many different degrees, interests, and passions, coming together to make an excellent and innovative group! Many were excited to hear we offer Summer Camp Assistant positions. Maybe we'll meet some of them again!
- November was a bustling month at the El Paso County Fair & Events Center. We proudly served
 as a polling location for the 2024 Elections, supporting civic engagement in our community. The
 venue was active multiple days each week with Calhan youth basketball practices and high school

girls' wrestling. A beautiful wedding was also celebrated here, showcasing our facility's versatility. After a brief pause, cornhole resumed and moved to its new Tuesday night slot, drawing in dedicated players. Additionally, 4-H brought energy and excitement with events like a mini-horse show and the festive Turkey Trot. November was a vibrant mix of community, sports, and celebration, and we're excited for what's ahead!



Special Event: Bear Creek Nature Center's 10th Annual Bear Run!

Bear Creek Nature Center's 10th Annual Bear Run on November 9th was a *roaring* success! This year broke previous registration records, with 502 human and 55 canine participants pre-registered. The dayslong snowstorm leading up to the event couldn't keep hundreds of those registrants from gathering at Bear Creek Regional Park to celebrate the 10th *BEAR*-thday with us! Before the run, dozens of bears strutted their stuff for the costume contest, participated in a Bear Yoga class led by Peaceful Warriors, enjoyed a Cha-Cha lesson led by Ormao Dance Company and visited (a dozen) Sponsor and Partner booths, many of which offered snacks and fun freebies. This quirky, ever-growing and beloved community event raised \$16,000 for Friends of El Paso County Nature Centers. We can *bear*-ly wait for next year's run!

The Bear Creek Bear Run sponsors and partners warm our fuzzy hearts! Eighteen community businesses and organizations put their best paws forward through monetary and in-kind support to make the 10th annual Bear Creek Bear Run the best it could be. Here are a few highlights:

- Black Bear Diner- A sponsor since year one, the Black Bear Diner on Garden of
 the Gods Road is a top tier supporter! In addition to their sponsorship, the team
 there donates 20% of their sales on costume pickup day before the Bear Run.
 Participants can enjoy piles of pancakes after the run as well with a discount if
 they're in their bear suit.
- MER- Shop at Mountain Equipment Recycler's \$5 corner in the month of October and every penny will go back to the Friends of El Paso County Nature Centers! Reduce outdoor gear waste and show your support to the non-profits in our community.
- Fossil Craft Beer Company- In collaboration with Bear Creek Nature Center, Fossil Craft Beer Company created a s'mores stout! Each stout sold donated \$1 to the Friends of El Paso County Nature Centers. They also hosted an after party following the Bear Run with a BOGO offer if participants arrived with their bear suit on!
- Aravaipa Running Company- Aravaipa brought their years of experience coordinating formal and informal runs to the Bear Run this year! The team assisted with supplying thirsty bears with water, electrolytes, and first aid at water stations on the course. They were always there to trouble shoot any problem!
- **Ormao Dance Company-** New this year, bears doing the cha cha! Ormao kicked off the dance party with a brief lesson and cha cha into the crowd.
- Peaceful Warriors- It simply wouldn't be the Bear Run without the Peaceful Warriors leading Bear Yoga! An essential component of a run is warming up and Peaceful Warriors is always there to provide it.
- Other amazing sponsors include: The Pet Gal, The Colorado Springs School, Fancy Ass Pet Portraits, The Honey Cottage, Toyota, Adventures Out West, House of Dog Training, Bear Creek Senior Living, Pet Pantry, Pub Dog, and the Friends of El Paso County Nature Centers.











Special Events and Program Calendar Dec. 11-Jan. 8, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
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December 11	Wednesday	Nature Explorers: The Big Sleep	Bear Creek Nature Center	Children ages 4-5 with an adult	10:00-11:30 am/1-2:30 pm, \$3/person
December 12	Thursday	Anature Adventures: Whiteout	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3/person
December 13	Friday	Anature Adventures: Whiteout	Fountain Creek Nature Center	Children ages 3-6 with an adult	10-11:30am, \$3/person
December 13	Friday	Bear Creek by Candlelight	Bear Creek Nature Center	All ages, holiday event	5:00-8:00 pm, \$8/person
December 14	Saturday	Nature Hikes With Santa	Fountain Creek Nature Center	Children with an adult	10-11:30am & 1-2:30pm, \$5 per child
December 14	Saturday	Aiken Audubon Christmas Bird Count	Bear Creek Nature Center	All ages	8:00 a12:00 pm, Free
December 14	Saturday	Country Holiday Fair	Fair & Events Center	All Ages	2-7pm, Free
December 14	Saturday	Christmas Bird Count Tally Rally	Bear Creek Nature Center	All ages	5:00-6:30 pm
December 17	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
December 19	Thursday	Little Wonders- Come and Play with Towhee	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15 am/1-2:15 pm, \$3/person
December 19	Thursday	2s & 3s Outdoors: When Winter Comes	Fountain Creek Nature Center	Children ages 2-3 with and adult	2-3:15pm, \$3/person
December 20	Friday	2s & 3s Outdoors: When Winter Comes	Fountain Creek Nature Center	Children ages 2-3 with and adult	10-11:15am, \$3/person
December 21	Saturday	Solstice Night Hike	Fountain Creek Nature Center	Ages 6+	4:30-6:30pm, \$8/person
December 24	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
December 31	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
January 2	Thursday	Nature Adventures: Sleeping Snakes	Fountain Creek Nature Center	Children ages 2-3 with and adult	2-3:30pm, \$3/ person
January 3	Friday	Nature Adventures: Sleeping Snakes	Fountain Creek Nature Center	Children ages 3-6 with an adult	10-11:30am, \$3/person
January 4	Saturday	Morning Hike & Campfire	Fountain Creek Nature Center	Ages 6+	10-11:30am, \$5 per person
January 4	Saturday	Fair Queen Clinic	Fair & Events Center	Particpants: Girls aged 12 -22 Guest: All Ages	Participants: \$30 (inlcudes Lunch) Guest: \$5 for Lunch
				* Nature Center Members	may receive an additional discount

COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

MONTHLY REPORT NOVEMBER 2024

Park Planning Division

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall and Shade Structures – The retaining walls directly west of the pickleball courts were dilapidated and needed replacement. A project was developed to remove the old timber walls and construct a new concrete block retaining wall. A crusher fine plaza behind the retaining wall was installed to provide an area for observation, seating, and event space. Timberline Landscaping completed the project in May 2023. Two shade structures were also designed into the plaza area and installation was completed July 2024.

Crews Gulch Regional Trail Paving – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street was gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The newly paved trail section was completed and opened to the public in late July. EPC Parks has been awarded a \$195,000 2024 Community Development Block Grant to complete the second phase of the project in late spring or early summer 2025.

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

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit



design. Public and key stakeholder engagement started in May 2023 and is ongoing. This includes interview, public meetings, and attendance at community events (25+). There are also sign postings, and a project website. Conceptual design work continued throughout 2023. Design Development will continue in 2024 with the final design anticipated end of 2024.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024 and a contract was awarded to IS West. Construction began in early July and is on track for completion in November.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond it's useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop a design and construction documents. Final design is anticipated early 2025. A public meeting was held onsite November 16, 2024 to share the 30% concept design and 3D renderings.

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. DHM Design has been chosen to facilitate and develop the Master Plan, which will be completed by early 2025. The Master Plan will be presented to the Park Advisory Board for endorsement on December 11th and to the Board of County Commissioners for final approval on December 17th.

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

Santa Fe Open Space – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs at each entrance of the open space on the New Santa Fe Regional Trail. The 2024 CIP has identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of singletrack trail on the

open space's northwest side. Trail corridor forestry work has been completed in preparation for trail construction in winter/spring 2024/2025.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in 2024.

Other:

June 2023 Flooding Response – El Paso County was notified in August that a presidential declaration was made for the June storm events. FEMA teams visited in October to assist with project development and estimates. FEMA has obligated repair projects in July and staff is coordinating with several other departments to scope and bid repairs. NRCS approved emergency watershed protection program funds for repairs to Duckwood Trailhead and Willow Springs Ponds. A contract for these two projects was awarded to Basis Partners in December. Project meetings began in January and survey and geotechnical data has been collected. 60% plans were delivered in May. 90% design plans were delivered in June. Final design plans were delivered in September. The project is currently out to bid. The anticipated construction window is November 15 – April 30, 2025.

Development Permit Application Reviews - Staff reviewed two development applications for endorsement at the December 2024 meeting and provided internal administrative comments for an additional 10+ applications during November 2024.

Fountain Creek Watershed, Flood Control, and Greenway District - Staff continues 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.

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, 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. Staff received training in the new ArcGIS Promapping software program and are migrating existing maps to the new format.

Grants - Great Outdoors Colorado is funding seven weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pineries Open Space in 2024.

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

Park Operations Division

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of November. Landscape bed maintenance, leaf and debris cleanup, irrigation winterization, trail corridor clearing, snow removal, end of year purchasing, and daily illegal camping checks were priorities during the reporting period.

Ed Green Construction has completed two ADA accessibility projects at Bear Creek Regional Park. Two additional ADA parking stalls and an ADA accessible pathway to the playground have been installed, increasing accessibility to park visitors.

Park staff continue their weekly monitoring visits to Rainbow Falls Historic site to check for graffiti, remove trash, and provide additional maintenance. The site will host multiple Recreation and Cultural Services events throughout the winter months, requiring additional support from our team.

The Recreation and Cultural Services Department hosted their 10th annual Bear Run event at Bear Creek East on November 9th. This year's fun run had a record number of paid participants, however a major November snow event lessened full participation on the day of the run. \$16,000.00 was raised for Friends of El Paso County Nature Centers during the event. Park staff assisted with snow removal in multiple parking lots, pavilions, and trails, as well as helped with setup and teardown of the event site.

East District:

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

Monthly Summary – The County Fairgrounds had a slightly slower month with special event rentals. Our team did assist with setup and post event cleaning for a wedding, miniature horse show and the November election voting. The largest time commitment came from the large snowstorm; both the fairgrounds team and the parks team devoted considerable time and resources to the cleanup efforts during and after the storm.

The fairgrounds team completed deep cleaning kitchens and restrooms in the grandstands building and winterization was completed. The last remaining area to be winterized is the livestock arena building.

The parks team has been working on restroom touch up and general maintenance. Painting and caulking are just a couple of tasks they are working on at Homestead Ranch Regional Park.

The other focus for the staff this month has been closing out district budget accounts and getting the last few supplies prior to the end of the year. Staff was able to procure fencing supplies for a couple of parks projects we hope to complete this winter.

Homestead Ranch Regional Park - Phase III Fire Mitigation project is underway. This is the final fire mitigation phase, and the contract was awarded to Front Range Arborists. To date, the contractor has mitigated 18 acres within the phase III project boundary.

North District:

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

Monthly Summary – Snow removal continues to be the top priority for the North District team. We also finished winterizing all of our domestic water lines, completed final purchases for the year, and maintained the roads throughout all park properties. The Fallen Timbers and Rollercoaster trailhead restrooms at Fox Run were winterized and closed for the winter season. The bathrooms pits at the Pineries Open Space, Black Forest Section 16, and the septic tank at the warming hut in Fox Run were all pumped out for the upcoming year.

A large amount of vegetation and tree debris was removed and hauled off from the Cathedral Pines trail corridor. The trail corridor near Vessey Ponds had a large amount of potential fuel that was removed to protect the property and nearby homes. We were able to utilize the Black Forest Section 16 slash and mulch area for efficient disposal of the debris thanks to the coordination with the El Paso County Environmental Division. We greatly appreciate their support!

The North District team completed the final tasks to open the new trail loop at the Pineries Open Space. The final sections of trail were cut in and the last bridge was constructed. This new loop is now open and offers the community a shorter three-mile loop to enjoy.

The Oak Meadows and Pine Meadows restroom renovation project at Fox Run Regional Park has been completed. The restroom facilities are ADA accessible along with a new septic system, flushable toilets, new paint, and new flooring. This is a welcomed addition to the park and will be appreciated by park users.

Parks, trails, and facilities continue to be inspected and cleaned daily

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 designated a significant amount of time going through all of our snow removal equipment. All equipment has been inspected and serviced to ensure readiness for the upcoming winter season. Staff also spent time focusing on debris and trash cleanup from flooding, trail maintenance, native area mowing, and landscape bed maintenance.

At Fountain Creek Nature Center, beavers have been plugging up the drainage under the trail bridge which is causing the pond to overflow the trail. We have installed a multiple pipe system along with cages

at the inlet side of the pipes to keep debris from plugging the pipes. So far this has been working and has kept water off the trail. This has resulted in less maintenance to continually clean the bridge and repair the trail. We will continue to monitor the area for any further developments or issues that arise.

The team winterized all irrigation systems for the season. All systems were fully functional when they were shut down for the year and we hope for a flawless startup next season.

Our team continued trail work along the northern end of Fountain Creek Regional Trail system, primarily focusing on small washout repairs, trail grading, trail stabilization, and mowing trail aprons as needed. We have been adding stabilization material to deep, washed-out areas and top dressing the areas with trail breeze as needed. We will continue working our way up the trail to the north to complete repairs in the coming months.

Staff has been working with the Nature Center team to assist with multiple volunteer events. We have assisted with cleanup efforts around the Nature Center, as well as equipment support for multiple events. Our team is assisting with ADA accessibility construction work currently being performed at the Nature Center. We have aided with traffic control, pedestrian access, and emergency repairs during bad weather.

Our team continues to work on 5S standards throughout the shop and maintenance yard. This will ensure that we are operating in the most efficient way possible and with the best material and equipment possible.