

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, February 14, 2024 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes <i>(Approval request of December minutes since the January meeting was cancelled.)</i>	Chair	Approval
4. Introductions / Presentations		
A. Partners in the Park	Todd Marts	Information
B. Nature Center Snapshot	Theresa Odello	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Prairie Ridge Preliminary Plan	Greg Stachon	Endorsement
B. Ivilo Final Plat	Greg Stachon	Endorsement
C. Grandview Reserve Phase II PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	D. Sterling Ranch Filing No. 5 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	A. 2024 Sunshine Act Memorandum	Todd Marts	Endorsement
	B. 2024 Park Advisory Board Tour	Brian Bobeck	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the December 13, 2023
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Terry Martinez, Vice Chair
John Wallace, 2nd Vice Chair
Kiersten Steel, 3rd Vice Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Jane Newman via TEAMS
Jeremy J. Chatelain

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Jason Meyer, Planning Supervisor
Kylee Taylor, Program Coordinator
Ryan Dorough, Recreation Program Planner

Absent: Janna Blanter

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Jeremy J. Chatelain made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Jeremy J. Chatelain made a motion to approve the November 8, 2023, meeting minutes. Vincent Prins seconded the motion. The motion carried 7 – 0.**

(Susan Jarvis-Weber joined the meeting at 1:32 p.m.)

4. Introductions and Presentations:

A. Trailability Program End-of-Year Report

Kylee Taylor presented the Trailability Program End-of-Year Report. The program began on July 2022, as a natural extension of the Nature Centers' mission to connect people to their natural and cultural resources using a mobility vehicle called a Terrain Hopper. Regardless of their disability or mobility level, participants utilizing these vehicles can reserve a hike at the Bear Creek and Fountain Creek Nature Centers through various habitats on 1 to 3 miles of trail. The program is free of charge. In its first year, the program ran for 3 months and hosted 32 individuals. In the 2023 season, the hiking season was doubled with six months of hiking and hosted 60 individuals. We are honored to have the Trailability Program recognized on a local, regional, and national level. We were awarded The National Association of County Park & Recreation Officials Universal Accessibility Award; The

National Association of Counties Achievement Award; The Colorado Parks and Recreation Association Columbine Award in Programming.

B. Paint Mines End of Year Report

Ryan Dorough presented the Paint Mines End of Year Report. 36,438 guests visited the Paint Mines Interpretive Park according to the on-site trail counter. Interpreters counted 16,685 interactions with park visitors. \$2,488 donations were collected through the on-site donation post and a PayPal account. 15 programs were conducted which included 10 guided hikes, 2 private tours and 3 school field trips. 289 guests attended these programs. Program attendees gave an overall satisfaction score of 9.93 / 10. Staff created an ‘etiquette video’ which was presented to the board. Several board members voiced their appreciation and suggested to emphasizing opening hours and distance remarks to the nearest towns.

C. Homestead Ranch Phase I Update

Greg Stachon presented the Phase I Update for Homestead Ranch Regional Park. A Master Plan for Homestead Ranch Regional Park was completed in December 2022. The Master Plan was developed to guide future management and improvements to the park. These improvements were included in the 2023 Capital Improvement Plan and completed within the past year. Phase I focused on improvements to the existing trail network, parking lot, fencing, and forestry.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition provided several updates: The City of Colorado Springs Park & Rec. is finishing the Blodgett Open Space planning process with the Master Plan being published soon. Fishers Cayon planning process will begin shortly adding many more public trails. TOSC is putting together a stake holders group regarding how to legally allow Class 1 E-bikes on TOPS properties.

6. Development Applications:

A. Mayberry Sketch Plan

Greg Stachon presented an overview of the Mayberry Sketch Plan and addressed questions by board members.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Mayberry Sketch Plan: (1) Designate and provide to El Paso County a 25-foot regional trail easement along the south side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail; (2) Show the regional trail easement on the forthcoming Preliminary Plan and Final Plat(s); (3) Dedicate the regional trail easement to El Paso County prior to the recording of the Final Plat(s); (4) Adjust the Regional Trail shown on the sketch plan to follow Highway 94 in a straight line, offset only by the existing water tank property. (5) Fees in lieu of land dedication for urban and regional park purposes will

be required at time of the recording of the forthcoming Final Plat(s). (6) Add open space to meet the 10% PUD open space minimum. Terry Martinez seconded the motion. The motion passed 8 – 0.

B. Mayberry Filing No. 5 Preliminary Plan

Greg Stachon presented the Mayberry Filing No. 5 Preliminary Plan and addressed questions from board members.

John Wallace recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.5 Final Plat: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$73,730 and urban park purposes in the amount of \$44,238 will be required at time of the recording of the forthcoming final plat. A 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; (2) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (3) Show connections to the future Highway 94 Regional Trail at the east and west ends of Mayberry Filing No.5 and a crosswalk at the west end where the trail will intersect with Mayberry Drive. (4) Provide a detailed breakdown of the types of open space provided. Jeremy J. Chatelain seconded the motion. The motion passed 8 – 0.

C. Mayberry Filing No. 2A Vacation and Replat

Greg Stachon presented the Mayberry Filing No. 2A Vacation and Replat and addressed a question by a board member.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.2A Final Plat: (1) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way and south of the Cherokee Water & Sanitation parcel to make a connection to Tract B to the west that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Vincent Prins seconded the motion. The motion passed 8 – 0.

D. Esteban Rodriguez Sketch Plan

Ross Williams presented the Esteban Rodriguez Sketch Plan and addressed questions by the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Esteban Rodriguez Sketch Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$72,720 will be calculated prior to and required at time of

the recording of the forthcoming Final Plat(s). Jeremy J. Chatelain seconded the motion. The motion passed 8 – 0.

E. Flying Horse North Phase II PUD Development Plan and Preliminary Plan

Ross Williams presented the Flying Horse North Phase II PUD Development Plan and Preliminary Plan and addressed questions by board members.

Vinent 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 Phase II PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County 25-foot wide public regional trail easements that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$401,980 and urban park purposes in the amount of \$241,188 will be required at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s). John Wallace seconded the motion. The motion passed 8 – 0.

F. Flying Horse North Filing No. 3 Final Plat

Ross Williams presented the Flying Horse North Filing No. 3 Final Plat and addressed questions by board members.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Flying Horse North Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$25,250 to be paid at time of the recording of the Final Plat. Jeremy J. Chatelain seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. 2024 Action Plan

Todd Marts presented the 2024 Action Plan. The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting. Mr. Marts stated that all County Action Plans follow the guided principles which are Vision, Purpose and Value. Mr. Marts highlighted several departments to include Environmental Services, Recreation and Cultural Services Division, Park Operations and CSU Extension.

Terry Martinez moved to endorse the 2024 Action Plan. John Wallace seconded the motion. The motion passed 8 – 0.

B. El Paso County Parks and Community Services Park Land Agreement Program Guidelines

Jason Meyer presented the El Paso County Parks and Community Services Park Land Agreement Program Guideline. The Park Land Agreement Program provides certain credits against required park development fees for the establishment of regional park land or open space, park site development, or construction of master-planned regional trails.

The department desires to categorize these agreements into three types: (1) Regional Park Land Agreements, (2) Regional Trail Agreements, and (3) Urban Park Land Agreements. Each type of agreement may be an option for applicants through the entitlement process with each intended to be flexible to meet the needs of any particular project. Any such individualized agreement would be memorialized between El Paso County and the applicant during the land development review process and will be subject to final approval by the Board of County Commissioners.

Jeremy J. Chatelain moved to endorse the El Paso County Parks and Community Services Park Land Agreement Program Guidelines. Terry Martinez seconded the motion. The motion passed 8 – 0.

8. Monthly Reports:

Vincent Prins inquired about the price of graffiti removal at Stratmoor Valley and Stratmoor Hills parks. Brian Bobeck stated that typically the higher prices for removal are hiring a contractor due to the amount of graffiti staff would need to remove or difficulty removing on certain surfaces. Contractors have various techniques and tools for the removal process.

9. Board/Staff Comments:

Jason Meyer provided a 2024 flood response update. The County received 2.9 Mill from the National Resource Conservation Service, which is a federal organization providing money for emergency watershed protection projects. The funds will go towards flood damage repairs at Willow Springs and the Duckwood trailhead. The projects will start as soon as possible since they come with a completion deadline of June 2024. The FEMA process is ongoing.

(Terry Martinez left the meeting at 3:00 p.m.)

John Wallace requested clarification regarding a forestry work project mentioned in the Planning & Park Operations report. Brian Bobeck stated that this is additional forestry work occurring in the southern portion of the Black Forest Regional Park around the new pickleball courts stretching to the Public Works property for the purpose of removing hazard and dead standing trees. This project is funded by forestry funds already in place.

10. Adjournment:

Vincent Prins made a motion to adjourn. John Wallace seconded the motion. The meeting was adjourned at 3:05 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Partners in the Park Presentation / Video

Agenda Date: February 14, 2024

Agenda Item Number: #4 - A

Presenters: Todd Marts

Information: X **Endorsement:**

Background Information:

The “Partners in the Park” Program was created in 2009 to provide financial support for our County Parks, Trails, Open Spaces and Nature Centers. We acknowledge their generous contribution each year at a Park Advisory Board meeting.

2023 Partners in the Park:

1. **Robert & Ellen Hostetler** for Fox Run Regional Park
2. **GE Johnson** for Bear Creek Regional Park
3. **Heuberger Subaru** for Bear Creek Dog Park
4. **Heuberger Subaru** for Fox Run Dog Park
5. **Gold Hill Mesa** for Bear Creek Nature Center
6. **The Scott Lauther Foundation** for Bear Creek Nature Center
7. **Olson Plumbing & Heating, Co.** for Fountain Creek Nature Center
8. **Tender Care Veterinary Center** for Falcon Dog Park
9. **NES Inc.** for the New Santa Fe Regional Trail
10. **Nextera Energy Resources** for Paint Mines Interpretive Park
11. **Scheels Colorado Springs** for Pineries Open Space
12. **Farmers State Bank** for Fair & Events Center
13. **Martin Marietta** for Santa Fe Open Space
14. **El Pomar Foundation** for Paint Mines Interpretive Park
15. **Buffalo Gals** for Bear Creek Nature Center
16. **Adventures Out West** for Rainbow Falls
17. **Ralph J. Collins** for Falcon Regional Park

Recommended Motion: Information only.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Nature Center Snapshot

Agenda Date: February 14, 2024

Agenda Item Number: #4 - B

Presenter: Theresa Odello
Recreation & Cultural Services Manager

Information: X **Endorsement:**

Background Information:

The mission of the El Paso County Nature Centers is to connect people to their natural and cultural resources and inspire them to become stewards of the parks and our environment. An Annual Snapshot is created each year to show how we meet our mission. The Snapshot highlights some of the previous year's accomplishments, shows our impact through data, contains a brief financial report, highlights the awards received, and lists innovative new programs.

Attachment:

2023 Annual Snapshot for the El Paso County Nature Centers

Recommended Action:

Information Only

2023 ANNUAL SNAPSHOT

Our mission is to connect people to their natural and cultural resources and inspire them to become stewards of the parks and our environment.

Accomplishments and Updates

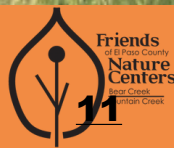
From engaging art exhibits to expanding community programs, we've had a year filled with exciting developments and a strong commitment to environmental education. One of the standout features of 2023 was the introduction of a **rotating art exhibit** at Fountain Creek Nature Center. This innovative initiative aimed to merge the worlds of art and nature, providing visitors with a unique and enriching experience. The **Trailability Program** saw a notable increase in the number of volunteers, and their dedication and enthusiasm played a crucial role in ensuring that everyone, regardless of physical abilities, could enjoy the serenity of our local trails. We've also unveiled the **Visually Impaired Persons (VIP) Trail**, where visitors with visual impairments can now better interpret nature at the Bear Creek Nature Center along the trail and through interactive displays inside the center. The most exciting news of 2023 was the announcement of our upcoming nature center, **Fox Run Nature Center**. Designs for this state-of-the-art facility are currently underway, promising a space that seamlessly integrates with the surrounding environment while offering cutting-edge educational opportunities. The nature centers' journey in 2023 was marked by growth, inclusivity, and a commitment to the community. As we venture into the future, we invite you to **join us in preserving and celebrating the natural world**.

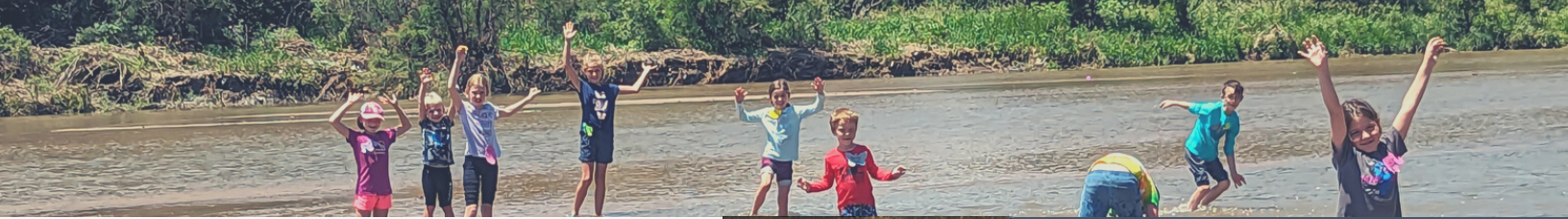
Our Impact:

- 999 Nature Center & Recreation Programs
 - 34,612 Participants
- 4,426 Volunteer Hours
 - Over \$70,000 Value
- 434 Environmental Ed. Field Trips
 - 6,862 Students Reached
- 15 Nature Camps
 - 361 Campers
- 36 Trailability Program Participants
- 22,809 Non-Program Visitor Contacts
- 4.97 Average rating out of 5.0
- Staff and Volunteers
 - 6 Full Time Staff
 - 2 Part Time Staff
 - 4 Seasonal Staff
 - 70 Volunteer Naturalists



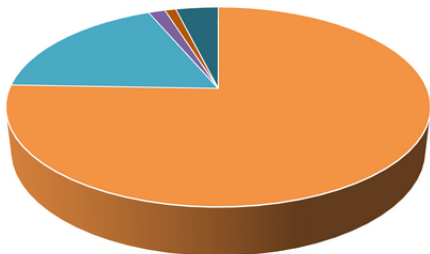
Donate Here





Financial Report

Revenue: \$166,739



Program Fees \$136,557 Contributions \$32,614 Memberships \$2,735
Interest Income \$1,818 Refunds (\$6,985)

Expenses: \$168,357



Staffing Support \$40,000 Educational Programs \$37,656
Fox Run Nature Center \$28,075 Admin \$13,822
Volunteer Programming \$11,511 Marketing \$11,117
Registrations/Training \$9,703 Exhibits \$7,871
Equipment/Supplies \$5,393 Insurance \$2,290
Books/Subscriptions \$936



2023 TRAILABILITY PROGRAM AWARDS

~ National Assoc.
County Park &
Recreation Officials,
Universal Accessibility
~ National Assoc. of
Counties, Achievement
Award
~ Colorado Parks &
Recreation Assoc.,
Columbine Award in
Programming

Innovative New Programs

Puppet Theatre Matinee

Adult Day Camp

Painting in the Park

Fishing 101

Home is Where the Habitat Is

Nature Trivia

Bunco

Winter on the Frontier

SkeleTONS of Fun

X Marks the Spot

Kids Survival Series

Ute Knowledge

Colors of Spring

Towhee Tap Dance

Rock Out

Flower Power

Vegetable Gardening for Success

Bat-tastic

Whose Egg is it Anyway?

Mighty Muskrats

Feathered Frenzy

Go Go Grasshoppers

Lounging Lizards

Who Dung It?

Mush Ado About Mushrooms

Sneaky Snakes

Meadow Marvels

Lego Habitats

Art in Nature

Tarantulas on Parade

Let's Get Squirrely

Ooey Gooley Science



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Prairie Ridge Preliminary Plan

Agenda Date: February 14, 2024

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

The preliminary plan area for PrairieRidge Filing No. is located southwest of the intersection of Poco Road and Vollmer Road in northeastern El Paso County. The site totals approximately 109 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

The PrairieRidge Filing No.1 preliminary plan area is part of the Jaynes Property Sketch Plan area that was reviewed by the Park Advisory Board in October, 2022 and endorsed by the Board of County Commissioners in April of 2023. The Jaynes property sketch plan included 450 total dwelling units on 142 acres. The sketch plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks.

The Jaynes Property Sketch Plan was revised several times to address concerns from surrounding neighbors and the El Paso County Planning Commission regarding appropriate density transitions and compatibility with surrounding land uses. The applicant, NES Inc, on behalf of Classic Land LLC is requesting three zoning amendments to change the zoning originally approved with the Jaynes Property Sketch Plan. The area to be rezoned, known as PrairieRidge Filing No.1, consists of 109 acres of the original 142-acre Jaynes Property Sketch Plan Area. A summary of the rezone areas are as follows:

- Rezone 17.26 AC from RR-5 to RR-2.5
- Rezone 13.98 AC from RR-5 to RR-0.5
- Rezone 72.35 AC from RR-5 to RS-6000

Access and circulation within the preliminary plan area is similar to the previously approved sketch plan. Access to the site is proposed via a new urban residential collector which will extend through the property from north to south and parallel Vollmer Road. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk. This sidewalk will provide a connection to the Sand Creek Regional Trail to the east via the crosswalk at the signalized intersection at Vollmer and Briargate Parkway.

The preliminary plan includes four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located adjacent to Vollmer Road at the intersection of Dines Boulevard. A smaller 2.6-acre neighborhood park (Tract B) is proposed in the south

portion of the site, adjacent to a detention basin. Additionally, the applicant is including two pocket-parks along drainage easement within along Sunlit Prairie Place (Tract E), and along Sandstone Mesa Way (Tract G).

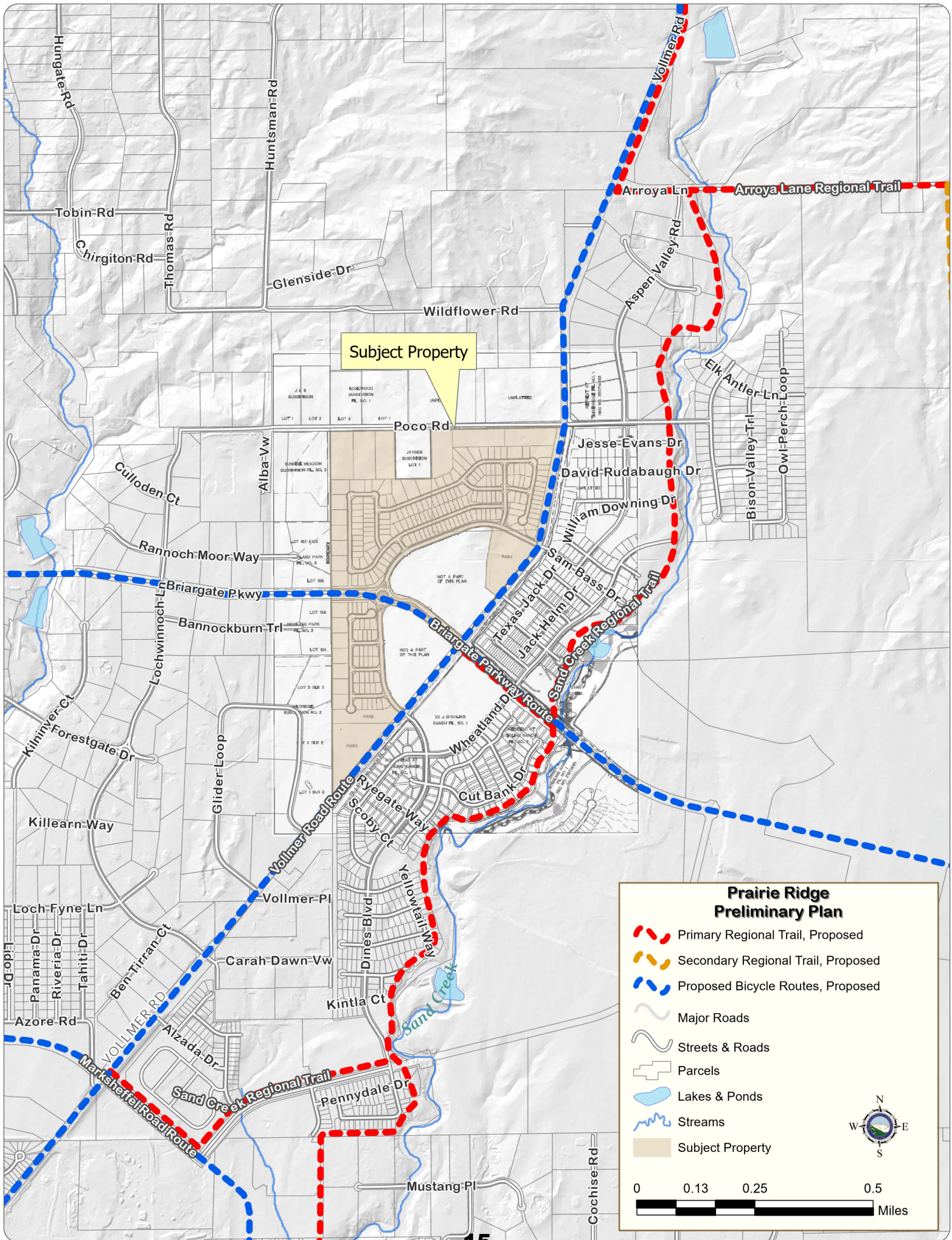
The El Paso County Parks Master Plan shows two proposed bicycle routes near the project. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway. This proposed bicycle route intersects with the project along the future Briargate Parkway which is currently under design. The proposed Vollmer Road Bicycle Route is shown along Vollmer Road on the east side of the project. Both proposed bicycle routes will be accommodated within the public right of way, therefore this preliminary plan supports the master plan.

The extension of Briargate Parkway is currently being planned by the County and City to ensure the design of the future Briargate Parkway is consistent between jurisdictions. The cross section of Briargate Parkway includes two 10-ft wide detached sidewalks, one on each side of the parkway which would serve as a regional trail connection. The proposed sidewalks along Briargate are shown as 6' wide transitioning down to 5' wide. The applicant is encouraged to increase the width of the sidewalks to 10' wide. This would match existing detached sidewalks along Briargate Parkway to the west and accommodate a variety of trail users. This planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network. Staff is encouraged to see the inclusion of this trail along with the proposed crosswalk and signalized intersection at Vollmer Road and Briargate Parkway. This will allow connection to the County's Sand Creek Regional Trail ¼ of a mile east of Vollmer Road.

In addition to the comments above, staff recommends required regional and urban park fees in lieu of land dedication due at the time of the recording of the forthcoming Final Plat(s).

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the PrairieRidge Preliminary Plan: (1) Consistent with the existing cross section of Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area (2) Provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (3) Fees in lieu of land dedication for regional park purposes in the amount of \$109,585, and urban park fees in the amount of \$65,751 will be required at time of the recording of the forthcoming Final Plat(s).



Development
Application
Permit
Review



PARKS AND COMMUNITY SERVICES DEPARTMENT
Park Operations - Recreation and Cultural Services - Parks Planning -
Environmental Services - CSU Extension Office

February 14, 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:	PrairieRidge Filing No. 1 Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP239	Total Acreage:	109.00
		Total # of Dwelling Units:	217
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.98
	NES Inc.	Regional Park Area:	2
Classic Communities	Andrea Barlow	Urban Park Area:	2
6385 Corporate Drive, Suite 200	619 N. Cascade Ave. Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-0.5, RR-2.5, RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 217 Dwelling Units = 4.210		Neighborhood:	0.00375 Acres x 217 Dwelling Units =	0.81
Total Regional Park Acres: 4.210		Community:	0.00625 Acres x 217 Dwelling Units =	1.36
		Total Urban Park Acres:		2.17
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$119 / Dwelling Unit x 217 Dwelling Units =	\$25,823
\$505 / Dwelling Unit x 217 Dwelling Units = \$109,585		Community:	\$184 / Dwelling Unit x 217 Dwelling Units =	\$39,928
Total Regional Park Fees: \$109,585		Total Urban Park Fees:		\$65,751

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 PrairieRidge Filing No.1 Preliminary Plan: (1) Consistent with the existing cross section of Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area (2) Provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (3) Fees in lieu of land dedication for regional park purposes in the amount of \$109,585, and urban park fees in the amount of \$65,751 will be required at time of the recording of the forthcoming Final Plat(s).
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Park Advisory Board Recommendation:

PRAIRIERIDGE FILING NO. 1 MAP AMENDMENTS AND PRELIMINARY PLAN

LETTER OF INTENT

DECEMBER 2023

OWNER:

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

APPLICANT:

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

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5228000024 & 5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE:

Preliminary Plan: 109.89 AC (includes Briargate PKWY)

Map Amendments: 103.59 AC (Excludes Briargate PKWY)

CURRENT ZONING: RR-5

CURRENT USE: SINGLE FAMILY RESIDENTIAL AND VACANT

FILE #: TBD

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests **approval of the following applications:**

1. **Three Map Amendments** (Rezones) of the Preliminary Plan area as follows:
 - Rezone 17.26 AC from RR-5 to RR-2.5
 - Rezone 13.98 AC from RR-5 to RR-0.5
 - Rezone 72.35 AC from RR-5 to RS-6000
2. **A Preliminary Plan for PrairieRidge Filing No. 1.**
3. **A finding of water sufficiency** is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

SITE LOCATION

PrairieRidge Filing No. 1 lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.



SURROUNDING LAND USE

Between the Preliminary Plan area and Vollmer Road is additional land owned by the developer, which is part of the approved Sketch Plan but is not included in the Preliminary Plan. This area is planned for higher density and commercial development on the Sketch Plan. To the east, across Vollmer Road, is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the Homestead and Homestead North Filings of Sterling Ranch to the east of Vollmer Road are single-family residential lots that transition gradually from a minimum of 5,000 sf lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sf. Homestead North Filing 3 also includes 0.5-acre lots and a 25-foot buffer along its north boundary adjacent to Poco Road. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate/Stapleton.

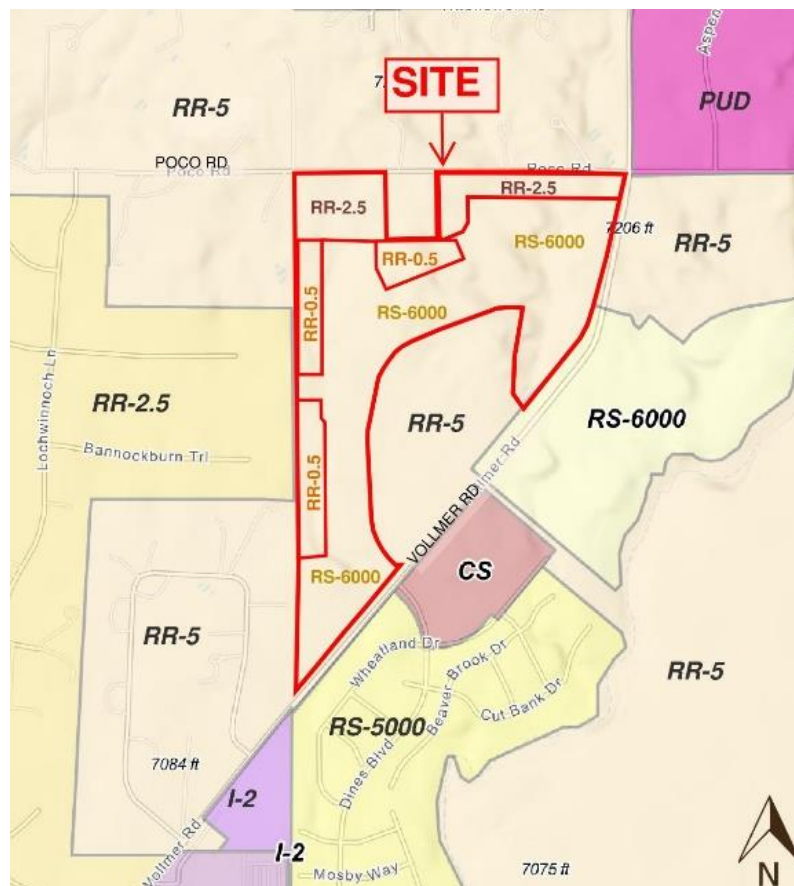


To the north of Sterling Ranch and northeast of PrairieRidge Filing No. 1 is the Retreat at TimberRidge PUD. This includes a variety of lot size ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek.

The properties to the west and north of PrairieRidge Filing No. 1 are rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is adjacent to Poco Road and includes a single 5-acre lot. North of Poco Road is the Edgewood Subdivision, which calls for a minimum 5-acre lot size, and two 10 + acre parcels that appear not to have been subdivided. Directly to the south of the southern tip of PrairieRidge Filing No. 1 is the McClintock Station subdivision which has industrial zoning.

ZONING CONTEXT

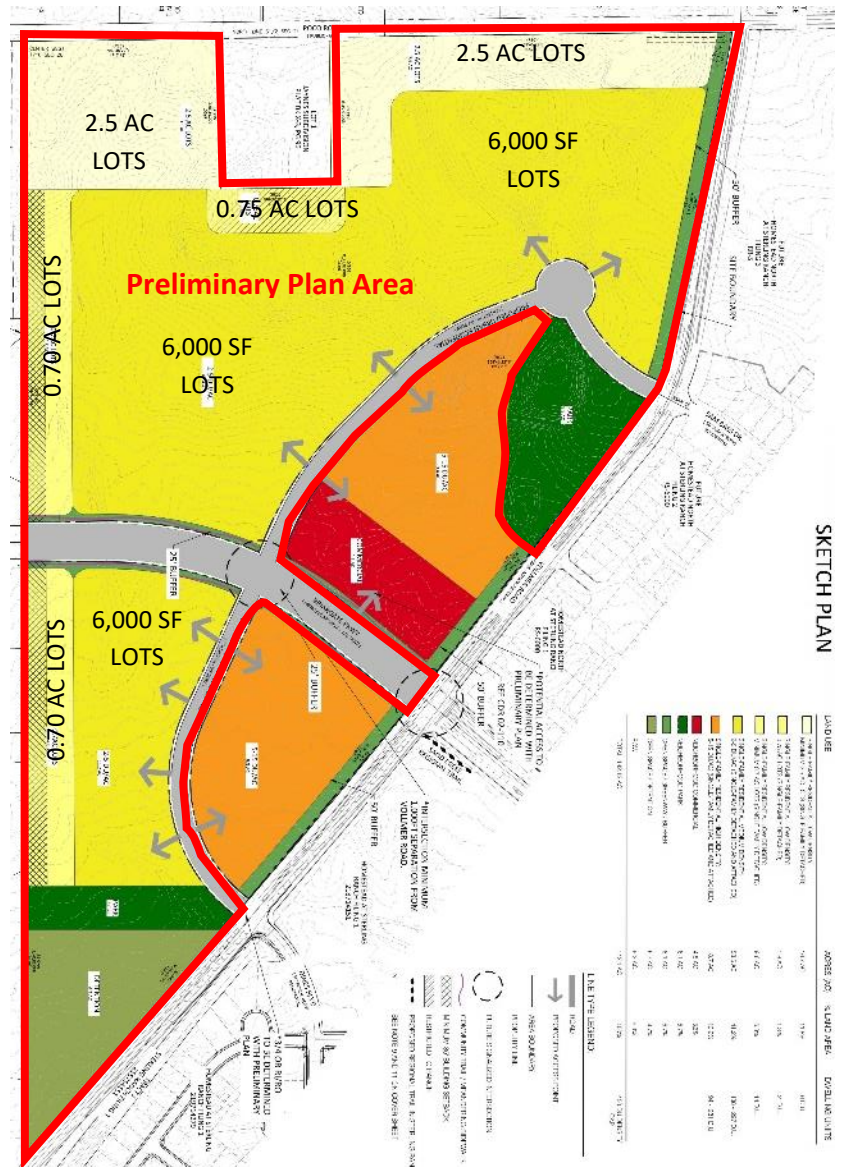
The property is currently zoned RR-5, Rural Residential (5 AC Lots). Surrounding zoning includes RR-5 and PUD to the north; RR-5 and RR-2.5 to the west; I-2 to the south; and RR-5, RS-6000, RS-5000, and CS to the east. In conjunction with the Preliminary Plan, three map amendments (rezones) are being requested. In the north portion of the Preliminary Plan area, RR-2.5 and RR-0.5 zoning is requested to accommodate 2.5 acre lots and 0.75 acres lots respectively. Along the west portion of the Preliminary Plan area, RR-0.5 zoning is requested to accommodate 0.7 acre lots, and along the remainder of the property is requested RR-6000 zoning. This layout and mix of zoning create a density transition from the lower density zoned properties to the north and west to the RS-6000 and RS-5000 and commercially zoned properties to the south and west.



SKETCH PLAN COMPLIANCE

The Jaynes Property Sketch Plan was approved by the Board of County Commissioners in November 2022. The plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was finally approved by both Planning Commission and Board of County Commissioners was determined to be compatibility with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed rezones to RR-2.5, RR-0.5 and RS-6000, and the associated Preliminary Plan, involve the majority of the Jaynes Property Sketch Plan. The area of the Sketch Plan in which PrairieRidge Filing No. 1 is located provides for parks, open space, buffers, a mix of residential lot types and densities, and the future extension of Briargate Parkway. Lot types in the Preliminary Plan area include a minimum of 2.5-Ac lots along the northern boundary of the development, a minimum of 0.75-Ac lots adjacent to the south boundary of the Smith property, a minimum of 0.70-Ac lots with an 85' setback along the west boundary, and a minimum of 6,000 square foot lots in the remainder of the development. This range of lot sizes and the inclusion of the 85' building setback along the west boundary is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.



PROJECT DESCRIPTION

PrairieRidge Filing No. 1 Preliminary Plan is an urban character single-family residential development comprised of 217 lots, 11 tracts, and right-of-way for future Briargate Parkway. On 108.89 acres, the gross density of the Preliminary Plan area is 1.99 DU/AC. The Preliminary Plan includes two parks, a stormwater pond, and several open space areas.

Concurrent rezonings of the property to RR-2.5, RR-0.5 and RS-6000 are also submitted. These reflect the respective density areas identified on the Sketch Plan and the extent of the Preliminary Plan area.

ACCESS AND CIRCULATION: The Preliminary Plan includes the extension of Briargate Parkway in an east-west direction through the site. This will connect to the portion of Briargate Parkway being constructed to the east in Sterling Ranch and in the future will connect to Black Forest Road to the west. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County & City priority for many years.

Access to the site is proposed via a new urban residential collector, which is an extension of Dines Boulevard, through the property looping north to south, with connections to Briargate Parkway and Vollmer Road. A roundabout is proposed at the intersection of Dines Boulevard and Briargate Parkway, to maximize internal circulation. There will be multiple local access points off Dines Boulevard to serve the Preliminary Plan area, as well as the future commercial and residential areas. There will be no access to the broader development from Poco Road, only for the 2.5-acre rural residential lots that front thereon. All proposed access points will be full movement intersections, except there will be a right-in/right-out access on future Briargate Parkway serving the future commercial area at the northwest corner of Briargate Parkway and Vollmer Road.

COMPATIBILITY/TRANSITIONS: The following measures have been implemented to ensure the proposed Preliminary Plan is compatible with the adjacent zoning and provides effective land use transitions:

- The lots along Poco Road are restricted to a minimum of 2.5 acre in size. This will ensure an appropriate transition and buffer from the existing rural residential to the north of Poco Road to the medium and high density single-family residential within the Preliminary Plan.
- The single 5-acre Smith lot on the south side of Poco that is surrounded by PrairieRidge Filing No. 1 will be bounded by a minimum 2.5 Ac lots to the east and west and a minimum 0.75 Ac lots to the south, which also have a ranch restriction. This will provide a purposeful transition for this rural residential property from the suburban densities within the rest of the Preliminary Plan area.
- Lots adjacent to the western boundary of the Preliminary Plan are a minimum of 0.7 Ac with an 85' setback. This will provide a transition from the lower density Rural Residential west of the site to the suburban residential densities within the remainder of the Preliminary Plan area.

- A 50-foot buffer (Tract H) extends the length of Vollmer Road north of Dines Boulevard to provide separation from Vollmer Road, and a 25-foot buffer (provided in Tracts C and D) is proposed along Briargate Parkway to buffer the residential lots within the Preliminary Plan area.

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west through PrairieRidge Filing No. 1 to the proposed higher density residential and commercial land uses within the remaining Sketch Plan area and the urbanizing Sterling Ranch community on the east side of Vollmer Road.

TRAFFIC: A Traffic Impact Study prepared by SM Rocha is included with the Map Amendments and Preliminary Plan submittals. The Study provides an analysis of anticipated project impacts and also includes an update to the Master TIS prepared for the Sketch Plan. There are five (5) primary access points to the Preliminary Plan area from Vollmer Parkway and the future Briargate Parkway. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- The Preliminary Plan area will generate 2,169 daily vehicle trips. Of those trips, 161 trips will be during the morning peak hour, and 216 of the trips will be in the afternoon peak hour.
- Compared to the trip generation estimates from the TIS for the Jaynes Property Sketch Plan, trip generation estimates associated with the Preliminary Plan represent an approximate 27% decrease in site trips.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.
- Projected 2040 traffic operations
 - Briargate Parkway and Vollmer Road is projected to operate at or better than LOS C during the a.m. peak hour, and LOS D or better during the p.m. peak hour.
 - All stop-controlled intersections within the study are projected to have turn movement operations at or better than LOS C during a.m. the peak traffic hour, and LOS D during the p.m. peak traffic hour. Exceptions would include the westbound turning movements at the intersection of Dines Boulevard and Vollmer Road which operate at LOS F during the PM peak traffic hour. The LOS F operation is attributed to the through traffic volume along Vollmer Road and the stop-controlled nature of the intersection.
- Assumed roadway and intersection control improvements are identified in Table 9 of the Study and include the following:

- Briargate Parkway-construction of a partial roadway section (two through lanes with shared center two-way left-turn lane) with the initial phase of site development.
- Briargate Parkway intersection with Dines Boulevard-signalization of the intersection.
- Potential upstream signal control changes along Briargate Parkway and Vollmer Road may create additional gaps in the traffic stream for turning movements onto Briargate Parkway or Vollmer Road which could provide mitigation to the LOS F operations projected during peak traffic hours.
- Roadway widening improvements and auxiliary lane improvements along Vollmer Road.
- Construction of Sam Bass Drive west of Vollmer Road.
- Construction of Dines Boulevard West of Vollmer Road
- Construction of Briargate Parkway west of Vollmer Road

PARKS AND OPEN SPACE: A 5.5-acre neighborhood park is located southwest of the northern intersection of Vollmer Road and Dines Boulevard. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin. The parks have been located so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. A 25' wide landscape buffer along both sides of Briargate Parkway will include a meandering sidewalk. This sidewalk will provide a connection to the Sand Creek Regional Trail to the east via the crosswalk at the signalized intersection at Vollmer and Briargate.

NOISE: The noise study completed for Homestead North is submitted in conjunction with this Preliminary Plan. This study is applicable because Homestead North mirrors the PrairieRidge Filing No. 1 property with frontage on both Vollmer Road and Briargate Parkway, and associated noise impacts are anticipated to be the same for both developments. The noise study concluded that lots adjacent to Briargate Parkway would have predicted noise levels which would exceed the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommended a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold, which could be a wall, a berm, or a combination of the two. A 6-foot slot wall is proposed as a noise barrier along Briargate Parkway to address the findings of the noise study.

WATER SERVICE: The PrairieRidge Filing No. 1 Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA), except the large lots that front on Poco Road will have wells and on-site wastewater treatment systems (OWTS). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by Respec in December of 2023, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is located on the Preliminary Plan southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A smaller 2.66-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Map Amendment (Rezoning) Approval Criteria-Chapter 5.3.5 (B)

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

The relevant County Plans for PrairieRidge Map Amendments are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Phase 1 Preliminary Plan is in general conformity with these plans as described above.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. § 30-28-111 § 30-28-113, AND § 30-28-116;

As the proposed map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND

The Jaynes Property Sketch Plan was approved by the Board of County Commissioners in November 2022. The plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was finally approved by both Planning Commission and Board of County Commissioners was determined to be compatibility with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed rezones to RR-2.5, RR-0.5 and RS-6000 are wholly consistent with lot sizes and densities agreed upon through the approval process of the Jaynes Property Sketch Plan. The proposed RR-2.5 zone is consistent with the 2.5-Ac lots along the northern boundary of the development. The proposed RR-0.5 zone reflects the intent of the minimum of 0.75-Ac lots adjacent to the south boundary of the Smith property and the minimum of 0.70-Ac lots along the west boundary. The proposed RS-6000 zoning is consistent with the 2-5 du/ac density identified in the Sketch Plan. 194 lots are proposed in this 72.35-acre area, resulting in a density of 2.7 du/ac. The consistency of the zoning with the recently approved Sketch Plan honors the intent of the lot size compatibility and density transitions agreed to during the Sketch Plan approval process.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Future development of this portion of the property will meet the use and dimensional standards for the respective RR-2.5, RR-0.5, and RS-6000 zones, as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 217 detached single-family lots, right-of-way, community parks, buffers and drainage are suitable for the property.

PRAIRIERIDGE FILING NO. 1

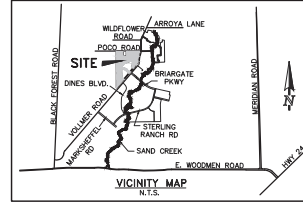
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

DECEMBER 2023

GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN PUBLIC-RIGHT-OF-WAY WILL BE MAINTAINED BY PRAIRIERIDGE METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION, UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECA, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE ECA VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (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.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
WATER: FAWMA
WASTEWATER: FAWMA
GAS: COLORADO SPRINGS UTILITIES GAS
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, AND ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. SUCH NOISE WALL IS TO BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- IN AREAS OF SHALLOW GROUNDWATERS: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE GEOLOGIC CONSTRAINTS SHEET)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.



SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
TOTAL AREA:	108.89 ACRES
DEVELOPMENT SCHEDULE:	FALL 2024
SKETCH PLAN:	SKP 22-225
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-5, RR-2.5, & RR-0.5
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSITY:	1.99 DU/AC (217 LOTS/108.89 AC)
PROPOSED NET DENSITY:	3.19 DU/AC (217 LOTS/67.92 AC)
LANDSCAPE SETBACKS:	
VOLLMER ROAD:	50 FT BUFFER
BRIARGATE PKWY:	25 FT BUFFER

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RR-5	6,000 SF	30'	40%/40%	50'	25'	5'	25'
RR-2.5	2.5 ACRES	30'	NONE	200'	25'	15'	25'
RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY LOTS	67.92	62.4%
ROAD ROW	22.43	20.6%
PARKS	8.65	7.9%
OPEN SPACE/BUFFER TRACTS	3.66	3.4%
DRAINAGE/DETENTION	6.23	5.7%
TOTAL	108.89	100%

PROJECT TEAM

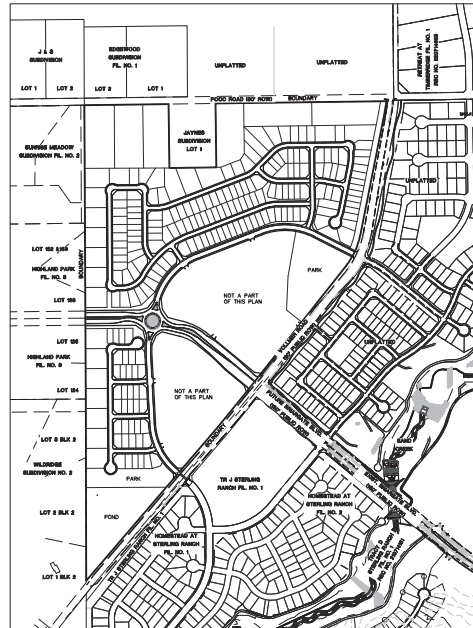
OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-0333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 786-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-5073 MS. JENNIFER SHAGN, ASLA
LANDSCAPE CONSULTANT:	ALL AMERICAN 1925 AEROPOLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTIA

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TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	271,397	6.23	DETENTION, TRAILS, UTILITIES, BUFFER	PRAIRIERIDGE METRO DISTRICT 1
B	115,272	2.65	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
C	19,875	0.46	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
D	28,260	0.65	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
E	10,241	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
F	12,433	0.29	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
G	10,331	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
H	64,555	1.48	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
I	19,596	0.45	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
J	14,407	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
K	241,053	5.53	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1



PCD NO.



PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1"= N/A	SHEET	1 OF 28
CHECKED BY	(V) 1"= N/A	JOB NO.	1305.10	

CLASSIC CONSULTING

PRAIRIERIDGE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

NOVEMBER 2023

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 3" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'36"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°08'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;

THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;

THENCE N09°57'35"E, A DISTANCE OF 387.95 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 289.82 FEET;

THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 51°38'50", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 482.26 FEET;

THENCE S6°41'04"E, A DISTANCE OF 85.77 FEET;

THENCE S33°40'16"E, A DISTANCE OF 83.58 FEET;

THENCE S75°49'05"E, A DISTANCE OF 133.78 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 25°22'53", A RADIUS OF 550.00 FEET, AND A DISTANCE OF 243.64 FEET;

THENCE S50°26'12"E, A DISTANCE OF 510.67 FEET;

THENCE S81°43'37"E, A DISTANCE OF 57.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S38°19'09"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 202.05 FEET;

THENCE N19°48'18"W, A DISTANCE OF 58.88 FEET;

THENCE N50°26'12"W, A DISTANCE OF 209.25 FEET;

THENCE N45°44'11"W, A DISTANCE OF 146.44 FEET;

THENCE N50°26'12"W, A DISTANCE OF 158.55 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 25°22'53", A RADIUS OF 420.00 FEET, AND A DISTANCE OF 186.05 FEET;

THENCE N75°49'05"W, A DISTANCE OF 151.10 FEET;

THENCE S56°42'05"W, A DISTANCE OF 60.49 FEET;

THENCE S24°11'13"W, A DISTANCE OF 81.84 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S85°25'43"E, HAVING A DELTA OF 07°35'39", A RADIUS OF 770.00 FEET, AND A DISTANCE OF 102.06 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 433.03 FEET;

THENCE S49°23'52"E, A DISTANCE OF 6.63 FEET;

THENCE N05°36'08"E, A DISTANCE OF 42.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,266.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

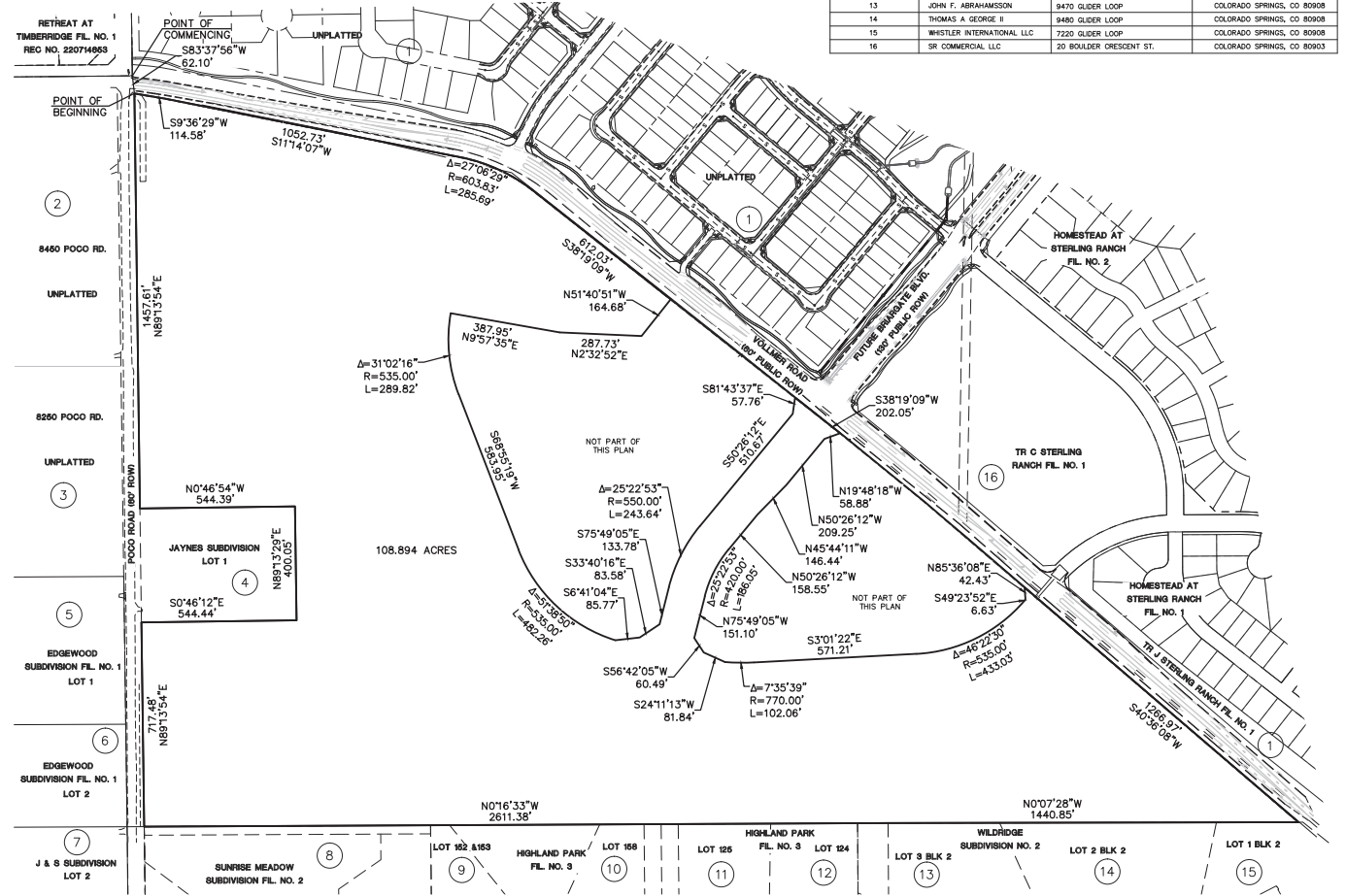
THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 86;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO A POINT OF SAID NORTH LINE;

THENCE N89°13'54"E, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 4,743.482 SQUARE FEET, (108.894 ACRES) OF LAND MORE OR LESS.



ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	SR LAND LLC	20 BOULDER CRESCENT ST STE. 102	COLORADO SPRINGS, CO 80903
2	AMELIA SNYDER	8450 POCO ROAD	COLORADO SPRINGS, CO 80908
3	MICALL TERRILL, J	8250 POCO ROAD	COLORADO SPRINGS, CO 80908
4	DANIEL W. SMITH	8225 POCO ROAD	COLORADO SPRINGS, CO 80908
5	KENNETH L. YODER	8190 POCO ROAD	COLORADO SPRINGS, CO 80908
6	VALONE FAMILY TRUST	8170 POCO ROAD	COLORADO SPRINGS, CO 80908
7	RAUL REYES	8150 POCO ROAD	COLORADO SPRINGS, CO 80908
8	ROKES LIVING TRUST	8155 POCO ROAD	COLORADO SPRINGS, CO 80908
9	PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS, CO 80962
10	THREE OAKS LIVING TRUST	4503 CLARK FORK PL.	COLORADO SPRINGS, CO 80923
11	CHEDD M. BASSAM	2341 LIMERICK CT.	COLORADO SPRINGS, CO 80921
12	AUSTIN ROFF	10132 DAK KNOLL TERRACE	COLORADO SPRINGS, CO 80920
13	JOHN F. ABRAHAMSON	9470 GLIDER LOOP	COLORADO SPRINGS, CO 80908
14	THOMAS A. GEORGE II	9489 GLIDER LOOP	COLORADO SPRINGS, CO 80908
15	WHISTLER INTERNATIONAL LLC	7220 GLIDER LOOP	COLORADO SPRINGS, CO 80908
16	SR COMMERCIAL LLC	20 BOULDER CRESCENT ST.	COLORADO SPRINGS, CO 80903



PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
LEGAL BOUNDARY EXHIBIT AND
ADJACENT OWNERS

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 200'	12/19/2023
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10

819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

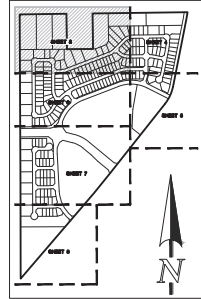
CLASSIC
CONSULTING

J & S SUB.
LOT 2
ZONE: RR-5

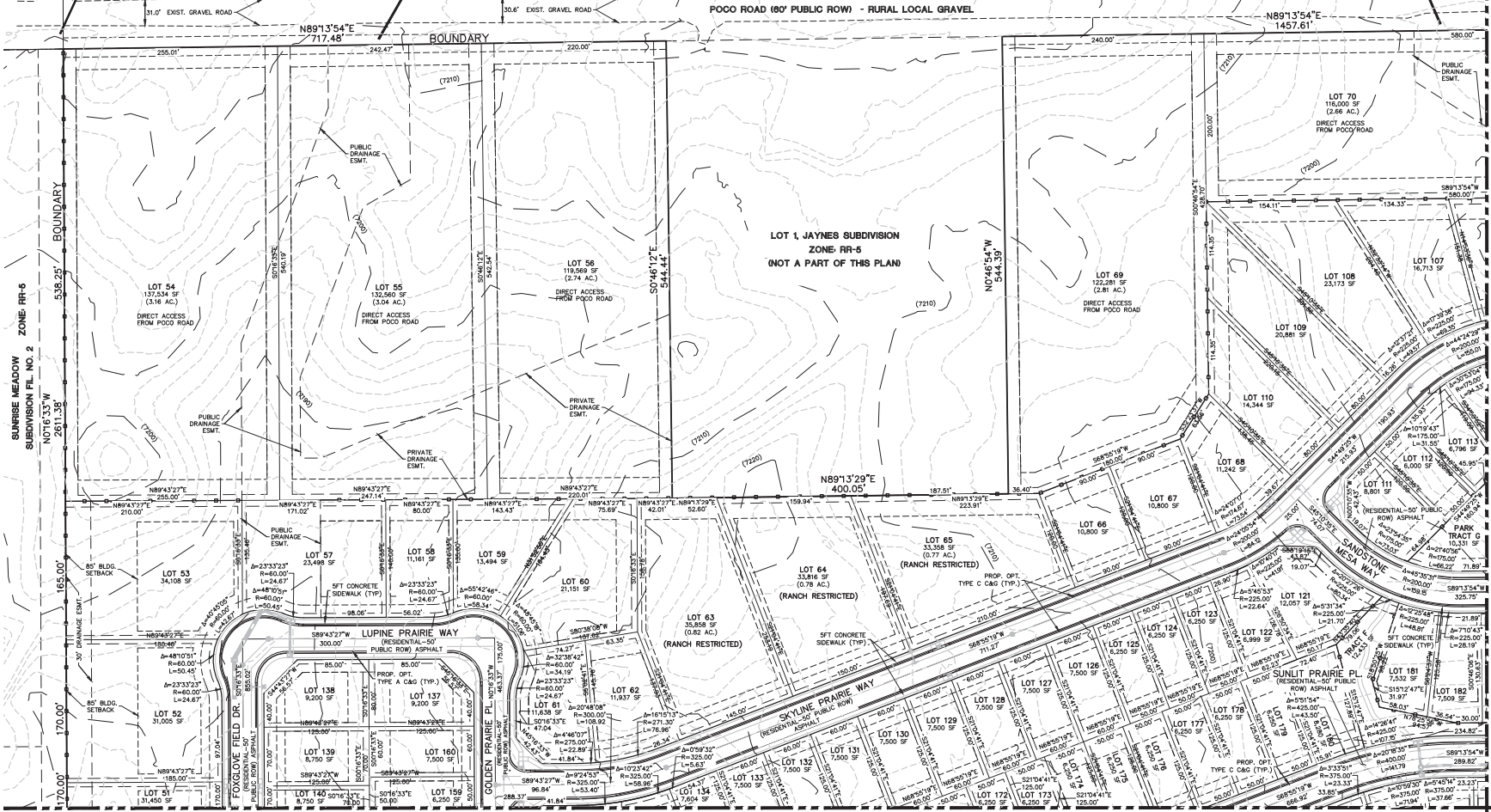
EDGEWOOD
SUBDIVISION FIL. NO. 1 ZONE: RR-5
LOT 2

EDGEWOOD
SUBDIVISION FIL. NO. 1
LOT 1 ZONE: RR-5

UNPLATTED ZONE: RR-5

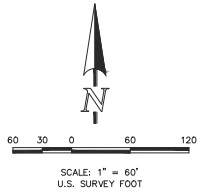


SHEET INDEX
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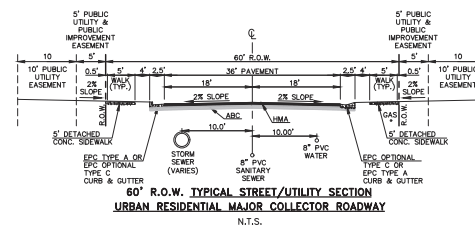
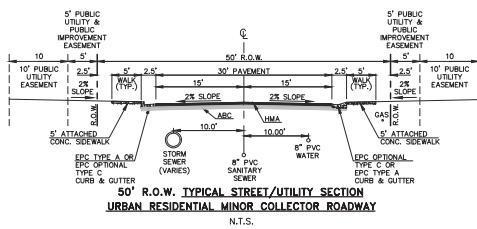


MATCHLINE~ (SEE SHEET 4)

MATCHLINE~ (SEE SHEET 5)

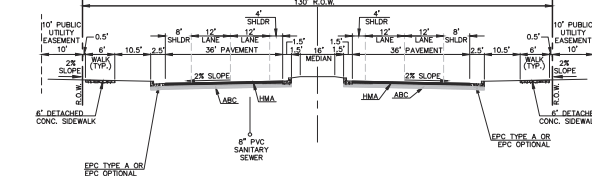


SCALE: 1" = 60'
U.S. SURVEY FOOT



PRAIRIERIDGE FILING NO. 1		PRELIMINARY PLAN	
DESIGNED BY	MAW	SCALE	DATE 12/19/2023
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CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10

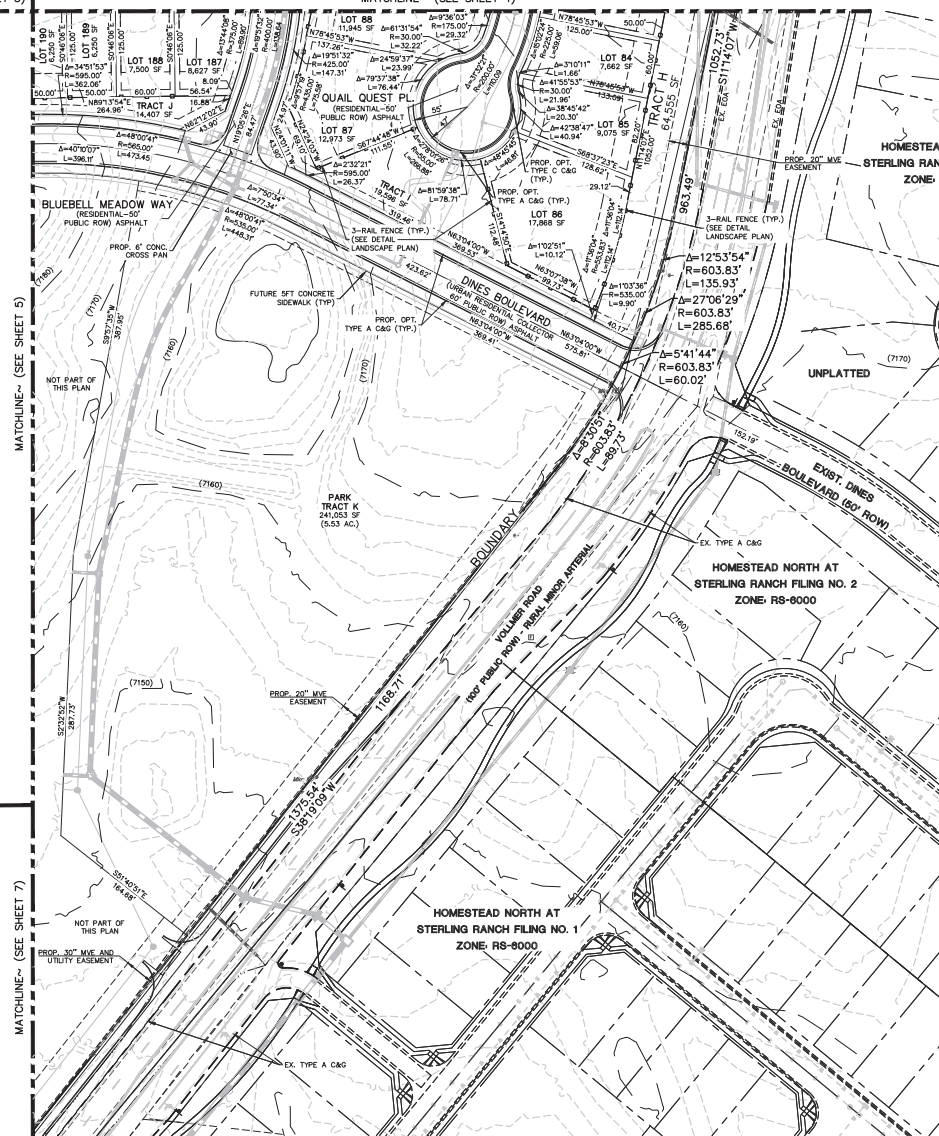
819 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80905 (719) 785-0799(fax)





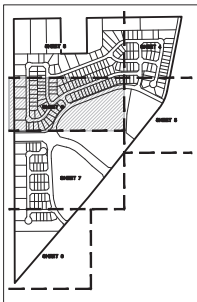
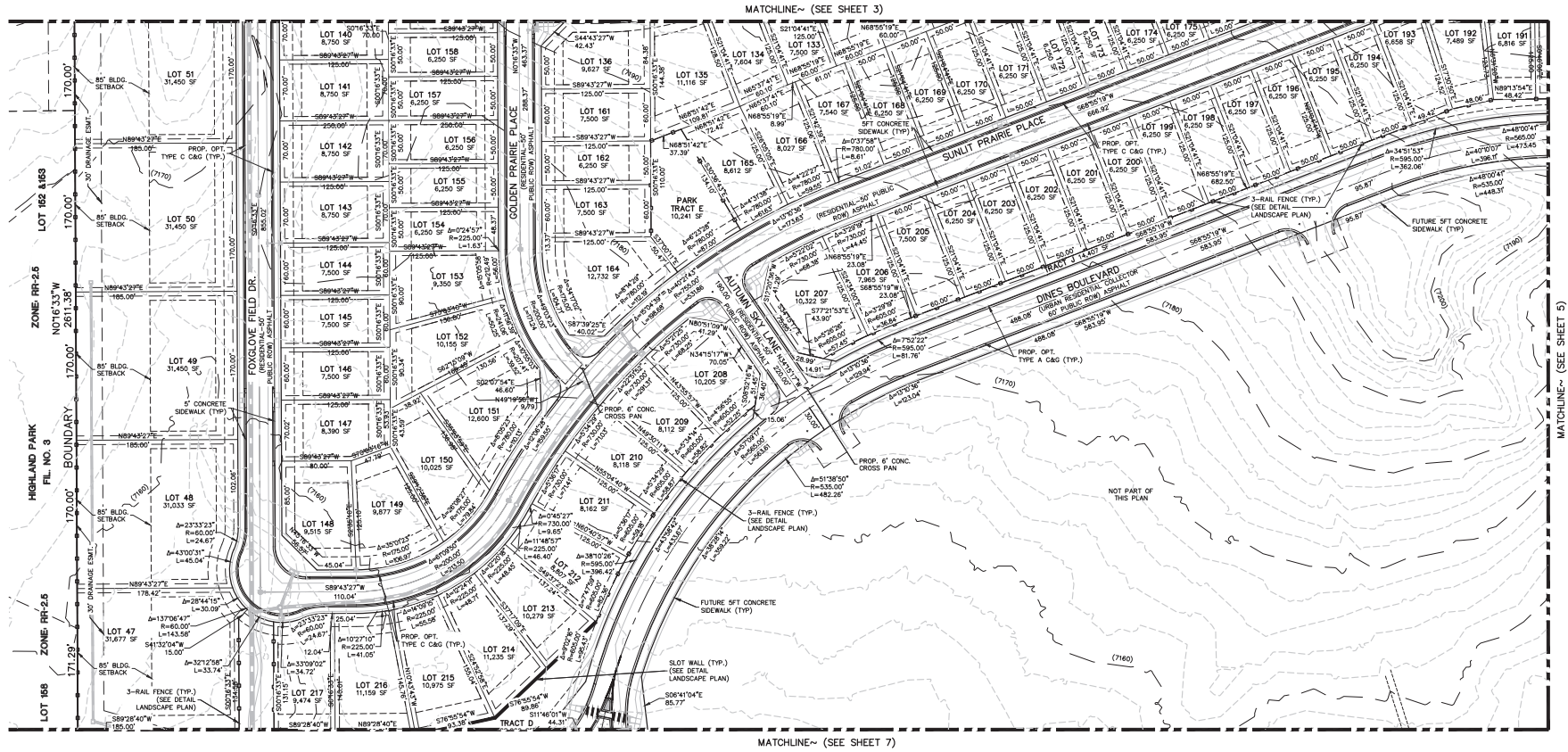
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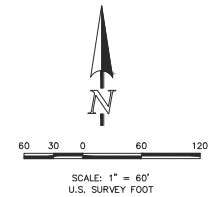
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10



	PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN					
	DESIGNED BY	MAW	SCALE	DATE		12/19/2023
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CHECKED BY		(V) 1" = N/A		JOB NO.	1305.10	



SHEET INDEX
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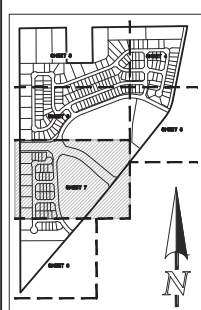
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PRELIMINARY PLAN

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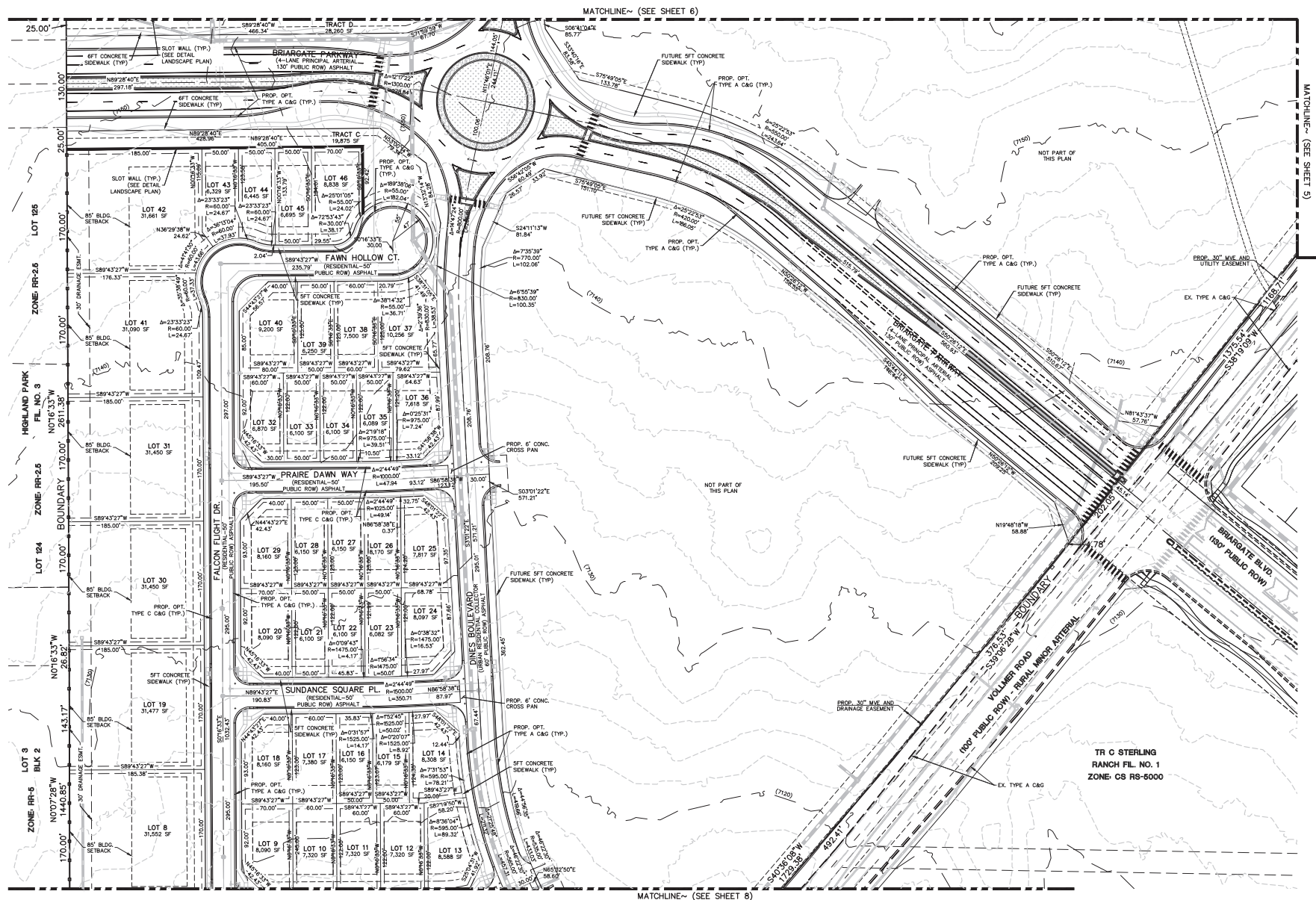
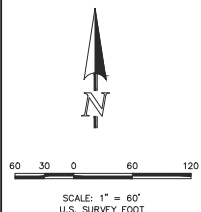
819 N. Cascade Avenue, Suite 200
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(719) 785-0790
(719) 785-0799 (fax)

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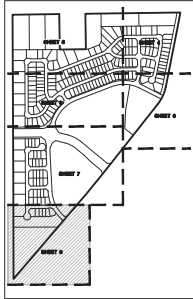


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CONSULTING

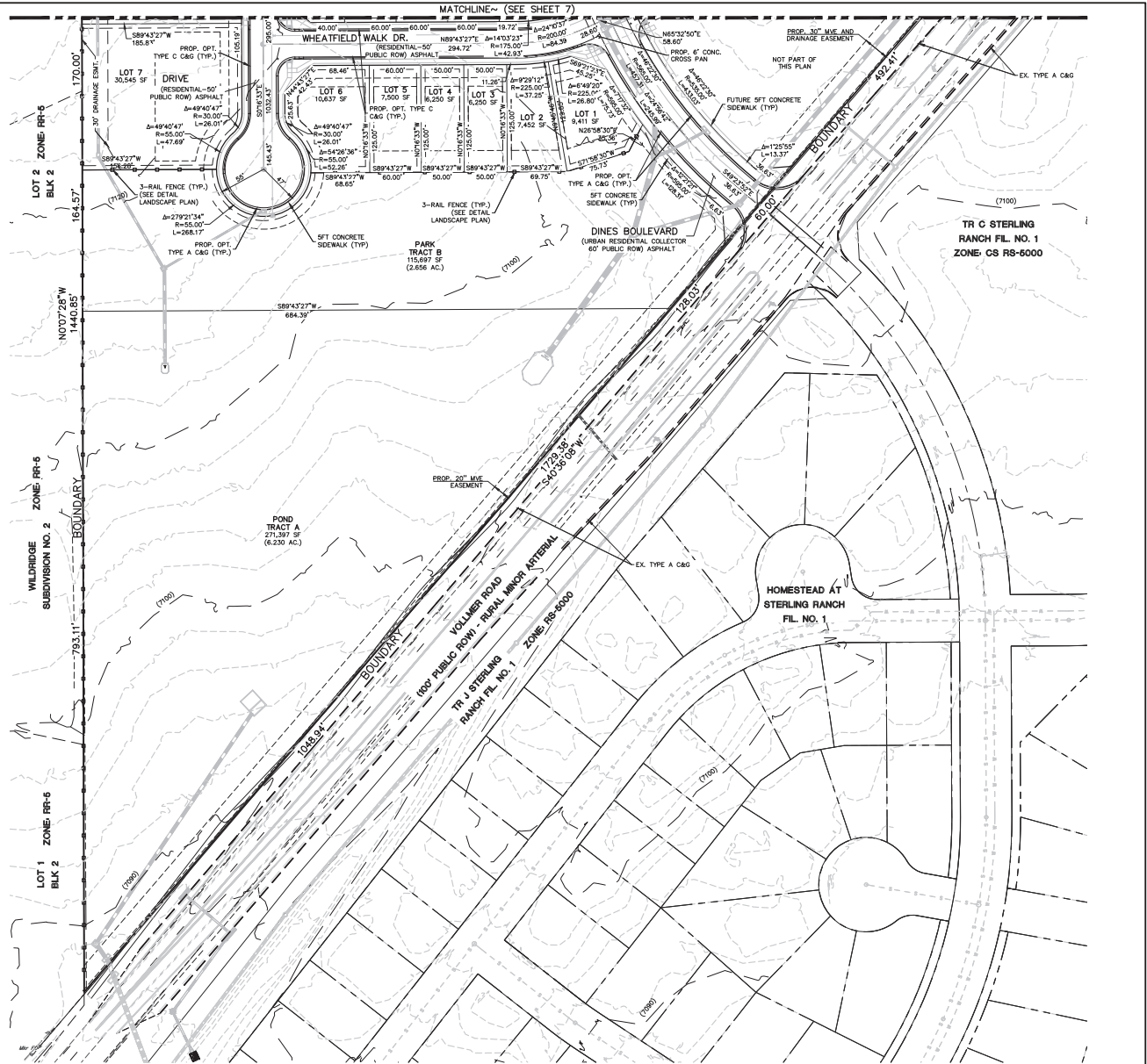
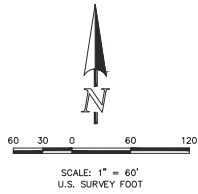
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PRELIMINARY PLAN

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

CLASSIC



SHEET INDEX
N.T.S.



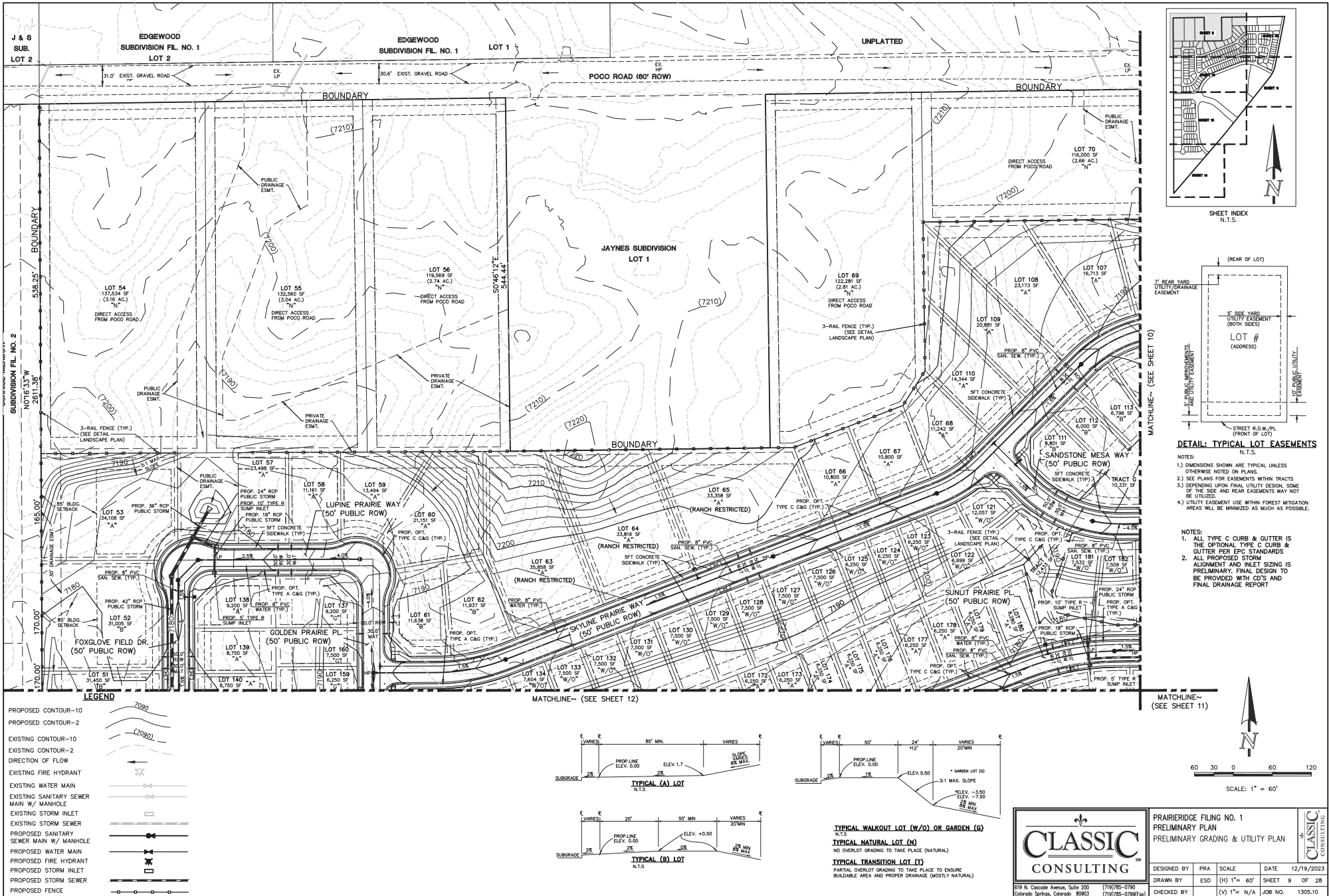
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PRELIMINARY PLAN

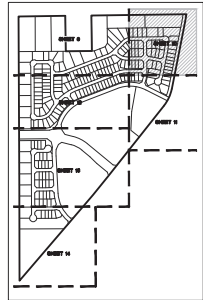
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CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)



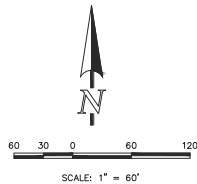
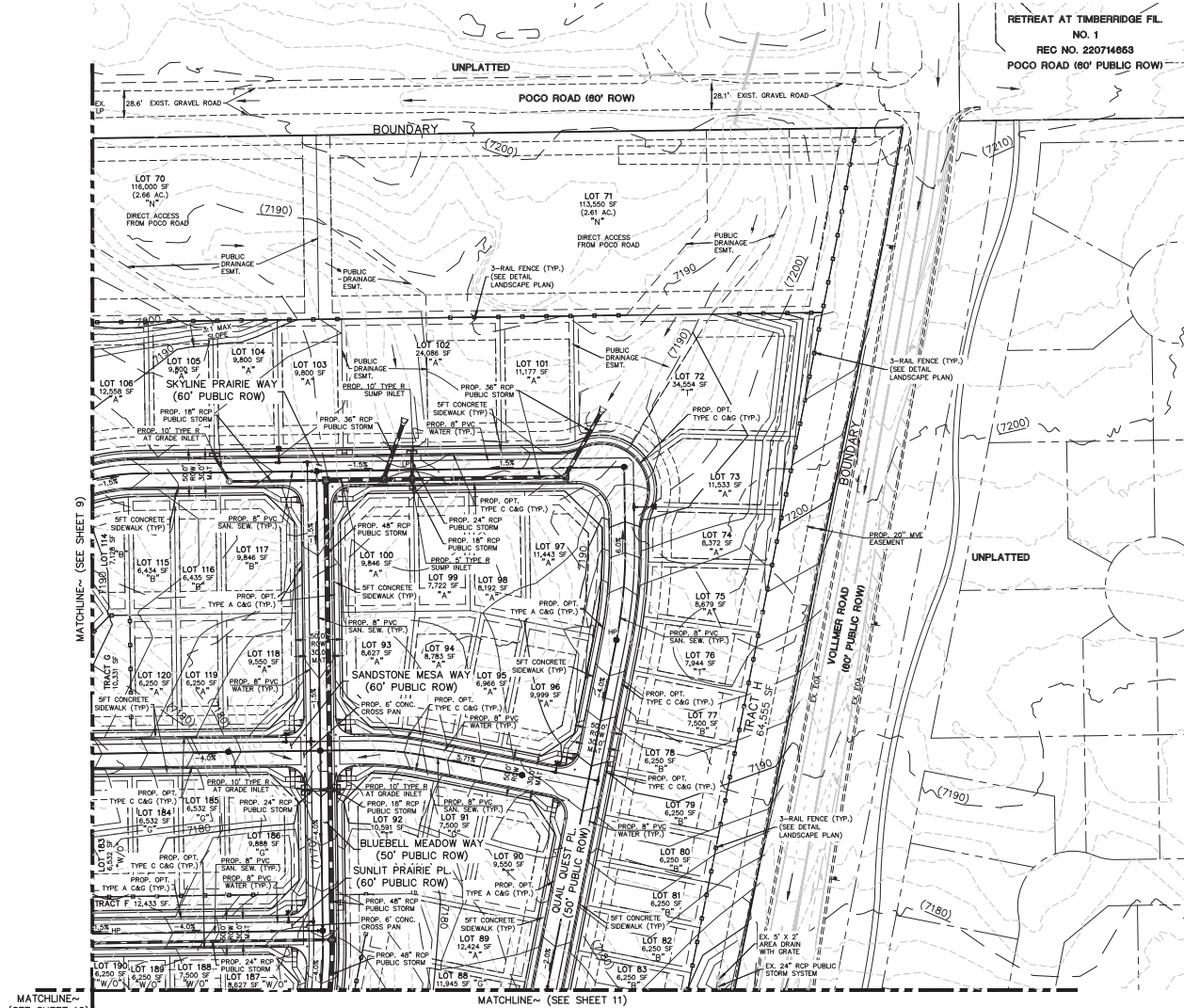


SHEET INDEX
N.T.S.

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH Q'S AND FINAL DRAINAGE REPORT

LEGEND

PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
DIRECTION OF FLOW	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING STORM INLET	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED STORM INLET	
PROPOSED STORM SEWER	
PROPOSED FENCE	



SCALE: 1" = 60'

RETREAT AT TIMBERIDGE FL.
NO. 1
REC NO. 220714653
POCO ROAD (60' PUBLIC ROW)



PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	10 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

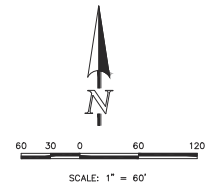
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(719) 785-0799 (fax)



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THE GOLD FENCE

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



	PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN					
	DESIGNED BY	PRA	SCALE	DATE		12/19/2023
	DRAWN BY	ESO	(H) 1" = 60'	SHEET		11 OF 28
	CHECKED BY	(V) 1" = N/A	JOB NO.	1306.10		



NOTES:

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

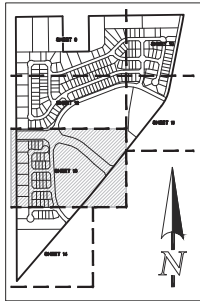


PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
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CHECKED BY		(V) 1" = N/A	JOB NO.	1305.10

619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799(Fax)

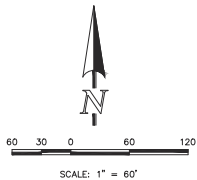
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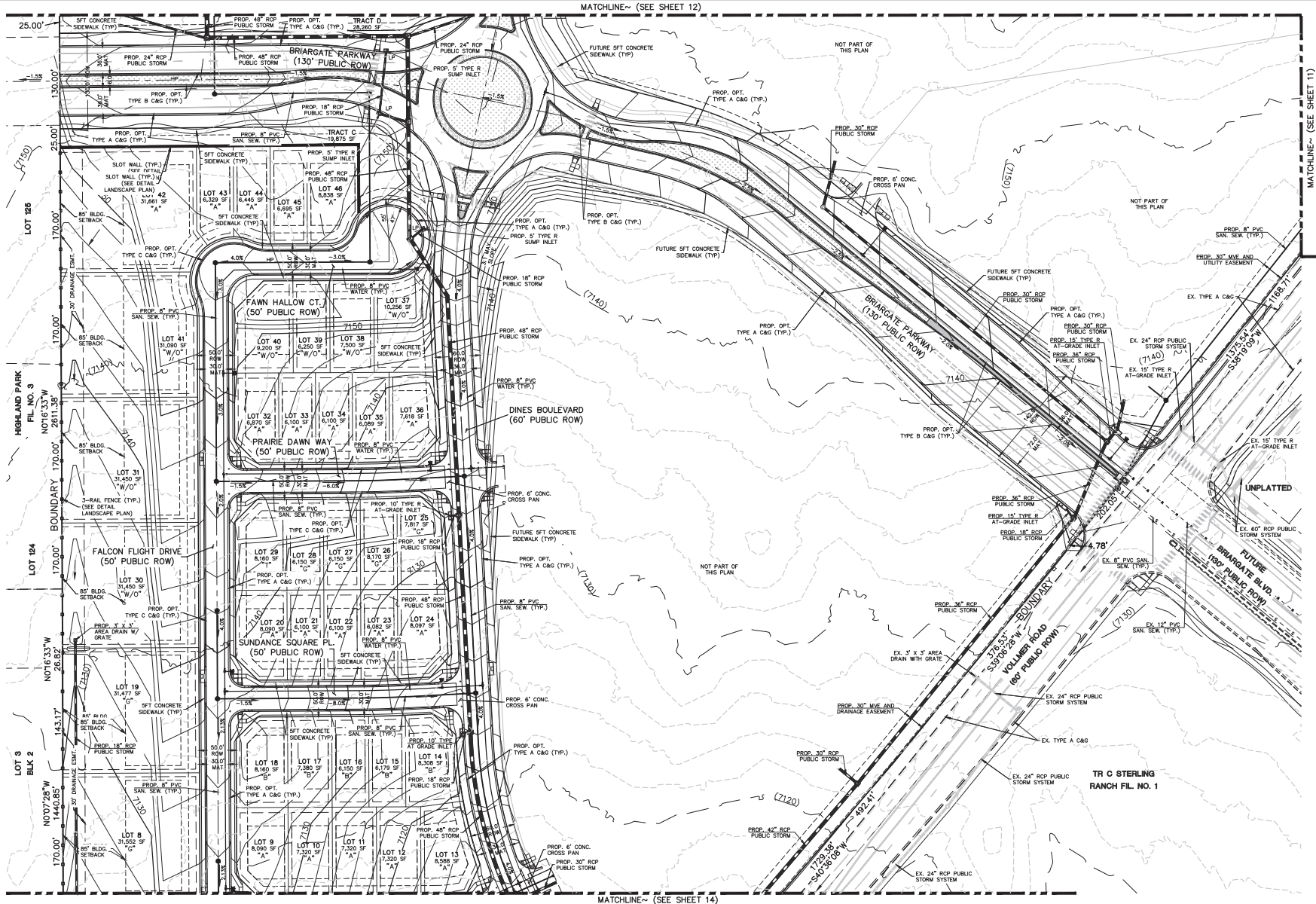
SHEET INDEX
N.T.S.

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED FENCE



- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CO'S AND FINAL DRAINAGE REPORT



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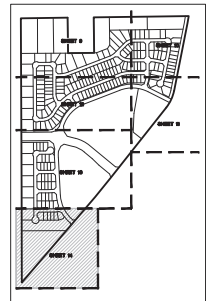
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CHECKED BY (V) 1"= N/A JOB NO. 1305.10

1919 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80905

719/785-0790
(719)785-0799(fax)

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

TR C STERLING
RANCH FIL. NO. 1

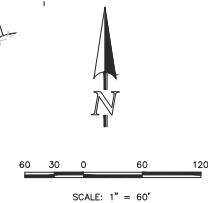
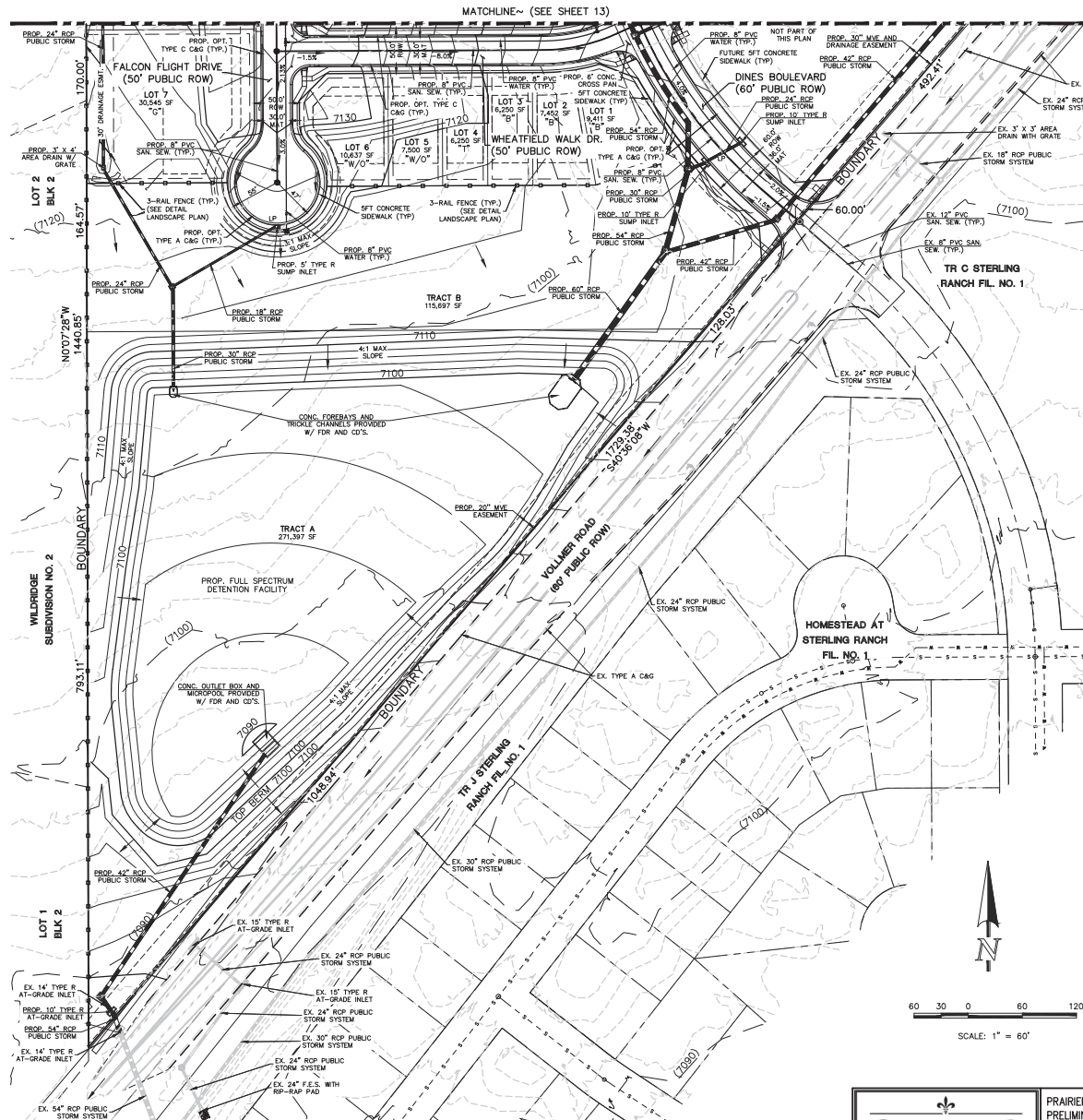


SHEET INDEX
N.T.S.

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY; FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

LEGEND

PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
DIRECTION OF FLOW	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING STORM INLET	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED STORM INLET	
PROPOSED STORM SEWER	
PROPOSED FENCE	



PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	14 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

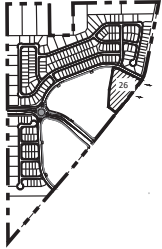
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PRAIRIERIDGE FILING NO. 1
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

KEY MAP



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
<u>EVERGREEN TREES</u>							
	Pxi	15	Pinus nigra / Austrian Black Pine	60"	40"	6" HT	B&B
<u>ORNAMENTAL TREES</u>							
	Ms	12	Malus x "Spring Snow" / Spring Snow Crab Apple	25"	25"	1.5" Cal.	B&B

GROUND COVER LEGEND

	KENTUCKY BLUEGRASS SOD	8.815 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	302 sf



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PRAIRIERIDGE
FILING NO. 1

PRELIMINARY PLAN

DATE: 12/20/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

[illegible]

NORTH PARK SITE

26

26 OF 28

P:\Classic\Jaynes Property\L-Arch\JPJaynesProperty_LS Park Design.dwg [Park_2] 12/19/2023 6:18:51 PM JAYNES

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Ivilo Final Plat

Agenda Date: February 14, 2024

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

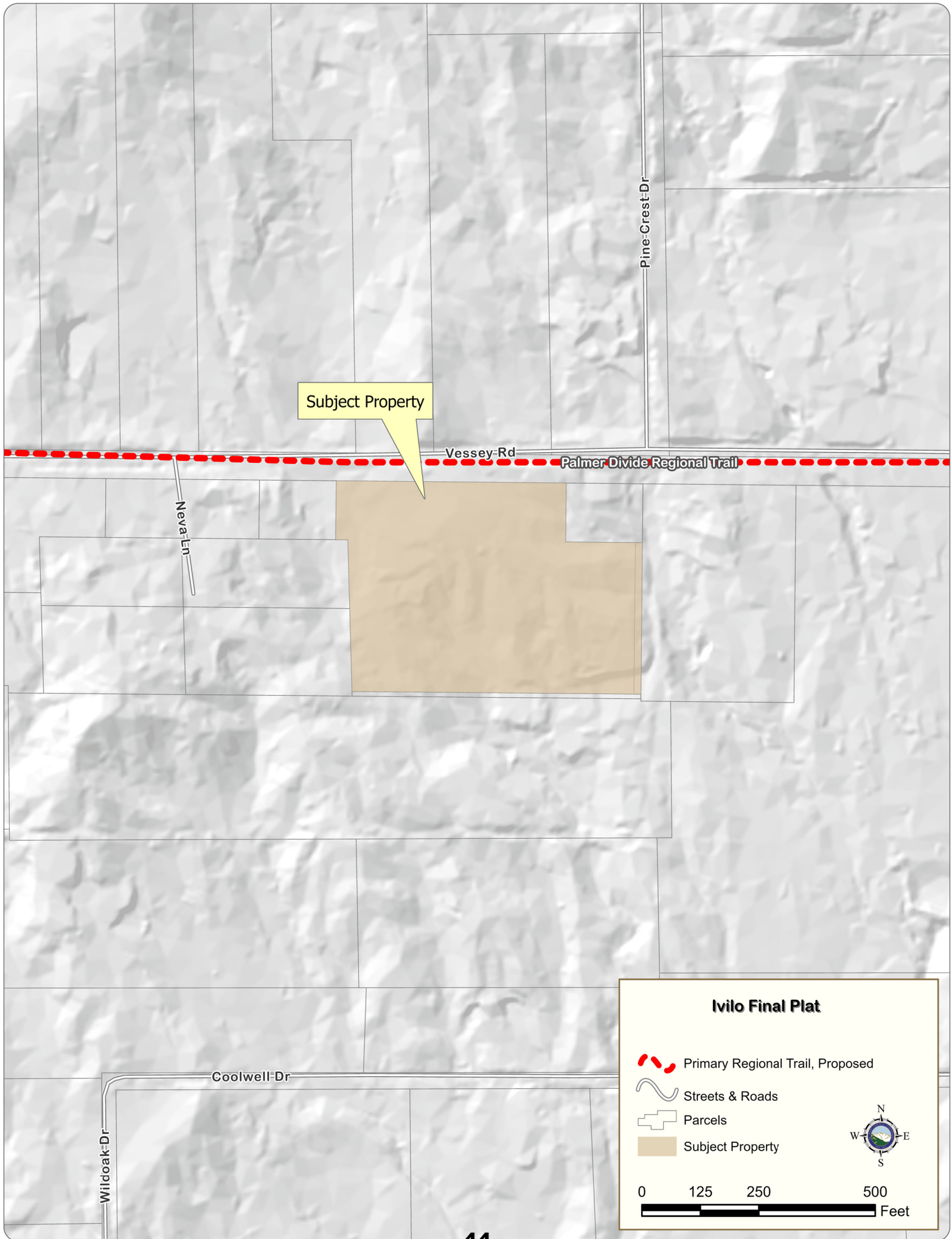
This is a request by SMH Consultants, Inc. on behalf of 6225 Vessey, LLC to subdivide the existing 6.15 acre property into two residential lots. The site is currently zoned RR-5, an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 2 single-family residential lots.

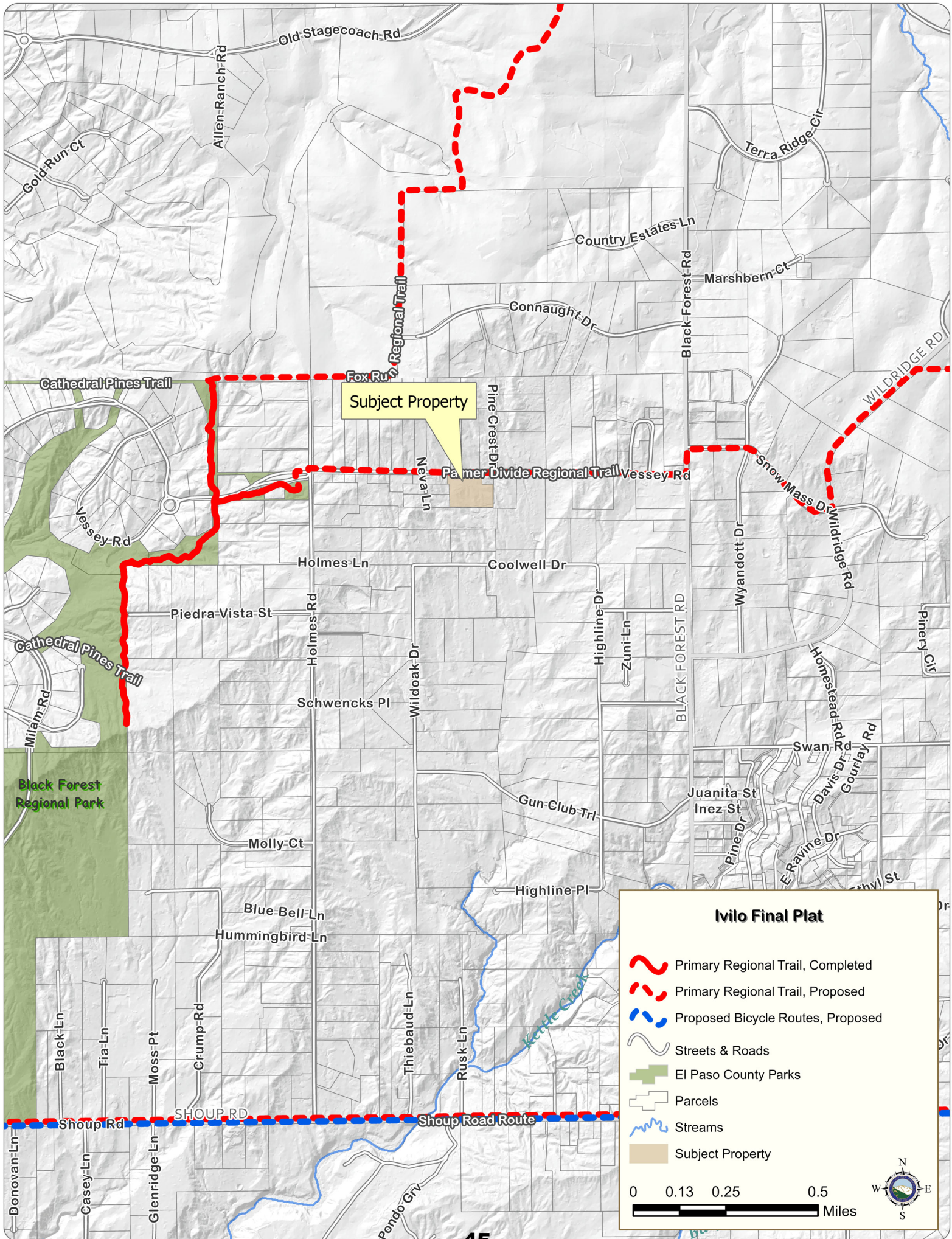
The El Paso County Parks Master Plan shows a master-planned trail alignment intersecting with the property. The proposed Palmer Divide Regional Trail follows Vessey Road from east to west along Vessey Road. The Palmer Divide Regional Trail is completed ½ mile to the west of the subject property. The Palmer Divide Regional Trail is an east-west regional trail that will ultimately connect Black Forest Regional Park to the Pineries Open Space, Woodland Trailhead and Homestead Ranch Regional Park to the east.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to the future minor subdivision application, the County will request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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 Ivilo Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,010; (2) request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.





Development
Application
Permit
Review



PARKS AND COMMUNITY SERVICES DEPARTMENT
Park Operations - Recreation and Cultural Services - Parks Planning -
Environmental Services - CSU Extension Office

February 14, 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:	Ivilo Final Plat	Application Type:	Final Plat
PCD Reference #:	SF245	Total Acreage:	6.02
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.83
6225 Vessey LLC	SMH Consultants	Regional Park Area:	2
3515 N. Chestnut St. Suite #100	620 N. Tejon Street, Suite #201	Urban Park Area:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 2 Dwelling Units = 0.039		Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Total Regional Park Acres: 0.039		Community:	0.00625 Acres x 2 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$119 / Dwelling Unit x 2 Dwelling Units =	\$0
\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010		Community:	\$184 / Dwelling Unit x 2 Dwelling Units =	\$0
Total Regional Park Fees: \$1,010		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 conditions when considering and/or approving Ivilo Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,010; (2) request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Recommendation:

December 22, 2023

Ashlyn Mathy, Planner
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Ivilo Heights Minor Subdivision Letter of Intent

Dear Ms. Mathy:

The property owner would like to request approval of a minor subdivision for 6225 Vessey Road, Colorado Springs, CO 80908. The parcel number is 5206000107. The site is currently zoned RR-5, but an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 2 single-family residential lots.

The approved minor subdivision would consist of two single family residential lots of the following sizes: Lot 1: 2.88 acres and Lot 2: 2.95 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- This area is shown as Large-Lot Residential Placetype in the El Paso County Master Plan adopted in 2021. Large-Lot Residential Placetype is defined in the Master Plan as single-family detached typically 2.5-acres or larger. The subdivision is proposing lots greater than 2.5-acres. The proposed subdivision is located in the Forested Key Area and an area of minimal change in the Areas of Change section. Development in the Forested Key Area and Area of Minimal change allows for development of undeveloped land with minimal change to the prioritized rural and natural environments. The proposed subdivision meets this by proposing large-lot residential and maintaining large areas of undisturbed property to maintain the rural and natural environment. The proposed development fits within the 2040 Major Transportation Corridor Plan. Vessey Road is shown as being upgraded to a collector road by 2040. Sufficient right-of-way has been provided along the north property line of the proposed subdivision to accommodate the future improvements of Vessey Road. The proposed subdivision also fits within the Water Master Plan. The proposed subdivision will be served by individual wells. This is an acceptable method of providing water to a subdivision per the Water Master Plan.
- Minor subdivision is a process for smaller subdivisions in lieu of preliminary/final plat process.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the

County.

- The water rights and augmentation plan in place for the existing parcel are adequate to meet the needs of two (2) lots proposed for the subdivision on a 300-year basis. According to Water Court Decree Case Number 22CW3087, the property has water rights adjudicated in the Dawson Aquifer, the Denver Aquifer, the Arapahoe Aquifer, and the Laramie-Fox Hills Aquifer. The proposed water source for the development would be the Dawson Aquifer, for which the replacement plan contained in Water Court Decree Case Number 22CW3087 was prepared for allowing the property to set aside sufficient amounts from the Laramie-Fox Hills and Arapahoe groundwater to replace post-pumping depletions. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- A soils and geology report has been provided for the site and has been submitted with the final plat. Soil types found on the site include a mix of Type A, Type B and Type C materials as defined by OSHA. Geologic hazards found to be present at this site include faults/seismicity, radon, and ponding water, all of which can be mitigated through proper engineering, design, and construction practices. It was concluded that the proposed development is feasible.
- No drainage improvements have been proposed for the property. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be via a new shared driveway off of Vessey Rd. The existing driveway off of Vessey Rd. will be relocated to the east. This new shared driveway will provide access to both lots. Maintenance and use responsibilities for the shared driveway have been outlined in the Access Maintenance Agreement that has been submitted with the minor subdivision application.
- The proposed subdivision will generate approximately 9 trips in the A.M. peak hour, 3 trips in the P.M. peak hour and 28 daily trips. Per the El Paso Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

- The County's Road Impact Fee will be paid at the time of building permit for each individual lot.
- The applicant will mail bulk certified letters to all adjacent property owners, within 500 feet of the subject property, and within 7 days of the application being accepted by the County.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
620 N. Tejon Street, Suite 210
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

6225 Vessey LLC
Pawel Porsorski
3515 N. Chestnut St., Ste. 100
Colorado Springs, CO 80907
630-302-7308
porsorski@sbcglobal.net

The property owner would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
SMH Consultants

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 6225 Vessey LLC, a Colorado limited liability company, being the owner of the following described tract of land:

TO WIT:

A tract of land in the Northwest Quarter of Section 6, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is N 00° 07' 30" E 3979.50 feet and S 88° 52' 30" E 1981.48 feet from the Southwest Corner of said Section 6; thence

N 88° 50' 06" E 466.84 feet; thence
S 02° 27' 57" E 160.50 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
N 88° 50' 06" E 165.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
S 00° 01' 52" W 315.08 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
N 88° 28' 11" W 292.91 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
S 84° 24' 14" W 245.64 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
S 77° 52' 51" W 99.26 feet to a found 1/2" iron pipe; thence
N 00° 02' 57" E 10.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
N 00° 01' 06" E 175.09 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence
N 00° 14' 10" E 145.17 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #30106; thence
N 00° 07' 30" E 159.48 feet to the point of beginning, containing 6.2 acres.

Subject to easements and restrictions of record.

DEDICATION:

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, and easements as shown under the name and subdivision of "VILO HEIGHTS SUBDIVISION". All public improvements so platted are hereby dedicated to public use and said Owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said Owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown herein; the entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

IN WITNESS WHEREOF:

The aforementioned 6225 Vessey LLC, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2024 A.D.

NOTARIAL:

STATE OF COLORADO) ss
COUNTY OF EL PASO)
The foregoing instrument was acknowledged before me this _____ day of _____, 2024 A.D. by Pawel Posorski, Manager, 6225 Vessey LLC, a Colorado limited liability company.

Witness my hand and seal

Address _____

My Commission expires

SURVEYOR'S CERTIFICATE:

I, Tim Sloan, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on December 6, 2023, by me or under my direct supervision and that all monuments exist as shown herein; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest on this _____ day of _____, 2024.

Tim Sloan, Professional Land Surveyor

Colorado Registered PLS # _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This VILO HEIGHTS SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2024, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners

Director, Planning and Community Development Department

RECORDINGS:

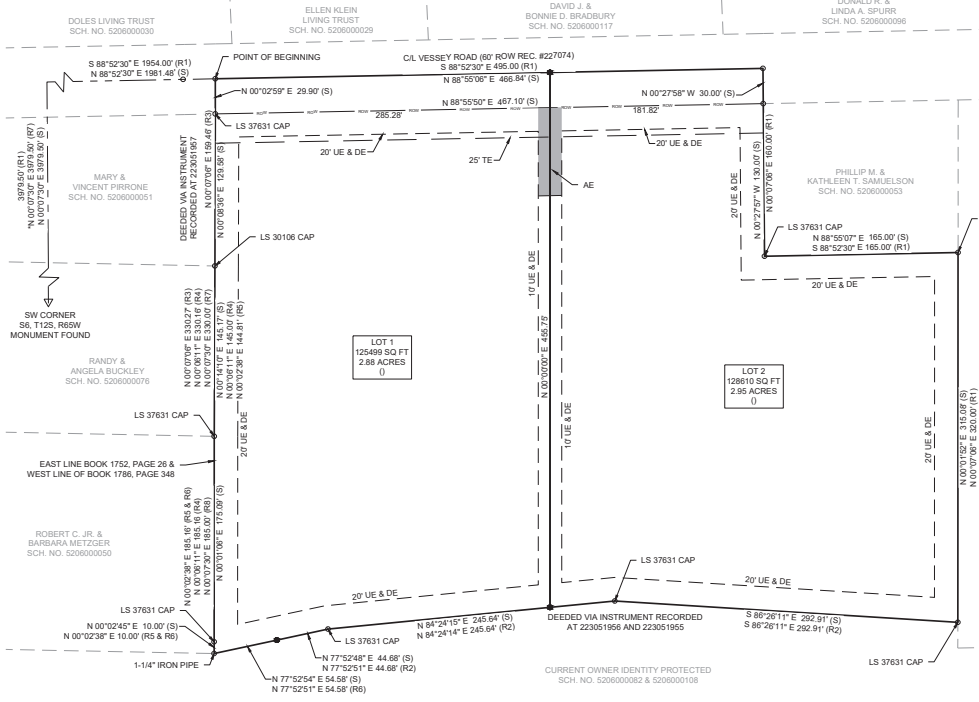
STATE OF COLORADO) ss
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ day of _____, 2024 A.D. and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

By: _____
El Paso County Clerk & Recorder

Date _____

Final Plat
VILO HEIGHTS SUBDIVISION
PART OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NOTES:

- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
- PARENT TRACT IS RECORDED AS INSTRUMENT #22090101, CLERK & RECORDERS OFFICE, EL PASO COUNTY, COLORADO.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY. SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY FOULTY NATIONAL TITLE, DATED JUNE 18, 2023.
- BASIS OF BEARINGS IS THE WEST LINE OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N 07° 07' 30" E, 3979.50 FEET.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- WATER IN THE DENVER WATER BASIN AQUIFER IS ALLOCATED BASED ON A 10-YEAR AVERAGE LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFER IS ELATED BASED ON A 10-YEAR AVERAGE ACQUFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, 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 100 YEARS OR 10 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT #220000007 RECORDED AT RECEPTION NO. 220000016.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THIS PLAT. SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ACCESS TO LOTS 1 & 2 SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CURBS/VERTS FROM VESSEY ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.2 AND 6.3.3.3.
- DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS. EXCEPT FENCES, FENCES SHALL NOT IMPED RUNOFF FROM REACHING DRAINAGE SWALES.
- THE SUBDIVISIONS AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSIONS AND ASSIGNS THAT SUBDIVIDER AND/OR S/D SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM REGULATION (RESOLUTION NO. 16471), 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 S/D PLATS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- THE FOLLOWING RECORDS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, AND FIRE PROTECTION REPORT.
- THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-6-608.
- A LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED STRUCTURES INCLUDING (BUT NOT LIMITED TO) RESIDENCES, RETAINING WALLS, ETC. NO EASEMENTS OR INALIENABLE BELOW-GRADE AREAS ARE ALLOWED UNLESS UNDERGROUND MONITORING THROUGH THE ANNUAL SEASONAL FLUCTUATIONS BEFORE CONSTRUCTION DEMONSTRATES THAT BELOW-GRADE AREAS CAN MAINTAIN A 3 FEET BENEATH THE BOTTOM OF THE FOUNDATION AND THE GROUNDWATER, OR SITE GRADING INDICATES THAT IT WILL MITIGATE THE DEPTH TO GROUNDWATER.
- ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND WATER COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
- FUTURE OWNERS OF LOTS 1 AND 2 SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DETAIL LOCATION OF PROPOSED HOUSE, DRIVEWAY, AND ANY CURBS/VERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATION.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING ACCESS AND UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO VESSEY RD. ALL ACCESS SHALL BE FROM THE SHOWN DRIVEWAY.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6,000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE SPECIFIC DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

LEGEND	
● Monument Found (1/2" Rebar)	Origin unknown unless otherwise noted
● 1/2"x24" Rebar w/PLS37631 Cap Set	
△ Section Corner	NOTE: All section corner monument origins are unknown unless otherwise noted.
△ Assumed Bearing	
(S) Surveyed Dimension	
(R1) Recorded Dimension - Special Warranty Deed dated June 22, 2022 under Rec. #22090101	
(R2) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #22091958	
(R3) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #22091957	
(R4) Recorded Dimension - Land Survey Plat by Mark Land Surveying dated December 2, 2021 under Rec. #22000000	
(R5) Recorded Dimension - Land Survey Plat by Crossed Paths Surveying Service, Inc. dated June 28, 2022 under Rec. #22091955	
(R6) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #22091955	
(R7) Recorded Dimension - Warranty Deed dated June 29, 1999 under Book 1752, Page 76	
(R8) Recorded Dimension - Warranty Deed dated June 3, 1988 under Book 2238, Page 49	
DE Drainage Easement	
UE Public Utility Easement	
TE Trail Easement	
AE Private Access Easement	
Private Access Easement Hatch	

LINE/TYPE LEGEND	
---	ADJACENT PROPERTY LINE
---	PROPERTY LINE
---	SECTION LINE
---	TRAIL EASEMENT LINE
---	PUBLIC UTILITY & DRAINAGE EASEMENT LINE
---	RIGHT OF WAY

TOTAL ACREAGE:
LOT 1 = 2.88 ACRES
LOT 2 = 2.95 ACRES
TOTAL ROW = 0.33 ACRES
TOTAL = 6.15 ACRES

SERVICE PROVIDERS:
BLACK FOREST FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOC.
BLACK HILLS ENERGY
DOMESTIC WELLS
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
716-465-2145

FEES:
PAIR FEE:
SCHOOL FEE:
DRAINAGE FEE: \$6,374.82
BRIDGE FEE: N/A

ENGINEER:
BRETT LOUR, P.E.
SMH CONSULTANTS, P.A.
625 NORTH TEXAS STREET, SUITE 201
COLORADO SPRINGS, CO 80903
716-465-2145

DATE SUBMITTED: XXXXX/XX/XX
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Grandview Reserve Phase II PUD Development Plan and Preliminary Plan

Agenda Date: February 14, 2024

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan. The 68.72-acre property consists of 418 single-family townhome and duplex residential lots, and is currently zoned RR-2.5, although this application concurrently requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The project site is located approximately 0.15 mile east of Falcon Regional Park and the proposed Eastonville Primary Regional Trail, both of which will be accessible by an internal network of trails and sidewalks. The existing Rock Island Regional Trail is located approximately 0.50 mile southeast of the site and will also be accessed by internal subdivision trails provided by the developer.

The Candidate Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire 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. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. Within the current application, the applicant has included approximately 19.75 acres of open space areas for the park, trail corridor, open space, and landscaping areas as shown in the submitted PUD Preliminary Plan and Landscape Plans, as well as being highlighted in previously submitted Sketch Plans and Phase I PUD Preliminary Plans.

The Phase II PUD Preliminary Plan currently shows approximately 19.75 acres of open space, dedicated stormwater detention facilities and utilities, but also includes the locations for a proposed neighborhood pocket park in Tract V, common open spaces, an interconnected internal trail network, and various landscape buffers (see highlighted Landscape Plan). Combined, these open spaces constitute approximately 29% of the total project area of 68.72 acres. The applicant's PUD Development Plan and Preliminary Plan includes extensive representations of the development's trail and park system, including connections to the El Paso County regional park and trail system, and the Letter of Intent additionally states the following:

- *“Residents of this area will be able to easily access the above listed area by vehicle or future trails/walks.”*
- *“Not many natural features exist on the property, however a floodplain area does occur in part of the subject site which is being channelized (named Channel B). This will provide control of the drainageway and provide a key trail linkage along the corridor that connects to the overall trail system for Grandview Reserve.”*
- *“Significant open space and amenities are provided within Phase 2 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.”*
- *“Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.”*

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the applicant submit detailed site plans for the proposed neighborhood park and include multi-generational recreational amenities such as a playground, multi-use turf field, and/or seating and picnic areas. The submitted Landscape Plans are rather limited and only show half of the proposed park area.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat(s). Due to the extensive nature of proposed urban recreational amenities within the Phase II development, a Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, are approved by the County and executed prior to recording the forthcoming Final Plat(s).

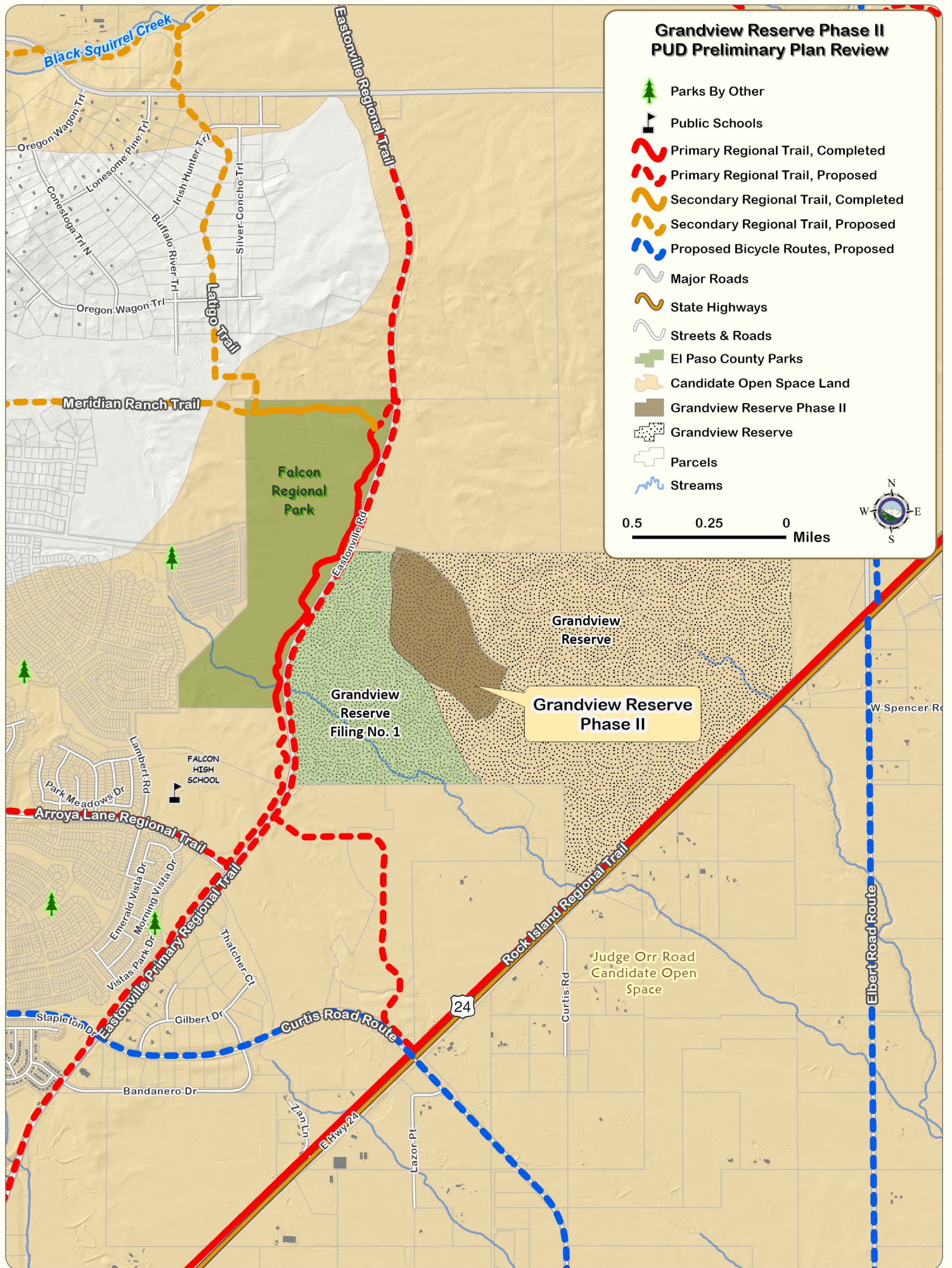
Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood park; (2) fees in lieu of land dedication for regional park purposes in the amount of \$211,090 and urban park purposes in the amount of \$126,654 will be required at time of the recording of the forthcoming Final Plat(s). A 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(s).

Grandview Reserve Phase II PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Phase II
-  Grandview Reserve
-  Parcels
-  Streams

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Development
Application
Permit
Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 14, 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:	Grandview Reserve Phase II PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-23-006	Total Acreage:	68.72
		Total # of Dwelling Units:	418
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.21
4 Site Investments, LLC	HR Green, LLC	Regional Park Area:	2
1271 Kelly Johnson Boulevard	Phil Stuepfert	Urban Park Area:	5
Suite 100	1975 Research Parkway, Suite 230	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 5	
0.0194 Acres x 418 Dwelling Units = 8.109		Neighborhood:	0.00375 Acres x 418 Dwelling Units = 1.57
Total Regional Park Acres: 8.109		Community:	0.00625 Acres x 418 Dwelling Units = 2.61
		Total Urban Park Acres: 4.18	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 5	
\$505 / Dwelling Unit x 418 Dwelling Units = \$211,090		Neighborhood:	\$119 / Dwelling Unit x 418 Dwelling Units = \$49,742
Total Regional Park Fees: \$211,090		Community:	\$184 / Dwelling Unit x 418 Dwelling Units = \$76,912
		Total Urban Park Fees: \$126,654	

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 Grandview Reserve Phase II PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood park; (2) fees in lieu of land dedication for regional park purposes in the amount of \$211,090 and urban park purposes in the amount of \$126,654 will be required at time of the recording of the forthcoming Final Plat(s). A 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(s).

Park Advisory Board Recommendation:

GRANDVIEW RESERVE Phase 2

Preliminary Plan/PUD

Letter of Intent

December 14, 2023

Prepared by:
Phil Stuepfert
HR Green Development, LLC



Introduction

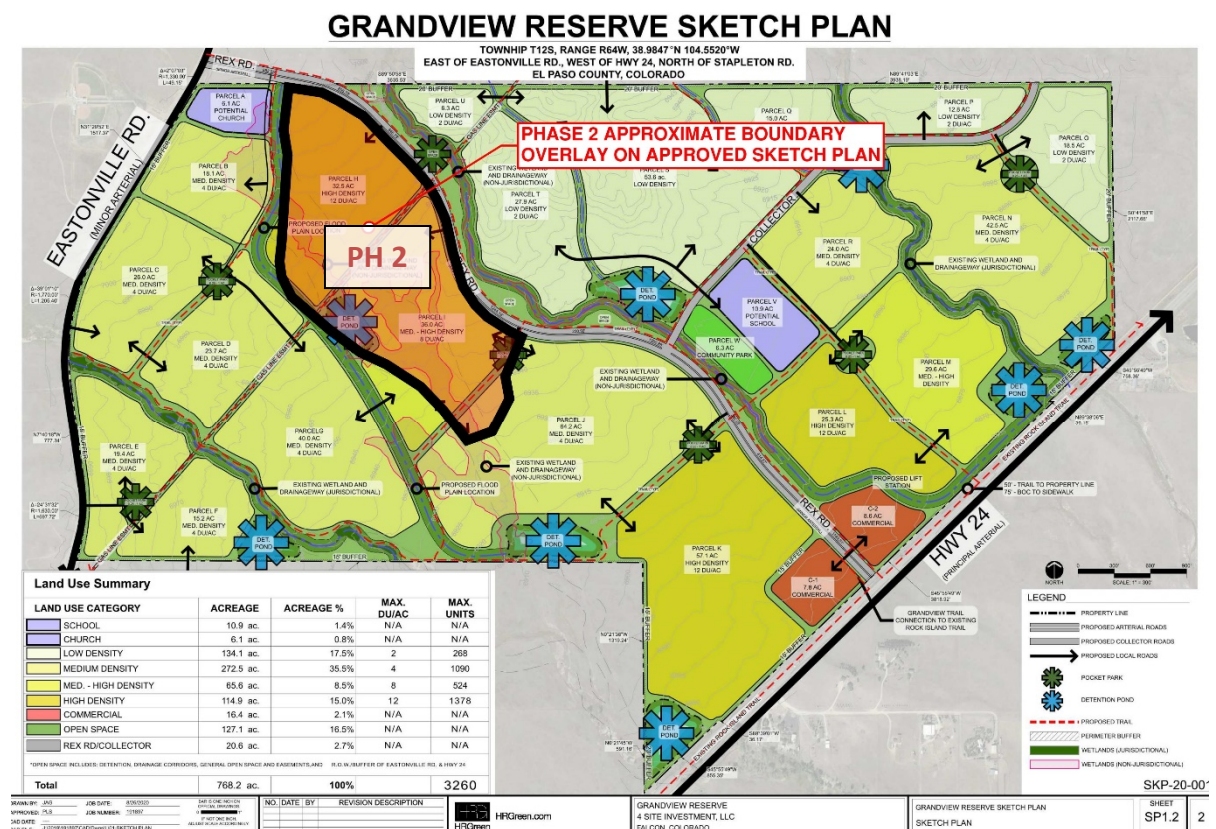
HR Green Development, LLC, on behalf of the applicant, requests approval of this Preliminary Plan/PUD for Phase 2. This PUD/Preliminary Plan submittal consists of a total of 68.72 acres (16.15 Townhome Area, 13.98 acres Duplex Area acres. The Preliminary Plan/PUD proposes residential uses including townhomes, and duplex units in addition to parks and open space connected by a trail/walkway network. Once approved this PUD will serve as the official zoning for project area.

This submittal requests approval of the following applications:

1. A site-specific PUD/Preliminary Plan for the 224 townhomes, 194 duplex units (97 buildings) with residential at a gross density of 6.08 dwelling units per acre.
2. Early Grading operations request (grading only, no utilities)

Sketch Plan Approval and Zoning

The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD the existing zoning of RR-2.5 will be changed to PUD zoning. This proposed Preliminary Plan/PUD aligns with the approved Sketch Plan as the land use type, location and densities. The approved Sketch Plan for this area is shown as High Density (Parcel H – up to 12 du/ac allowable) and Medium-High density (Parcel I – up to 8 du/ac allowable). This application is under the allowable densities which may be transferred to other parcels in the future. This application aligns with the approved Sketch Plan for the subject site.



Proposed Land Use and PUD Zoning

For this area of Grandview Reserve the applicant is proposing PUD zoning. Per El Paso County Code the purpose of a PUD zone is to have a “*versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses*”. This submittal requests PUD zoning to allow for a versatile zoning mechanism encouraging a creative master plan that aligns with the following objectives of the County’s Code.

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*

The proposed development pattern and proposed residential uses are meeting a need in this region of El Paso County for more affordable housing choices.

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

This project improves the quality of new development by providing various lot sizes, setbacks and other site development requirements per the PUD submittal.

- *To encourage innovations in residential development so the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. This application for Phase 2 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within the project area for this submittal. Townhome and duplex product allow a lower priced home for future residents.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

The proposed application is efficiently designed and meets a growing need for these types of residential uses.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

Two housing types are provided in this application and multiple housing types are planned for the future phases of Grandview Reserve. In the future, not a part of this submittal, commercial uses (shopping, etc.) will be constructed on the east side of Grandview Reserve providing close proximity to these services. Residents of this area will be able to easily access the above listed area by vehicle or future trails/walks.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

The area of this application has been designed to provide efficient public infrastructure layouts internal to the overall Grandview site and this submittal area specifically.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Not many natural features exist on the property, however a floodplain area does occur in part of the subject site which is being channelized (named Channel B). This will provide control of the drainageway and provide a key trail linkage along the corridor that connects to the overall trail system for Grandview Reserve.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Significant open space and amenities are provided within Phase 2 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

Phase 2 provides two types of residential land uses, as well as parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low and medium density residential and commercial adjacent to Highway 24.

- *To establish a basis for vested property rights for multi-year projects.*

The overall Grandview Reserve project is a master planned community that will take many years to develop. This project provides a well-planned area of the County with vested property rights that will allow the project to be planned carefully and well implemented ensuring a long term successful community.

This project meets many of the objectives outlined above and therefore requests PUD zoning including residential densities as follows:

- High Density (Parcel H – up to 12 du/ac allowable)
- Medium-High density (Parcel I – up to 8 du/ac allowable).

The proposed land use breakdown is as shown on the cover sheet of the submittal plans and aligns with the approved Sketch Plan for this property.

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Phase 2 will be via Rex Road and the main entrance drive west of the townhome parcel. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville Road to access points for this Phase 2 area. See the Traffic Study provided by LSC for more detailed information.

Utilities

Conveyance System Description: The Grandview Reserve Phase 2 wastewater will be conveyed to the Woodmen Hills Metropolitan District (WHMD) Water Reclamation Facility (WRF) through a proposed lift station and force main. The lift station is proposed to be located at Judge Orr and Curtis Road. The lift station and force main system will be designed and constructed by Grandview Reserve Metropolitan District (GRMD). Upon completion of the lift station, ownership will be transferred to WHMD who will own and operate the system.

It is currently planned that the Water infrastructure will be installed and owned by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately six to eight aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will deliver potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system.

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- GRMD will be the water supplier
- WHMD will serve this development for wastewater treatment

Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Phase 2, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream in order to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the development.

Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District has been formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails for Phase 2. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Woodmen Hills Sanitary District to provide sanitary services (sewer). Refer to the water resource and wastewater report for the will serve letters from the Districts.

Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

Water Pollution

Grandview Reserve Phase 2 proposes residential uses, open space and trails, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Phase 2 constructs the first leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. **Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.**

Noise Pollution

The residential uses located adjacent to Rex Road have been placed with a landscape buffer between the right of way and the units to minimize noise pollution. Residential uses as proposed do not provide significant noise pollution to the surrounding area.

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property.

Given that the project will preserve some of the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing channel stabilization plan for some of the drainages; and
5. Implementing an integrated noxious weed management plan.

Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

Wildlife

Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.
4. Managing pets to avoid conflicts with wildlife.

Floodplains:

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance. Due to the known high groundwater conditions there will be no basement foundations proposed within the Phase 2 project limits.

Pre-existing watercourses or bodies of water:

The existing drainage corridors for Drainage B (Geick Ranch Tributary 2) along the south edge of this Phase 2 are not well defined. Therefore, this corridor is being channelized to control flooding in the area. A CLOMR is in process to define the boundary of the floodplain.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest within the Phase 2 area. There are no known sites of natural or scenic importance on the property.

Social Impacts

The proposed Preliminary Plan/PUD for Phase 2 provides the opportunity for a range of housing product at a variety of price points with both townhomes and duplex units. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve.

Jurisdictional Impact - Districts serving Phase 2 of Grandview Reserve

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property.

- A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District
- Woodman Hills Metropolitan District (sewer service)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

Phase 2 – PUD Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Phase 2 of the Grandview Reserve project meets these criteria as follows.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
The development is consistent with the intent of the Master Plan as described previously in this narrative. This Phase 2 submittal aligns with the approved Sketch Plan which ultimately aligns with the County's Master Plan.
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;
This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This proposed Phase 2 aligns with many aspects of the current code and proposed PUD standards as part of this submittal are not detrimental to the public health, safety and welfare of the citizens.
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;
Proposed Phase 2 is in conformance with the approved Sketch Plan as described previously. Land uses and proposed densities meet the intent of the approved Sketch Plan and are under the allowable approved densities. The subdivision design standards are met except where modified by this PUD submittal.
4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;
GRMD will supply water for the project. While progress has been made towards the three facets of water sufficiency (Quantity, Quality and Dependability), at this time the Water Resource Report does not contain adequate information for water quality or dependability. The following is a discussion of the status of each facet and what information is still needed before a full finding can be made:
 1. **Quantity – Grandview Reserve Metropolitan District (GRMD) owns enough Arapahoe water to supply Grandview Reserve Phase 2. The Determination has been updated to allow for municipal use by GRMD. It is anticipated that the Change Application will be approved in May 2022.**
 2. **Quality – Wells are currently being drilled to determine water quality from the**

Arapahoe (A) and Laramie-Fox Hill (LFH) Aquifers. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. MSMD A-6, LFH 5-8 are currently being used for the initial design of the water treatment plant. Once GRMD has the water quality results for on-site well, they will be included in the Water Resource Report.

3. **Dependability** – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available.

Because there is not enough information available at this time for a water sufficiency finding to be made, the applicant requests that the water sufficiency finding be deferred to Final Plat.

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

Woodmen Hills Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.

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

7. **The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. Due to the known high groundwater conditions there will be no basement foundations proposed within the Phase 2 project limits. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN; Drainage improvements are addressed in the Drainage Report and specific submittal documents for Phase 2. Detention and water quality are provided on site and will meet the DCM criteria.**

8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;

The proposed location and design of the public improvements provide adequate services and mitigate any effects.

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

Both portions of the site have legal access via the future Rex Road and access from the west connecting to Grandview's main entrance road.

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

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

There are minimal natural physical features on the site with the exception of the floodplain (Drainage B) which is being channelized and enhanced with native vegetation and a trail corridor.

- 2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;
Phase 2 has incorporated site planning techniques that foster the implantation of the County's code and plans.
- 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
The gas line provides a buffer between the townhome parcel and the duplex parcel. Additionally, the Townhomes were placed, per the Sketch Plan, in an area that does not have large lot residential uses in the near vicinity. Also, duplex units are a good land use transition from west to east. In a future phase to the east of Phase 2 there will be small lot residential, therefore the duplex lots provide a good land use transition between the townhomes and the future small lot residential use.
- 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
No jurisdictional wetlands exist in Phase 2.
- 5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;
Grandview Reserve Phase 2 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
Significant open space, pocket parks and trails are provided and will be available to serve the proposed project for future residents. Wastewater service are to be provided by Woodmen Hills Metropolitan District and GRMD will provide water service. Mountain View Electric Association Inc. will provide electric and Black Hills Energy will provide natural gas services respectively. The required Will Serve letters are included with the submittal.
12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND
The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.
13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.
The proposed subdivision meets the applicable sections of the Code.

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 418 DWELLING UNITS (224 TOWNHOMES & 194 DUPLEXES) - THAT GENERALLY CONFORMS TO THE SKETCH PLAN SUBMITTED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS, ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE. THAT INCLUDES RESIDENTIAL, PARKS, AND OPEN SPACE.

AUTHORITY

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

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR GRANDVIEW RESERVE PHASE 2 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT WHERE THE APPLICABLE SMALL AREA PLAN(S) IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE PHASE 2, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

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

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

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

ENVIRONMENTAL NOTE:

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

ADA NOTE:

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

LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5,290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE S13°10'46"E A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 57°06'29", A RADIUS OF 839.00 FEET, A DISTANCE OF 836.25 FEET TO A POINT OF CURVE; THENCE S19°42'45"W A DISTANCE OF 111.00 FEET; THENCE S23°10'57"W A DISTANCE OF 204.59 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S06°45'50"E A DISTANCE OF 66.21 FEET; THENCE S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET; THENCE S28°43'11"W A DISTANCE OF 325.08 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°47'46"W, HAVING A DELTA OF 76°32'04", A RADIUS OF 60.00 FEET A DISTANCE OF 80.15 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°25'43"W, HAVING A DELTA OF 12°10'43", A RADIUS OF 1,363.49 FEET A DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49°18'50"W, HAVING A DELTA OF 26°23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 788.52 FEET TO A POINT ON CURVE; THENCE N60°22'39"W A DISTANCE OF 211.52 FEET; THENCE N59°13'21"W A DISTANCE OF 169.27 FEET TO A POINT OF CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 223014483, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:

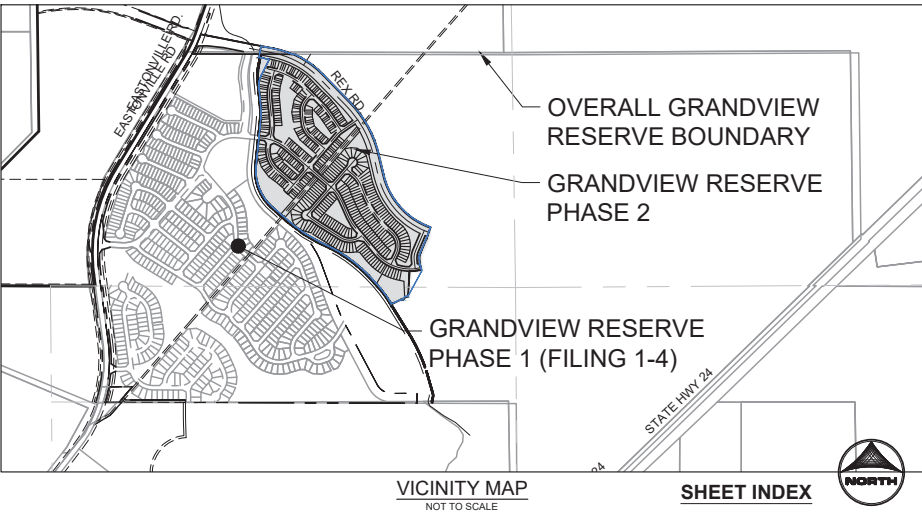
- N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;
- N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;
- N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;
- N26°50'16"E A DISTANCE OF 203.39 FEET;
- N78°54'36"W A DISTANCE OF 120.75 FEET;
- N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58"E ON SAID NORTH LINE A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,993,622 SQUARE FEET OR 68.724 ACRES, MORE OR LESS.

GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



DEVELOPMENT STANDARDS AND GUIDELINES (TOWNHOME AREA):

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY ATTACHED - ONE THOUSAND EIGHT HUNDRED AND SEVENTY SQUARE FEET (1,870.50'). (REFER TO TYPICAL LOT LAYOUTS)
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY TWO FEET (22')
 - MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK
- SETBACK REQUIREMENTS:
 - FRONT YARD: SEVENTEEN AND ONE HALF FEET (17.5') TO FACE OF GARAGE
 - SIDE YARD: FIVE FEET (5')
 - COMMON LOT LINE: (0')
 - REAR YARD TEN FEET (10')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

- ACCESSORY USE STANDARDS:
- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
 - ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
 - SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

DEVELOPMENT STANDARDS AND GUIDELINES (DUPLEX AREA):

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY ATTACHED - THREE THIRTY THOUSAND THREE HUNDRED SQUARE FEET (3,300.50'). (REFER TO TYPICAL LOT LAYOUTS)
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (28')
 - MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK
- SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - SIDE YARD: FIVE FEET (5')
 - COMMON LOT LINE: (0')
 - REAR YARD TWENTY FEET (20')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

- ACCESSORY USE STANDARDS:
- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
 - ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
 - SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

SITE DATA

EXISTING LAND USE:	GRAZING & AGRICULTURAL
PROPOSED ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE:	68.72AC - 100%
PROPOSED NUMBER OF UNITS:	419
MAXIMUM GROSS DENSITY(ALLOWED PER SKETCH PLAN):	PARCEL M - 12 DU/AC, PARCEL L - 8 DU/AC
PROPOSED GROSS DENSITY:	6.08 DU/AC
PARKING REQUIREMENTS:	REFER TO PARKING TABLE ON 09 - OVERALL SITE & PHASING PLAN

TOTAL AREAS (SEE LAND TABLE BELOW)

GRANDVIEW RESERVE PHASE 2 - LAND USE TABLE				
LAND USE	AREA (ACRES)	DWELLING UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY ATTACHED (TOWNHOMES)	15.15	224	14.87	21.5%
SINGLE FAMILY ATTACHED (DUPLEXES)	13.38	194	14.57	20.3%
SINGLE FAMILY ATTACHED (TOTAL COMBINED)	30.14	418	13.87	43.9%
TRACTS/OPEN SPACE	19.75	N/A	N/A	28.7%
ROAD R.O.W.	15.84	N/A	N/A	27.4%
TOTAL LAND AREA	68.72			100.0%

SHEET INDEX

- COVER
- TYPICAL SECTIONS
- ADJACENT PROPERTY & OVERALL SITE PLAN
- ELEVATIONS 1 OF 3
- ELEVATIONS 2 OF 3
- ELEVATIONS 3 OF 3
- TRACT PLAN
- TRACT PLAN - TABLE
- OVERALL SITE & PHASING PLAN
- SITE PLAN - 1 OF 4
- SITE PLAN - 2 OF 4
- SITE PLAN - 3 OF 4
- SITE PLAN - 4 OF 4
- PRELIMINARY LANDSCAPING PLANS
- PRELIMINARY LANDSCAPE COVER SHEET
- PRELIMINARY LANDSCAPE NOTES
- PRELIMINARY LANDSCAPE PLAN (OVERALL)
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE DETAILS
- PRELIMINARY LANDSCAPE DETAILS

GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, PHASE 2, COLORADO BY CTL THOMPSON INC. DATED DECEMBER 20, 2023 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO GROUNDWATER CONDITIONS MAP (FIGURE 3) IN REPORT FOR LOTS WHERE GROUNDWATER COULD POTENTIAL IMPACT CRAN, SLAB FOUNDATIONS. PROPOSED GRADES HAVE BEEN ESTABLISHED SUCH THAT BOTTOM OF FOOTING ELEVATIONS WILL BE ABOVE THE KNOWN PEAK GROUNDWATER ELEVATIONS. WHERE GROUNDWATER CONDITIONS ARE ENCOUNTERED THAT IMPACT CRAN, SLAB FOUNDATIONS, SLAB ON GRADE FOUNDATIONS SYSTEMS, ENGINEERED PLANNING, DESIGN AND CONSTRUCTION OF GRADING, PAVEMENTS, FOUNDATIONS, SLABS-ON-GRADE, AND DRAINAGE CAN MITIGATE, BUT NOT ELIMINATE, THE EFFECTS OF EXPANSIVE AND COMPRESSIBLE SOILS. SUB-EXCAVATION IS A GROUND IMPROVEMENT METHOD THAT CAN BE USED TO REDUCE THE IMPACTS OF SWELLING SOILS.
- FLOODING: THE MAJORITY OF THE SITE LIES WITHIN ZONE D (UNDETERMINED FLOOD HAZARD), AS SHOWN ON FIRM COMMUNITY MAP NUMBER 08041C0556G, REVISED DECEMBER 7, 2018. ZONE D INDICATES FLOODS ARE POSSIBLE, BUT NOT LIKELY. SOME PORTIONS OF THE SITE WITHIN DRAINAGE AREAS LIE WITHIN ZONE A. A LOMR IS CURRENTLY IN PROCEES WITH FEMA TO REALIGN THE FLOODPLAIN WITHIN AN NEW CHANNEL. ALL PROPOSED LOTS WILL BE REMOVED FROM FLOODPLAIN WITH THE CONSTRUCTION OF CHANNEL B.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C0556G' AND '08041C0552G' EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS. NO GRADING WILL TAKE PLACE WITHIN THE EXISTING FLOODPLAIN LIMITS UNTIL THE LOMR HAS BEEN APPROVED.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
- REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

TRAFFIC IMPACT FEES:

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

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL, REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

GENERAL NOTES

- THE GRANDVIEW RESERVE PHASE 2 OVERALL GROSS DENSITY IS 6.08 DU/ AC, ON 68.72 ACRES, FOR A TOTAL OF 418 UNITS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/ AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEDICATION CODE.
- CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY WOODMAN HILLS METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE WOODMAN HILLS METROPOLITAN DISTRICT (WHMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMO WILL BE RESPONSIBLE FOR TREATMENT.
- ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETScape PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
- BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
- ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: TEN FEET (10')
 - ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
 - MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
 - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
 - NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
 - NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.

CERTIFICATE OF OWNERSHIP

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 (use which are applicable) as shown hereon under the name and subdivision of _____ All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature) _____

By: _____
Title: _____

ATTEST: (if corporation) _____

Secretary/Treasurer _____

STATE OF COLORADO) ss.
COUNTY OF _____

Acknowledged before me this ____ day of _____, 200__ by _____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public _____

Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 200__ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

Director, Planning and Community Development _____ Date _____

CLERK AND RECORDER

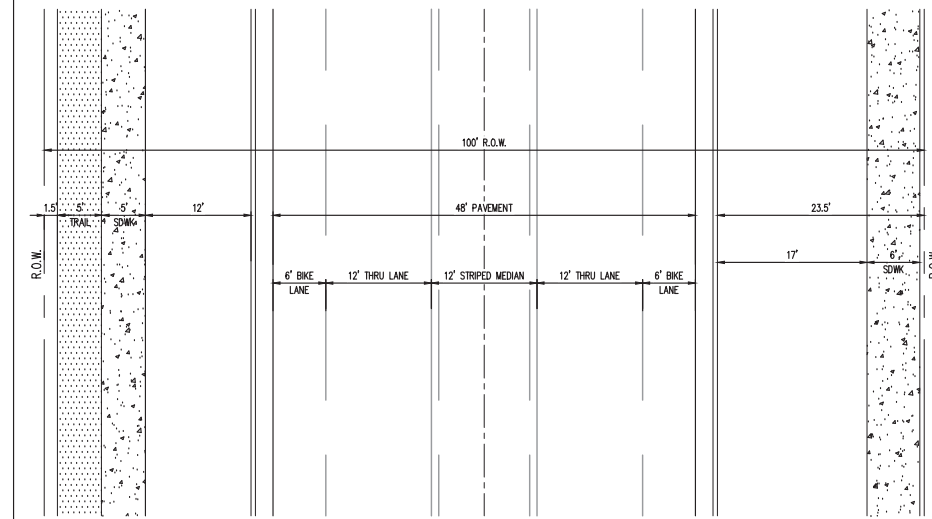
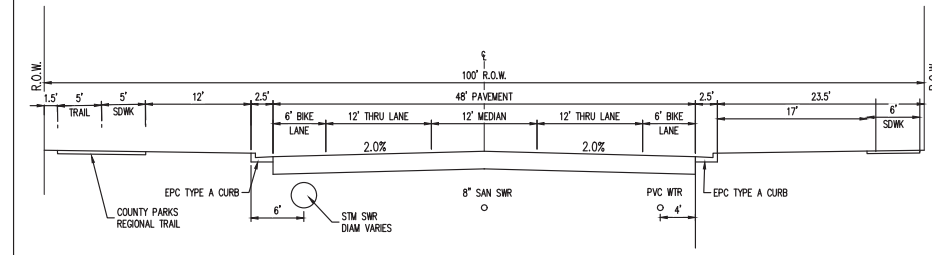
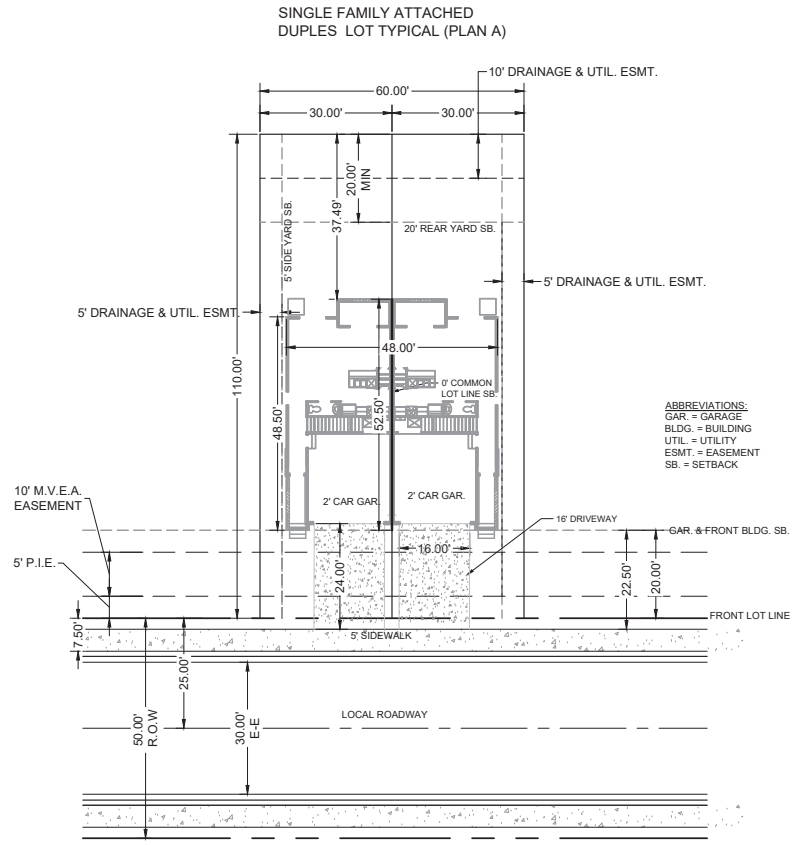
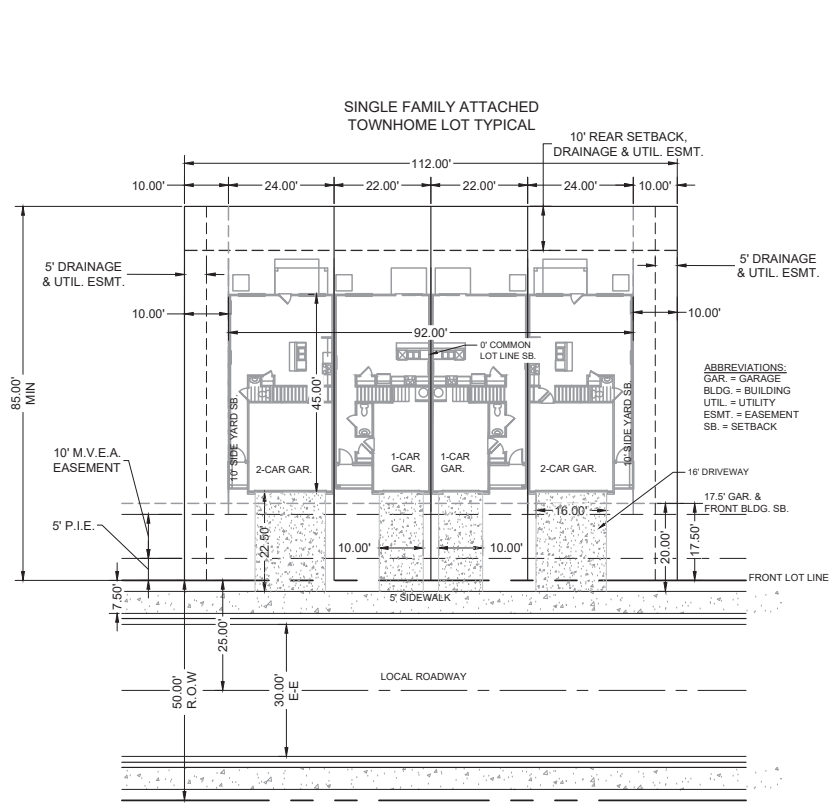
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__ and was recorded at Reception Number _____ of the records of El Paso County

COVER & TYP. SECTIONS

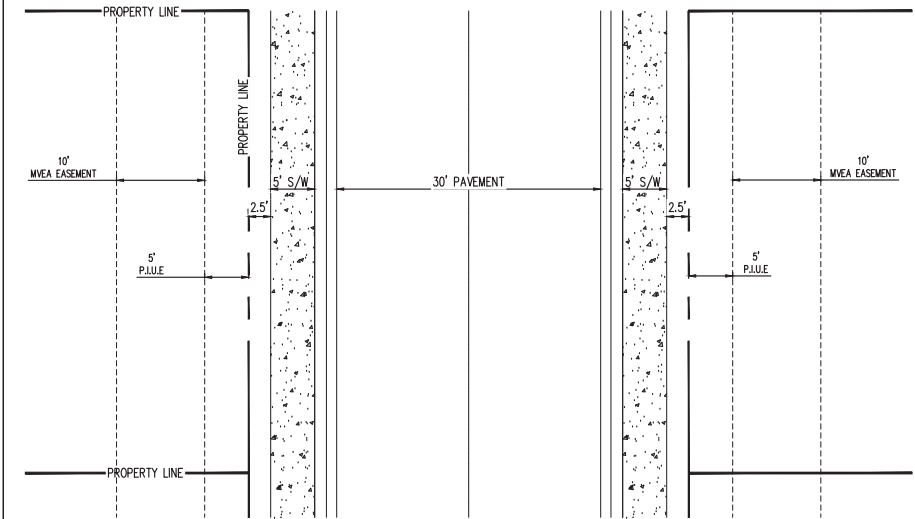
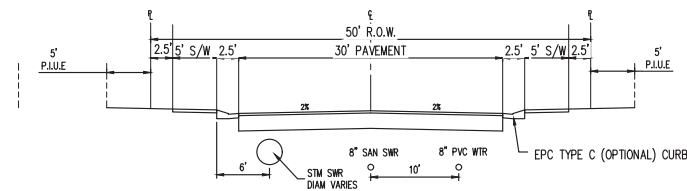
COVER

SHEET

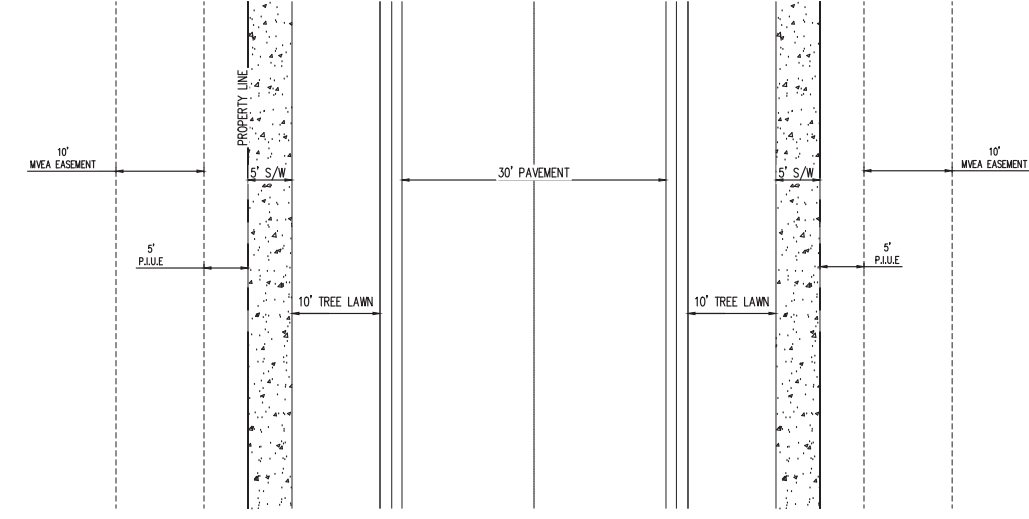
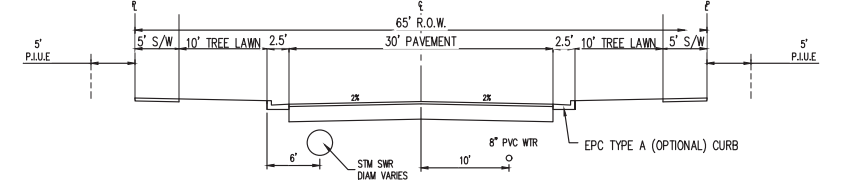
HR GREEN Xrefs: xgl-larch.dwg1_PHG_PUD.rdw, rdw, typicals; Duplex, Lot Typical; lot, townhome, typicals; 4 Unit Townhome Duplex, A, Block



ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD)



NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: ROAD 2, ROAD 3, ROAD 4, ROAD 5,
ROAD 6, ROAD 7, ROAD 8, DAWLISH DRIVE)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



MODIFIED NEIGHBORHOOD STREET: 65' R.O.W. STREET SECTION
DETACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: ROAD 1)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

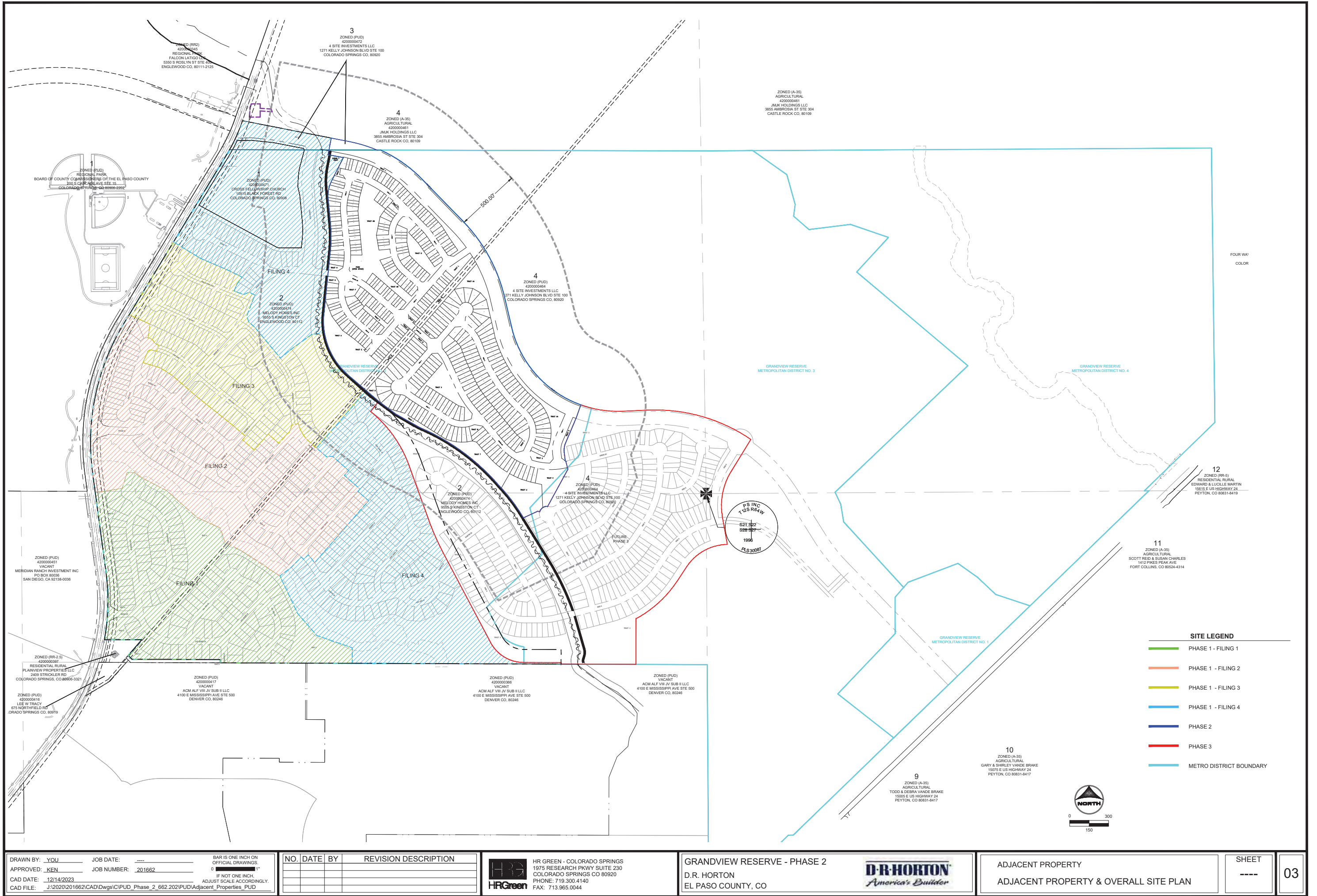
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APPROVED: KEN JOB NUMBER: 201662 0 11"
CAD DATE: 12/21/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\Drawings\CIPUD_Phase_2_662.202\IPUD\Typ-Sections_PUD

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO
D-R-HORTON
America's Builder

COVER & TYP. SECTIONS
TYPICAL SECTIONS





DRAWN BY: AXB JOB DATE: 12/12/2023 BAR IS ONE INCH ON
APPROVED: KMH JOB NUMBER: 201662 0 OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO



ELEVATIONS
ELEVATIONS 1 OF 3

SHEET

04



Rear Elevation - Building Type (D1010 + D1010) 'C/D' at Crawl Space



Front Elevation - Building Type (D1010 + D1010) 'C-I/D-I' at Crawl Space



Left Elevation 'C-I' at Crawl Space



Right Elevation 'D-I' at Crawl Space



Rear Elevation - Building Type (D1010 + D1010) 'A/D' at Crawl Space



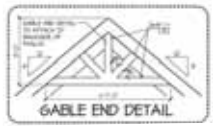
Front Elevation - Building Type (D1010 + D1010) 'A-I/D-I' at Crawl Space



Left Elevation 'A-I' at Crawl Space



Right Elevation 'D-I' at Crawl Space

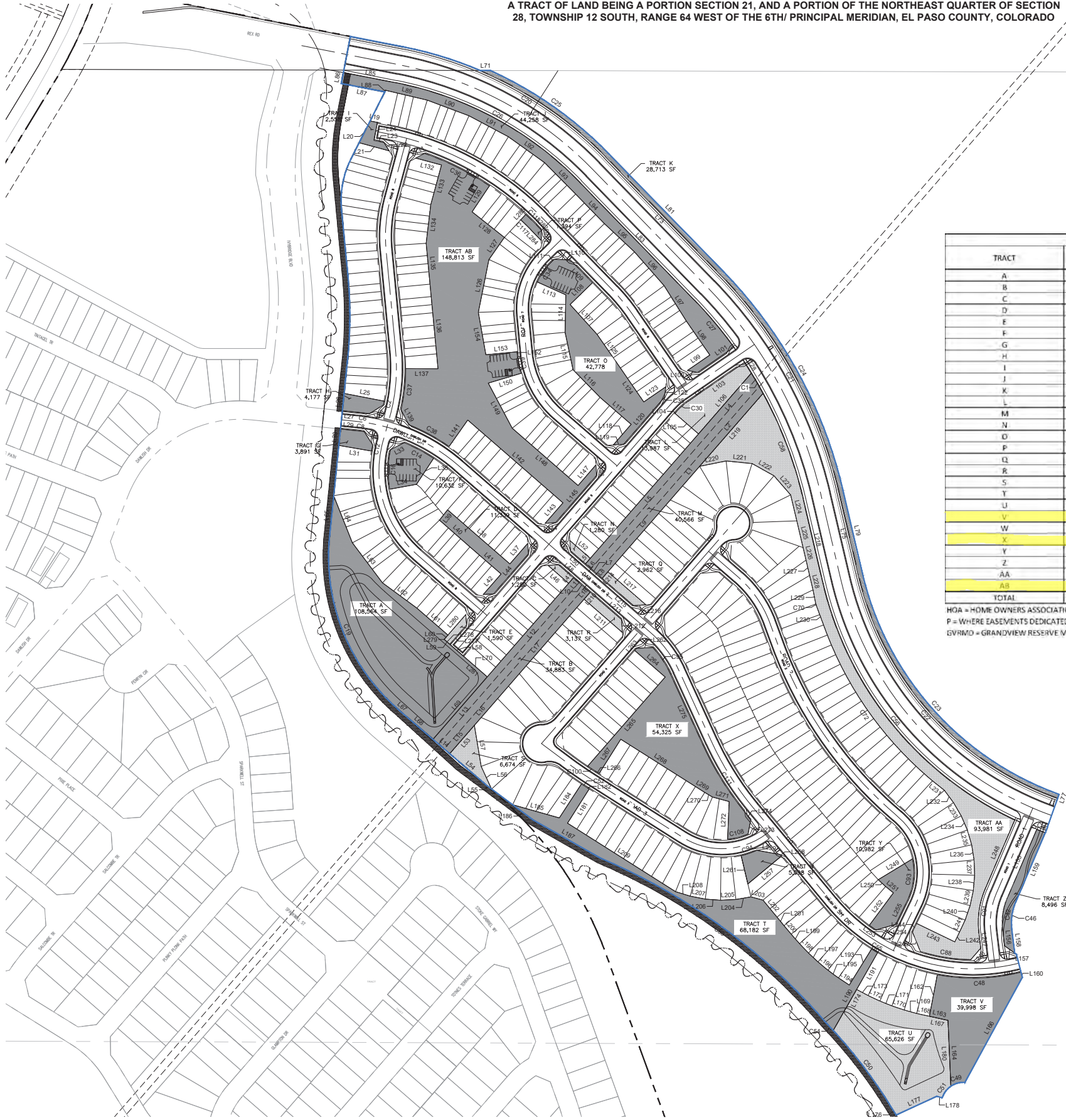


NO.	DATE	BY	REVISION DESCRIPTION



GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GRANDVIEW RESERVE PHASE 2 - TRACT USE AND AREA TABLE											
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
A	108,564	2.49	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
B	34,883	0.80	X	X	X		X		X	HOA or GVRMD	HOA or GVRMD
C	1,280	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
D	11,339	0.26	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
E	1,590	0.04	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
F	10,632	0.24	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
G	3,891	0.09	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
H	4,177	0.10	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
I	2,558	0.06	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
J	44,258	1.02	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
K	28,713	0.66	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
L	13,987	0.32	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
M	40,566	0.93	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
N	1,280	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
O	42,778	0.98	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
P	1,394	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
Q	2,962	0.07	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
R	3,138	0.07	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
S	6,674	0.15	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
T	68,182	1.57	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
U	65,626	1.51	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
V	39,998	0.92	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
W	5,098	0.12	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
X	54,325	1.25	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
Y	10,982	0.25	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
Z	8,496	0.20	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
AA	93,981	2.16	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
AB	148,813	3.42	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
TOTAL	860,165	19.75									

HOA = HOME OWNERS ASSOCIATION
P = WHERE EASEMENTS DEDICATED
GVRMD = GRANDVIEW RESERVE METROPOLITAN DISTRICT

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C1	63.44	1150.00	3°09'39"	Flowline
C2	10.66	475.00	1°17'09"	Flowline
C6	32.48	525.00	3°32'41"	Flowline
C8	24.05	475.00	2°54'03"	Flowline
C12	17.05	325.00	3°00'18"	Flowline
C14	91.07	475.00	10°59'07"	Flowline
C16	107.77	275.00	22°27'17"	Flowline
C19	530.12	550.00	55°13'30"	Flowline
C20	416.82	1050.00	22°44'41"	Flowline
C21	676.84	1250.00	31°01'27"	Flowline
C22	847.21	850.00	57°06'29"	Flowline
C23	836.25	839.00	57°06'29"	Flowline
C24	682.80	1261.00	31°01'27"	Flowline
C25	395.86	1061.00	21°22'37"	Flowline
C26	575.45	950.00	34°42'22"	Flowline
C27	167.42	1150.00	8°20'28"	Flowline
C28	34.77	1150.00	1°43'56"	Flowline
C30	43.91	175.00	14°22'36"	Flowline
C34	65.92	175.00	21°34'54"	Flowline
C35	9.70	225.00	2°28'08"	Flowline
C36	197.92	785.00	14°26'45"	Flowline
C37	113.17	525.00	12°21'03"	Flowline
C38	124.15	525.00	13°32'58"	Flowline
C39	53.17	275.00	11°04'39"	Flowline
C40	25.03	950.00	1°30'34"	Flowline
C42	87.55	167.50	29°56'47"	Flowline
C46	74.48	142.50	29°56'47"	Flowline
C48	229.24	525.00	25°01'06"	Flowline
C49	40.07	60.00	38°16'02"	Flowline
C50	262.63	1363.49	11°02'09"	Flowline
C51	40.07	60.00	38°16'02"	Flowline
C52	15.42	1025.00	0°51'44"	Flowline
C53	768.52	1668.20	26°23'43"	Flowline
C54	27.19	1363.49	1°08'34"	Flowline
C55	19.27	525.00	2°06'10"	Flowline
C56	856.84	950.00	51°40'39"	Flowline
C58	307.07	1150.00	15°17'56"	Flowline
C70	3.69	435.00	0°29'11"	Flowline
C72	512.01	980.00	29°56'04"	Flowline
C88	139.41	475.00	16°48'59"	Flowline
C91	121.52	232.50	29°56'47"	Flowline
C93	115.09	175.00	37°40'57"	Flowline
C94	44.75	225.00	11°23'43"	Flowline
C95	86.79	275.00	18°04'59"	Flowline
C100	27.02	975.00	1°35'16"	Flowline
C108	57.50	175.00	18°49'37"	Flowline
C111	216.94	825.00	15°04'00"	Flowline
C113	39.43	785.00	2°52'41"	Flowline
C117	39.59	766.22	2°57'39"	Flowline

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L1	56.94	N 41°00'23" E
L2	262.11	N 41°00'23" E
L4	218.08	S 41°00'23" W
L5	448.00	S 41°00'23" W
L6	20.00	S 41°00'23" W
L7	60.00	S 48°59'37" E
L8	23.73	N 41°00'23" E
L9	322.72	N 41°00'23" E
L10	60.00	N 48°59'37" W
L11	20.00	S 41°00'23" W
L12	336.75	S 41°00'23" W
L13	224.80	S 41°00'23" W
L14	60.00	S 49°18'05" E
L15	102.12	N 41°00'23" E
L16	82.21	N 41°00'23" E
L17	371.90	N 41°00'23" E
L18	25.00	N 41°00'23" E
L19	20.11	N 78°54'36" W
L20	66.20	S 26°50'16" W
L21	84.50	S 74°52'00" E
L22	26.89	N 31°53'18" W
L23	27.87	N 78°54'36" W
L24	50.00	N 11°05'24" E
L25	110.31	N 79°00'44" W
L26	47.32	S 5°51'25" W
L27	41.01	S 84°08'35" E
L28	44.98	N 57°36'07" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L152	6.57	N 5°25'39" W
L153	85.00	S 84°34'21" W
L154	116.96	N 10°02'17" W
L155	203.41	S 23°10'57" W
L156	43.53	S 6°45'50" E
L157	33.76	S 54°32'52" E
L158	66.21	N 6°45'50" W
L159	204.59	N 23°10'57" E
L160	15.00	N 14°14'45" W
L162	115.00	S 10°46'21" W
L163	51.88	S 77°39'01" E
L164	179.24	S 2°27'30" E
L166	325.08	N 28°43'11" E
L167	51.88	N 77°39'01" W
L168	35.23	N 77°39'01" W
L169	35.26	N 74°29'41" W
L170	35.26	N 71°20'17" W
L171	35.23	N 68°10'57" W
L172	35.23	N 65°01'42" W
L173	35.26	N 61°52'22" W
L174	128.20	S 29°42'20" W
L176	23.97	S 31°44'28" E
L177	122.04	N 65°27'05" E
L178	15.00	S 72°44'18" E
L180	179.24	N 2°27'30" W
L181	110.00	N 32°20'57" E
L182	9.58	N 57°39'03" W

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L29	41.01	N 84°08'35" W
L30	44.79	S 5°51'25" W
L31	89.75	S 80°19'03" E
L32	42.22	N 32°17'40" W
L33	41.59	S 62°31'34" W
L34	73.95	N 79°43'07" E
L35	84.55	N 33°15'25" E
L36	28.28	N 3°59'37" W
L37	74.00	S 41°00'23" W
L38	224.00	N 48°59'37" W
L39	35.68	S 38°27'16" W
L40	110.41	S 48°41'25" E
L41	112.00	S 48°59'37" E
L42	74.00	S 41°00'23" W
L43	28.28	N 86°00'23" E
L44	144.23	N 41°00'23" E
L45	28.28	S 86°00'23" W
L46	74.00	S 48°59'37" E
L47	20.00	N 41°00'23" E
L48	54.00	N 48°59'37" W
L49	28.28	S 3°59'37" E
L50	54.00	S 48°59'37" E
L51	20.00	N 41°00'23" E
L52	74.00	N 48°59'37" W
L53	102.12	S 41°00'23" W
L54	127.33	S 49°18'05" E
L55	21.50	S 53°13'21" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L184	110.00	S 33°12'41" W
L185	131.56	N 74°15'50" W
L186	66.37	S 53°13'21" E
L187	211.52	S 60°22'39" E
L190	128.20	N 29°42'20" E
L191	115.00	N 28°42'20" E
L193	115.00	S 31°48'30" W
L194	35.23	N 56°36'53" W
L195	35.26	N 53°27'33" W
L196	35.26	N 50°18'09" W
L197	35.23	N 47°08'49" W
L198	35.23	N 43°59'34" W
L199	34.50	N 40°53'45" W
L200	30.00	N 39°43'02" W
L201	30.00	N 39°43'02" W
L202	60.00	N 39°43'02" W
L203	33.76	N 74°33'10" W
L204	41.63	S 80°09'11" W
L205	41.63	S 87°10'24" W
L206	41.63	N 85°48'23" W
L207	41.63	N 78°47'11" W
L208	41.69	N 72°53'36" W
L209	347.40	N 57°39'03" W
L210	25.00	S 41°00'23" W
L211	138.00	S 48°59'37" E
L212	35.36	N 3°59'37" W
L213	113.00	N 48°59'37" W

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L56	67.68	N 24°46'01" W
L57	113.01	N 9°22'15" W
L58	50.00	N 48°59'37" W
L59	20.00	N 48°59'37" W
L60	15.52	N 41°00'23" E
L61	112.00	N 48°59'37" W
L62	115.97	N 53°42'11" W
L63	136.08	N 36°55'59" W
L64	137.62	N 21°36'13" W
L65	109.88	S 5°51'25" W
L67	0.01	S 47°47'51" E
L68	121.27	S 49°18'05" E
L69	224.80	N 41°00'23" E
L70	85.00	N 48°59'37" W
L71	27.49	N 89°50'58" W
L73	446.79	S 44°12'14" E
L75	235.68	S 13°10'46" E
L77	11.00	N 19°42'45" E
L79	235.68	N 13°10'46" W
L81	446.79	N 44°12'14" W
L83	446.79	N 44°12'14" W
L85	146.34	N 78°54'36" W
L86	30.00	S 11°05'24" W
L87	120.75	S 78°54'36" E
L88	4.94	N 11°05'24" E
L89	117.44	S 76°42'42" E
L90	121.17	S 69°27'40" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L214	23.73	S 41°00'23" W
L215	113.00	S 48°59'37" E
L216	33.55	N 86°00'23" E
L217	136.73	N 48°59'37" W
L218	235.68	N 13°10'46" W
L219	262.11	S 41°00'23" W
L220	73.43	N 78°40'08" E
L221	70.93	S 84°21'04" E
L222	68.00	S 60°46'23" E
L223	68.99	S 41°12'31" E
L224	72.51	S 13°17'40" E
L225	74.42	S 13°10'46" E
L226	35.05	S 13°10'46" E
L227	42.67	S 13°10'46" E
L228	40.36	S 13°16'19" E
L229	39.12	S 11°11'22" E
L230	67.36	S 20°16'03" E
L231	41.84	S 51°23'31" E
L232	41.66	S 36°41'52" E
L233	41.63	S 30°13'55" E
L234	41.79	S 23°11'55" E
L235	41.79	S 16°09'07" E
L236	41.63	S 9°07'06" E
L237	41.63	S 2°05'53" E
L238	41.79	S 4°56'07" W
L239	41.79	S 11°58'55" W
L240	41.63	S 19°00'56" W

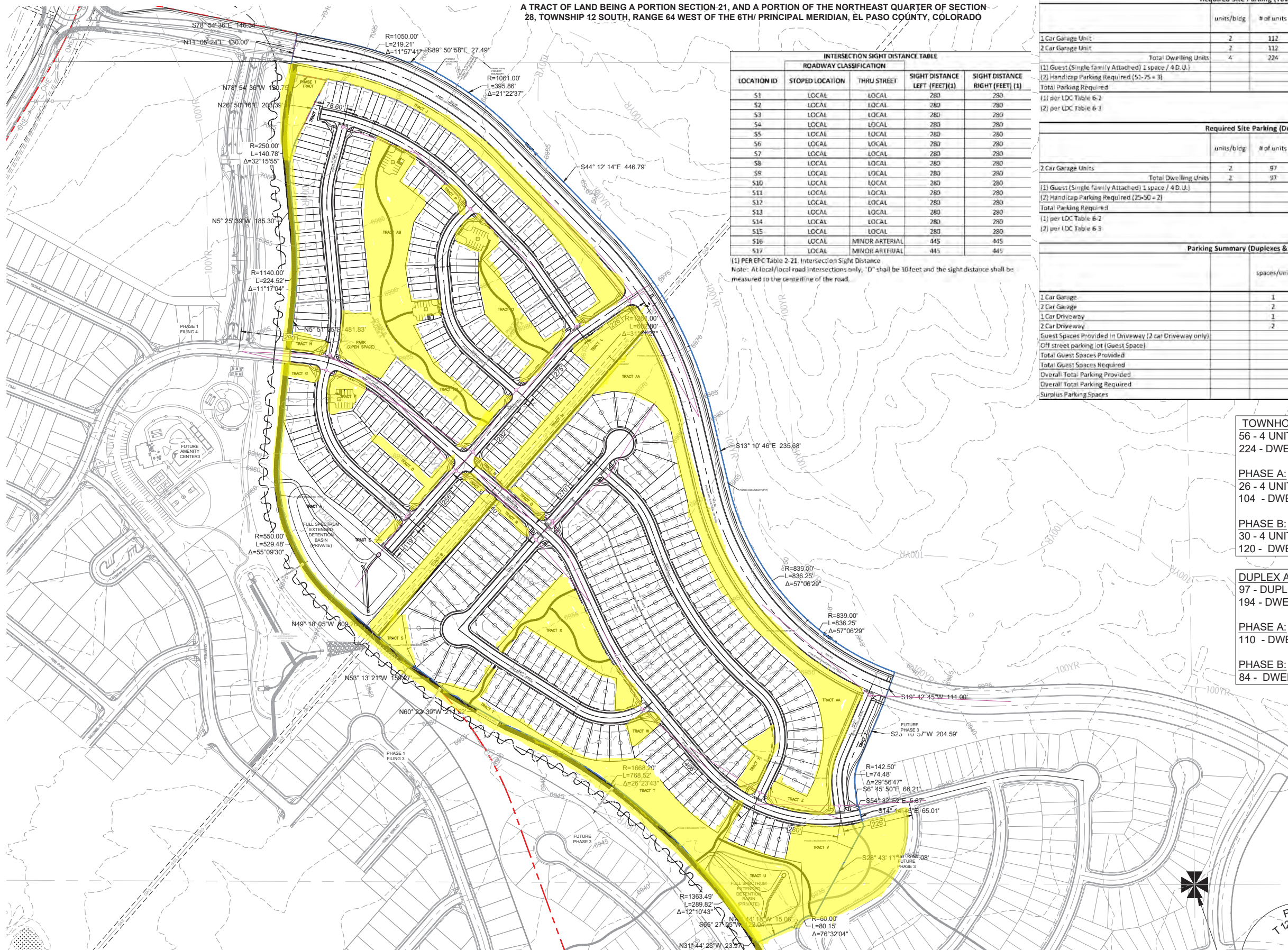
PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L91	121.17	S 61°57'02" E
L92	121.17	S 54°26'23" E
L93	119.77	S 44°38'21" E
L94	112.00	S 44°12'14" E
L95	112.11	S 46°45'36" E
L96	122.02	S 41°14'33" E
L97	113.78	S 32°11'16" E
L98	112.00	S 34°37'01" E
L99	74.00	S 55°22'59" W
L100	28.28	S 79°37'01" E
L101	119.73	N 55°22'59" E
L103	186.00	S 55°22'59" W
L104	4.32	S 41°00'23" W
L105	85.00	S 48°59'37" E
L106	218.08	N 41°00'23" E
L107	109.15	N 42°06'55" W
L108	85.00	N 45°47'46" E
L109	87.13	N 44°12'14" W
L110	43.84	N 89°12'14" W
L111	10.77	S 45°47'46" W
L113	85.00	S 65°47'08" E
L114	101.86	S 1°12'44" W
L115	103.84	S 11°56'53" E
L116	105.12	S 44°26'28" E
L117	112.00	S 48°59'37" E
L118	74.00	S 41°00'23" W
L119	28.28	N 86°00'23" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L241	35.38	S 24°53'20" W
L242	30.00	S 25°46'22" W
L243	115.00	N 64°13'38" W
L244	26.24	S 25°46'22" W
L245	56.45	S 22°00'09" E
L246	41.38	N 40°57'05" E
L247	42.16	N 6°45'50" W
L248	203.41	N 23°10'57" E
L249	108.93	S 58°39'58" W
L250	27.24	S 47°03'42" E
L251	27.24	S 51°20'18" E
L252	110.00	S 36°31'23" W
L253	22.10	S 54°48'35" E
L254	56.12	N 73°55'09" E
L255	72.85	N 25°46'22" E
L257	118.28	N 50°16'58" E
L258	5.97	N 39°43'02" W
L259	64.18	N 79°54'47" W
L261	78.96	S 13°21'25" E
L262	44.08	S 87°28'30" W
L263	7.97	S 41°00'23" W
L264	110.00	S 48°59'37" E
L265	320.64	S 41°00'23" W
L266	9.90	S 57°39'03" E
L267	110.00	N 32°20'57" E
L268	240.00	S 57°39'03" E
L269	30.00	S 57°39'03" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L120	158.92	N 41°00'23" E
L122	28.85	N 6°28'05" E
L123	72.26	S 55°22'59" W
L124	112.00	N 34°37'01" W
L125	111.51	N 34°40'35" W
L126	146.29	N 11°17'22" E
L127	73.40	N 34°59'58" E
L128	112.00	N 51°40'14" W
L129	85.00	N 33°44'27" E
L131	26.52	S 61°22'39" W
L132	72.18	S 74°52'00" E
L133	112.00	S 15°08'00" W
L134	105.48	S 6°43'14" W
L135	111.38	S 5°21'18" E
L136	230.67	S 5°25'39" E
L137	87.99	N 89°46'06" W
L139	45.96	S 27°54'36" E
L141	88.17	N 35°10'38" E
L142	342.88	S 48°59'37" E
L143	74.00	S 41°00'23" W
L144	28.28	N 86°00'23" E
L145	170.39	N 41°00'23" E
L146	28.28	N 3°59'37" W
L147	74.00	S 41°00'23" W
L148	237.26	N 48°59'37" W
L149	138.69	N 27°55'52" W
L150	92.70	N 73°29'43" E

**GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN**

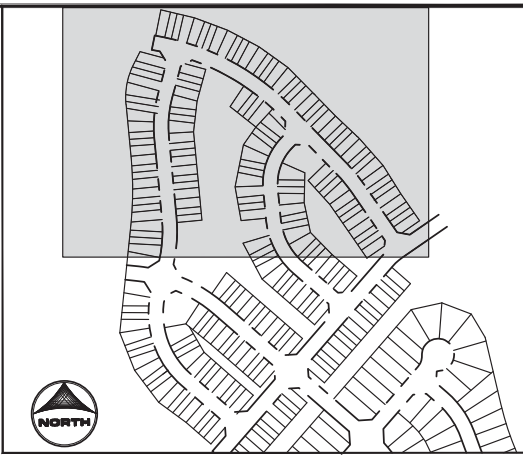
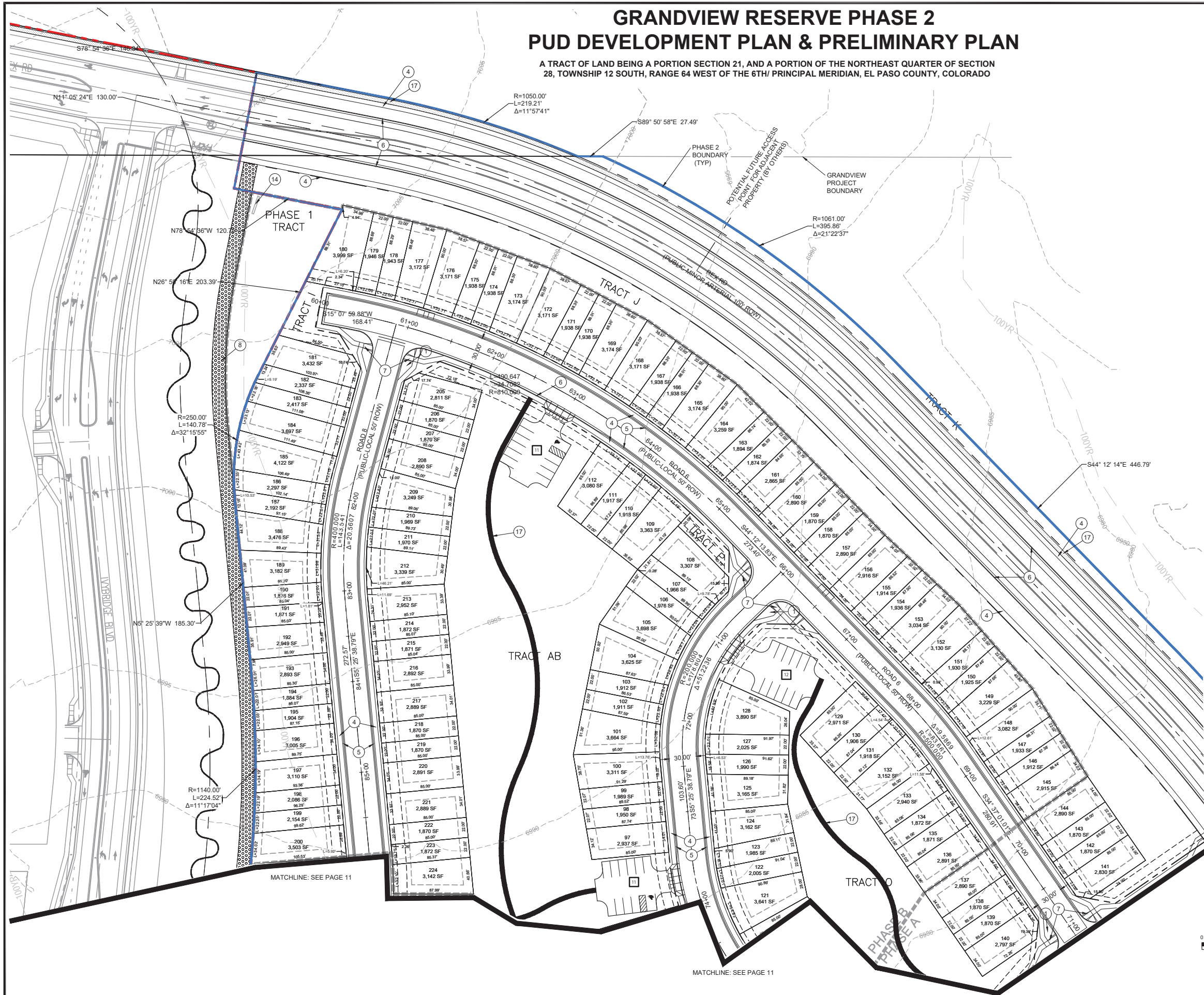
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO




























INTERSECTION SIGHT DISTANCE TABLE				
ROADWAY CLASSIFICATION			SIGHT DISTANCE LEFT (FEET)(1)	SIGHT DISTANCE RIGHT (FEET) (1)
LOCATION ID	STOPED LOCATION	THRU STREET		
51	LOCAL	LOCAL	280	280
52	LOCAL	LOCAL	280	280
53	LOCAL	LOCAL	280	280
54	LOCAL	LOCAL	280	280
55	LOCAL	LOCAL	280	280
56	LOCAL	LOCAL	280	280
57	LOCAL	LOCAL	280	280
58	LOCAL	LOCAL	280	280
59	LOCAL	LOCAL	280	280
510	LOCAL	LOCAL	280	280
511	LOCAL	LOCAL	280	280
512	LOCAL	LOCAL	280	280
513	LOCAL	LOCAL	280	280
514	LOCAL	LOCAL	280	280
515	LOCAL	LOCAL	280	280
516	LOCAL	MINOR ARTERIAL	445	445
517	LOCAL	MINOR ARTERIAL	445	445

**GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN**

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

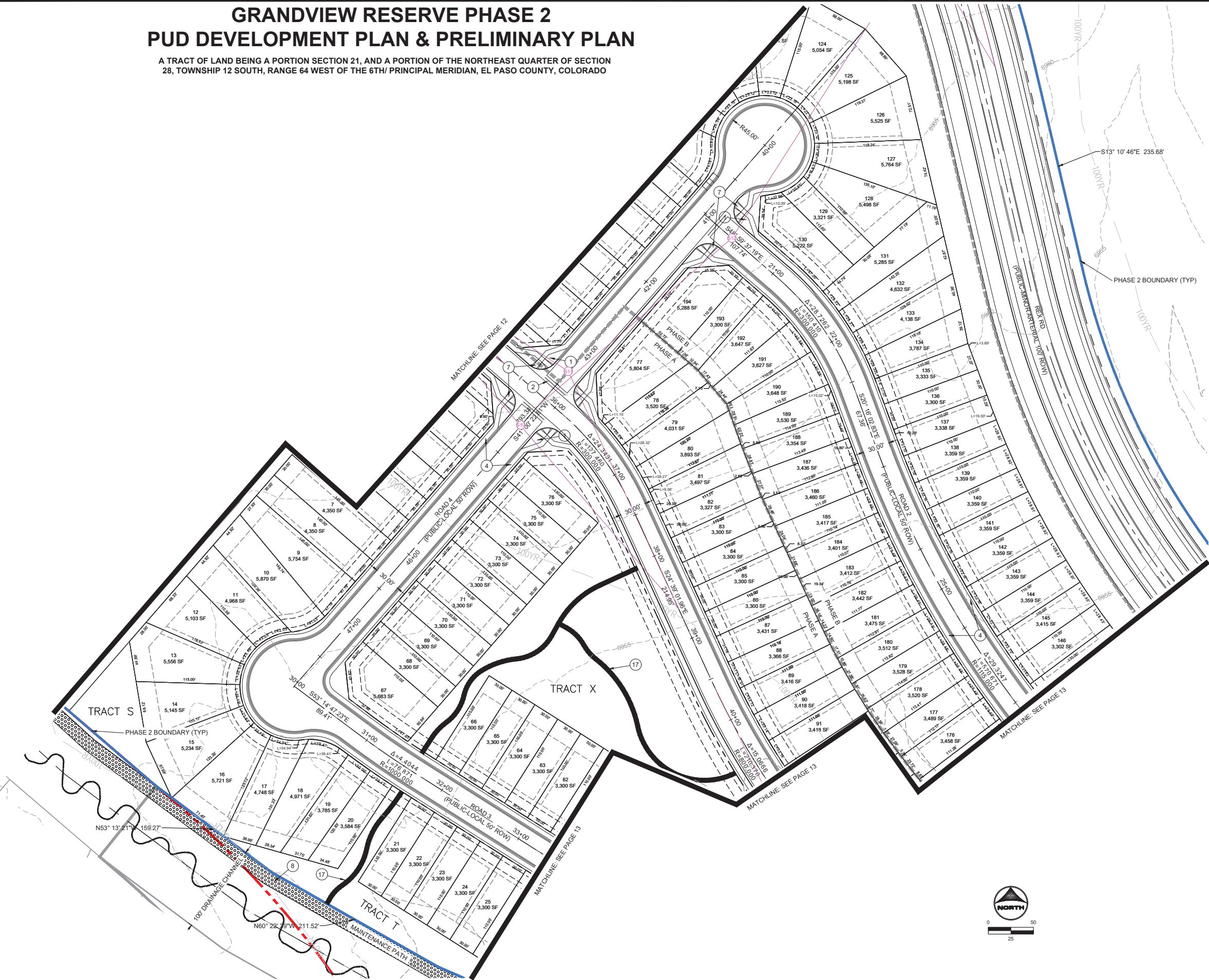


- # LINEWORK LEGEND
- | | |
|-------------------------|---|
| MATCH LINE |  |
| PR Phase 2 Boundary |  |
| EX PROPERTY LINE |  |
| PR EASEMENT LINE |  |
| EX EASEMENT LINE |  |
| PR RIGHT OF WAY |  |
| EX RIGHT OF WAY |  |
| PR LOT LINE |  |
| EX LOT LINE |  |
| EX SWALE |  |
| PR SWALE |  |
| PR ACCESS TRAIL |  |
| PR CURB & GUTTER |  |
| EX CURB & GUTTER |  |
| PR SIDEWALK |  |
| PR CONCRETE |  |
| PR RIP-RAP |  |
| PR POND RIM |  |
| PR INDEX CONTOUR |  |
| EX INDEX CONTOUR |  |
| PR INTER. CONTOUR |  |
| EX INTER. CONTOUR |  |
| NOT WITHIN SCOPE OF PUD |  |
| PR PHASE LINE |  |
| EX 100 YR FLOODPLAIN |  |

- ## SITE SCHEDULE
- | | |
|----|--|
| 1 | PR 30' R1-1 STOP SIGN W. STREET NAME SIGNS |
| 2 | PR 6' CONCRETE CROSS PAN |
| 3 | PR 8' CONCRETE CROSS PAN |
| 4 | PR 5' CONCRETE SIDEWALK |
| 5 | PR EPC TYPE C MOUNTABLE CURB & GUTTER |
| 6 | PR EPC TYPE A VERTICAL CURB & GUTTER |
| 7 | PR CONCRETE CURB RAMP |
| 8 | PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM. |
| 9 | PR CONCRETE FOREBAY (PRIVATE) |
| 10 | PR CONCRETE TRICKLE CHANNEL (PRIVATE) |
| 11 | PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP) |
| 12 | PR CONCRETE OUTLET STRUCTURE (PRIVATE) |
| 13 | PR MICRO-POOL (PRIVATE) |
| 14 | PR ENTRY SIGN (SEE LANDSCAPE PLANS) |
| 15 | PR MODULAR BLOCK WALL |
| 16 | PR CONCRETE MID-BLOCK CURB RAMP |
| 17 | PR TRAIL (WIDTH VARIES) |

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

LINEWORK LEGEND

MATCH LINE	
PR Phase 2 Boundary	
EX PROPERTY LINE	
PR EASEMENT LINE	
EX EASEMENT LINE	
PR RIGHT OF WAY	
EX RIGHT OF WAY	
PR LOT LINE	
EX LOT LINE	
EX SWALE	
PR SWALE	
PR ACCESS TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
NOT WITHIN SCOPE OF PUD	
PR PHASE LINE	
EX 100 YR FLOODPLAIN	

SITE SCHEDULE

- 1 PR 30" R11-1 STOP SIGN W. STREET NAME SIGNS
- 2 PR 6" CONCRETE CROSS PAN
- 3 PR 8" CONCRETE CROSS PAN
- 4 PR 5" CONCRETE SIDEWALK
- 5 PR EPC TYPE C MOUNTABLE CURB & GUTTER
- 6 PR EPC TYPE A VERTICAL CURB & GUTTER
- 7 PR CONCRETE CURB RAMP
- 8 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF
GRAVEL SHALL MEET MATERIAL
SPECIFICATIONS PRESENTED ON TABLE D-7 IN
THE EPC ECM.
- 9 PR CONCRETE FOREBAY (PRIVATE)
- 10 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- 11 PR EMERGENCY SPILLWAY WITH EMBANKMENT
PROTECTION (RIP-RAP)
- 12 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- 13 PR MICRO-POOL (PRIVATE)
- 14 PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- 15 PR MODULAR BLOCK WALL
- 16 PR CONCRETE MID-BLOCK CURB RAMP
- 17 PR TRAIL (WIDTH VARIES)

DRAWN BY: CBM JOB DATE: ---- BAR IS ONE INCH ON
APPROVED: KMH JOB NUMBER: 201662 OFFICIAL DRAWINGS.
0 1"
CAD DATE: 12/14/2023 IF NOT ONE INCH,
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HR GREEN - COLORADO SPRINGS
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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO



SITE PLAN- 3 OF 4

SHEET
SP

12

HUHN, KEN, 12/14/2023 5:59 PM

HR GREEN xrefs: xof-1-aich d01 P42 P1UD xv-row-662 xc-dsn-PH2 lot townhome vocals: 4-lint-Townhome 1C-channel key map kev nap2 kev nap3 Site Plan Linework Legend Site Schedule Duplex Lot Initial Duplex A Block x-will 662 xv-dsn 662 xc-dsn-662 08 Eastville Seq 3



GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION). ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.

SHRUB/TREE PLANTING NOTES:

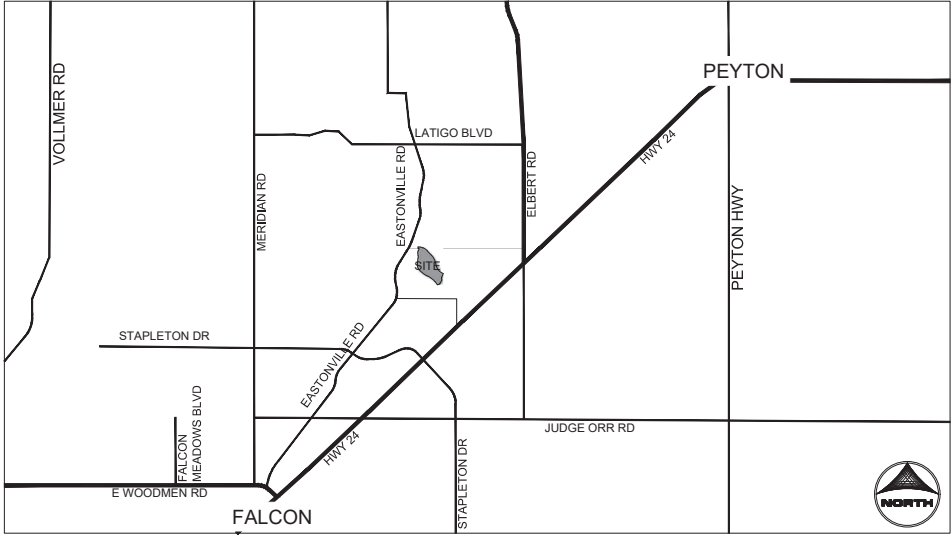
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
 - FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDD IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.

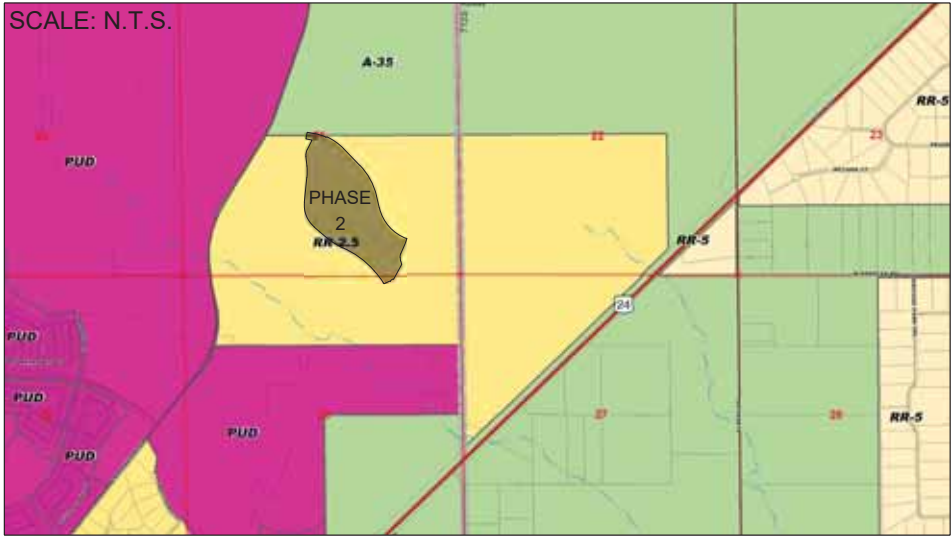
VICINITY MAP

NOT TO SCALE



ZONING MAP

SCALE: N.T.S.



SHEET INDEX:

- SHEET 14 - PRELIMINARY LANDSCAPE COVER SHEET
- SHEET 15 - PRELIMINARY LANDSCAPE NOTES
- SHEET 16 - PRELIMINARY LANDSCAPE PLAN (OVERALL)
- SHEET 17 - PRELIMINARY LANDSCAPE PLAN
- SHEET 18 - PRELIMINARY LANDSCAPE PLAN
- SHEET 19 - PRELIMINARY LANDSCAPE PLAN
- SHEET 20 - PRELIMINARY LANDSCAPE PLAN
- SHEET 21 - PRELIMINARY LANDSCAPE DETAILS
- SHEET 22 - PRELIMINARY LANDSCAPE DETAILS

SITE DATA

EXISTING ZONING: RR-2.5
PROPOSED ZONING: PUD

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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO



LANDSCAPE PRELIMINARY LANDSCAPE COVER SHEET	SHEET L.01	14
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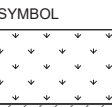

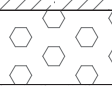

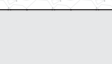

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.
	GT	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" CAL.
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" CAL.
EVERGREEN TREES			
	AC	ABIES CONCOLOR / WHITE FIR	6' HT.
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6' HT.
	PB	PINUS ARISTATA / BRISTLECONE PINE	6' HT.
	PE	PINUS EDULIS / PINYON PINE	6' HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6' HT.
ORNAMENTAL TREES			
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL.
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL.
	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL.
DECIDUOUS SHRUBS			
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5
	CP	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5
	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
	RA	RIBES ALPINUM / ALPINE CURRANT	#5
	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
EVERGREEN SHRUBS			
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5
	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5
GRASSES			
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1

DEVELOPMENT PLAN DATA




STREET NAME OR ZONE BOUNDARY	REX ROAD	ROAD 1	PARKING LOTS
LANDSCAPE SETBACK LOCATION	NORTH EAST	EAST	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO
STREET CLASSIFICATION	COLLECTOR	RESIDENTIAL	N/A
SETBACK DEPTH REQUIRED/PROVIDED	10' / 10'	10' / 10'	N/A
LINEAR FOOTAGE	2847'	686'	45 SPACES
TREE/FEET REQUIRED	1 TREE / 30'	1 TREE / 30'	1 TREE / 15 SPACES
NUMBER OF TREES REQUIRED/PROVIDED	95 / 95	23 / 23	4 / 4
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	RR	R1	PL
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%

GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.0	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	17.4	ACRES
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.1	ACRES
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	SHREDDDED MULCH SHREDDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	TBD	ACRES

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	123
	EVERGREEN TREE	TBD
	ORNAMENTAL TREE	TBD

SEEDING SPECIFICATIONS

NATIVE SEEDING	
EL PASO COUNTY ALL PURPOSE LOW GROW MIX	
25%	BUFFALOGRASS
20%	GRAMA, BLUE
29%	GRAMA, SIDEOATS
5%	GREEN NEEDLEGRASS
20%	WHEATGRASS, WESTERN
1%	DROPSEED, SAND
SEEDING RATE: 42 LBS PLS/ACRE	
DETENTION SEEDING	
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX	
20%	BLUESTEM, BIG
10%	GRAMA, BLUE
10%	GREEN NEEDLEGRASS
20%	WHEATGRASS, WESTERN
10%	GRAMA, SIDEOATS
10%	SWITCHGRASS
10%	PRAIRIE SANDREED
10%	YELLOW INDIANGRASS
SEEDING RATE: 19.3 LBS PLS/ACRE	

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GRANDVIEW RESERVE - PHASE 2

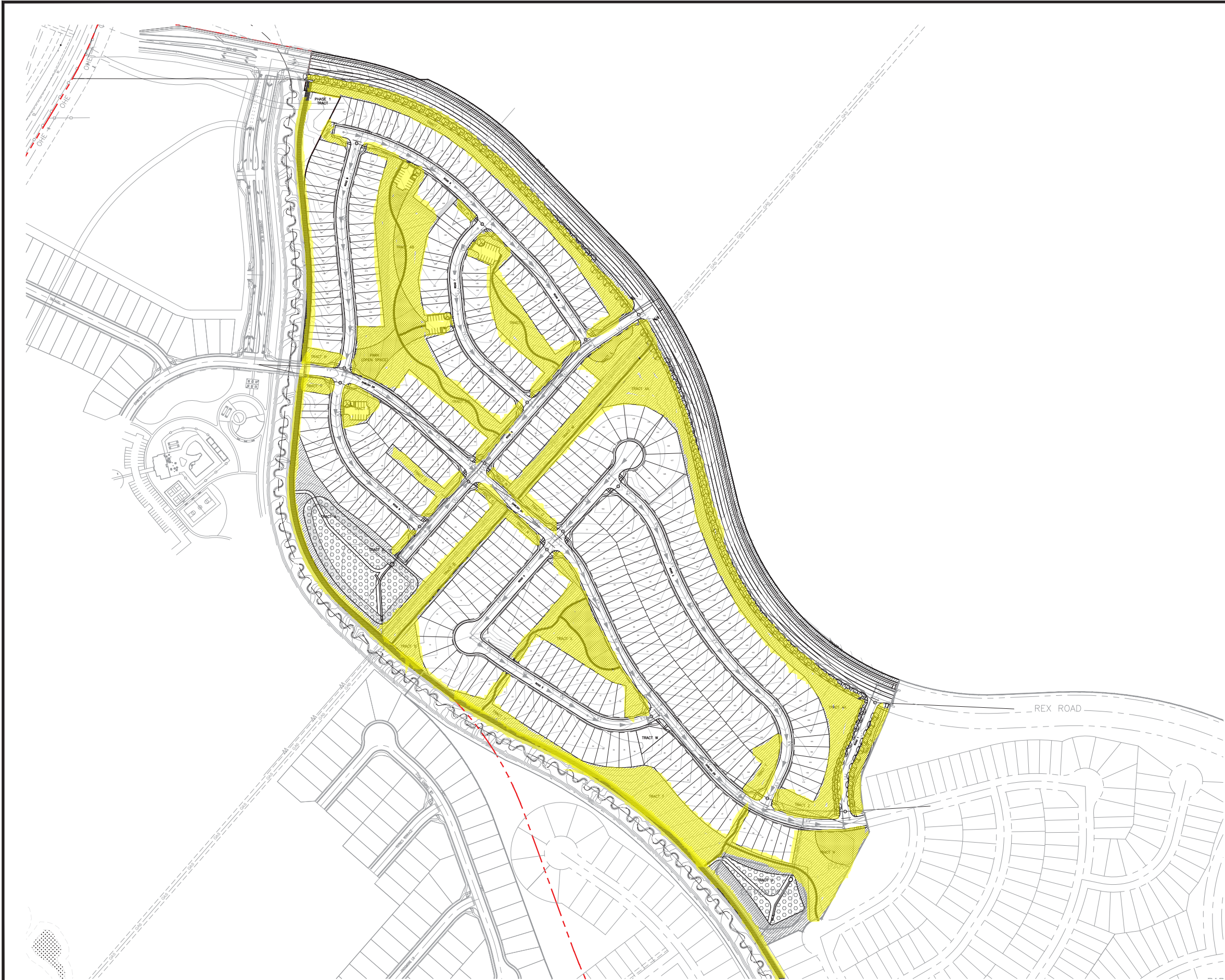
D.R. HORTON
EL PASO COUNTY, CO



LANDSCAPE
PRELIMINARY LANDSCAPE NOTES

SHEET
L.02

15



KEY MAP
SCALE: NTS


GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED: TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED: TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS, WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE




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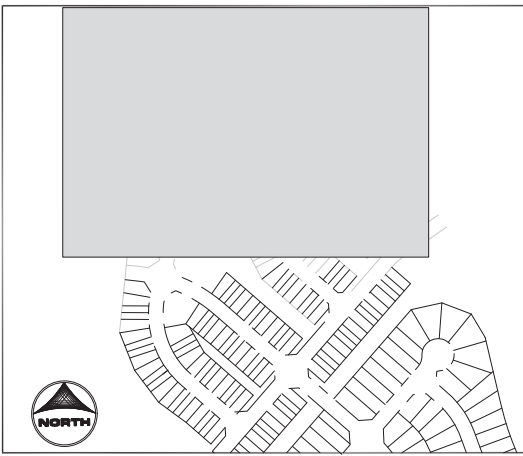
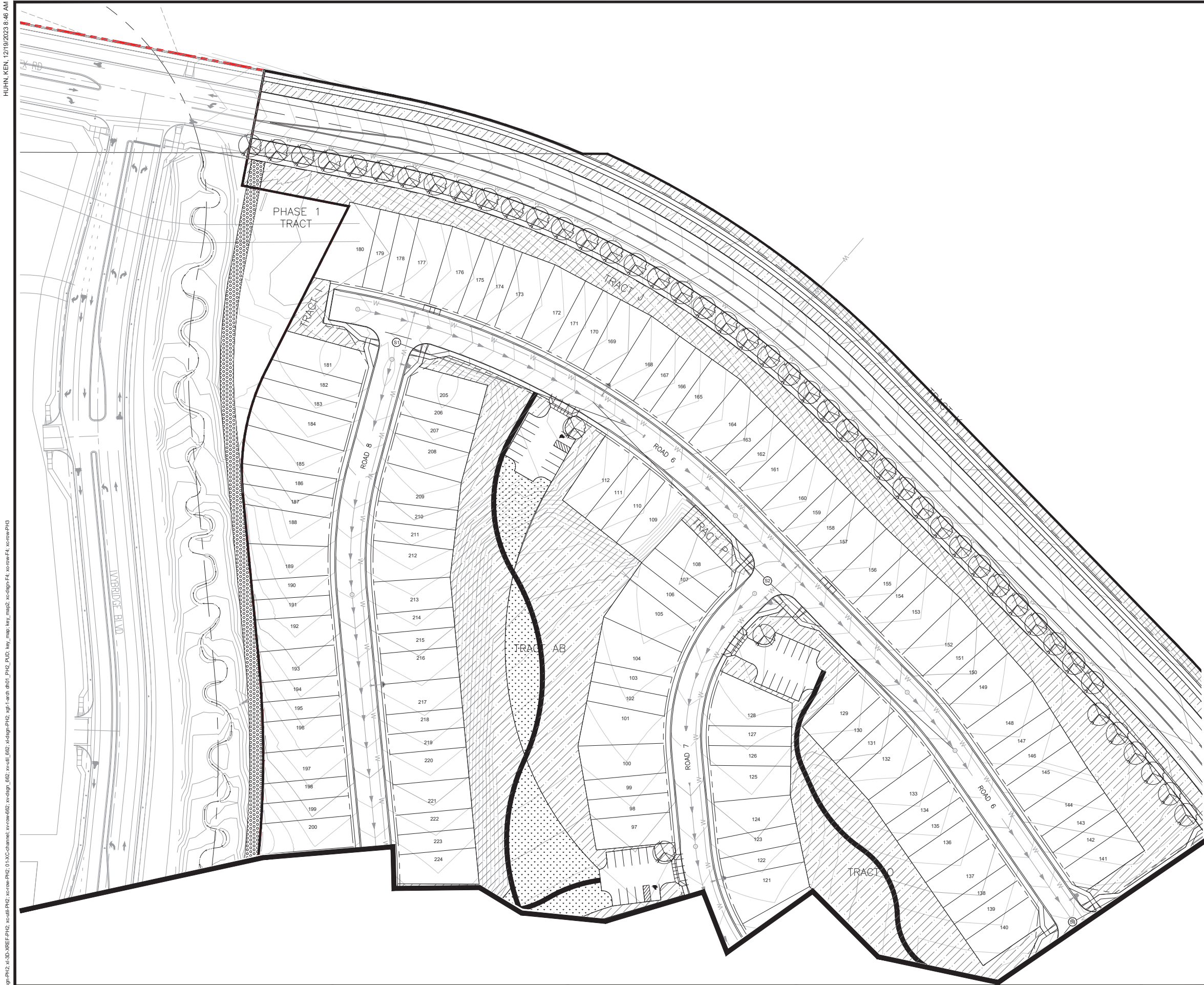
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EL PASO COUNTY, CO



LANDSCAPE
PRELIMINARY LANDSCAPE PLAN (OVERALL)

SHEET
L.03
16



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG	JOB DATE: 12/19/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JER	JOB NUMBER: 201662.202	0 1"
CAD DATE: 12/19/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2

D.R. HORTON
EL PASO COUNTY, CO

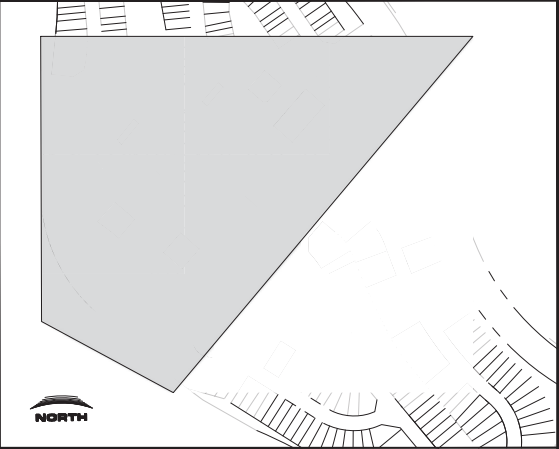
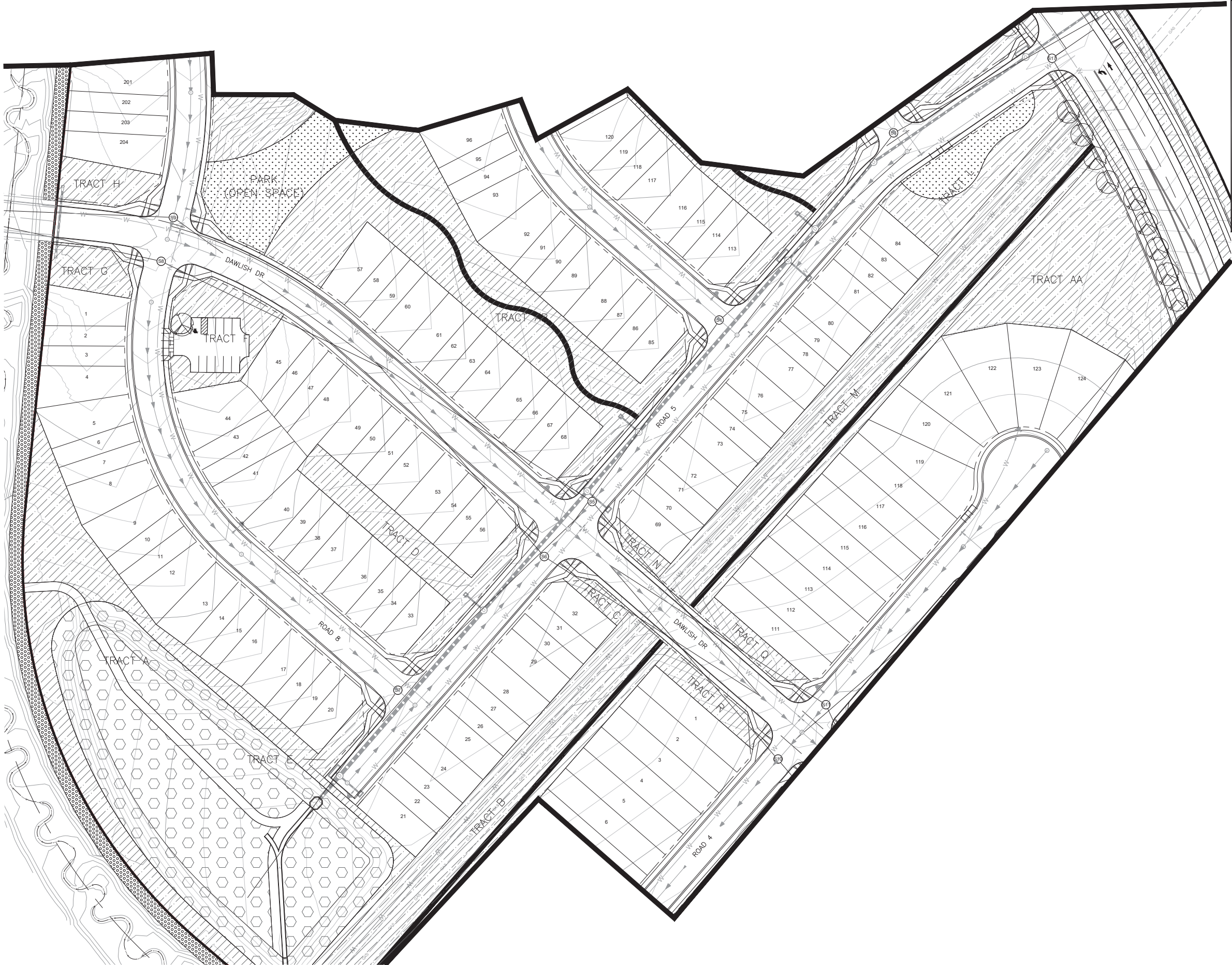
LANDSCAPE

PRELIMINARY LANDSCAPE PLAN

SHEET

L.04

17



GROUND COVER LEGEND	
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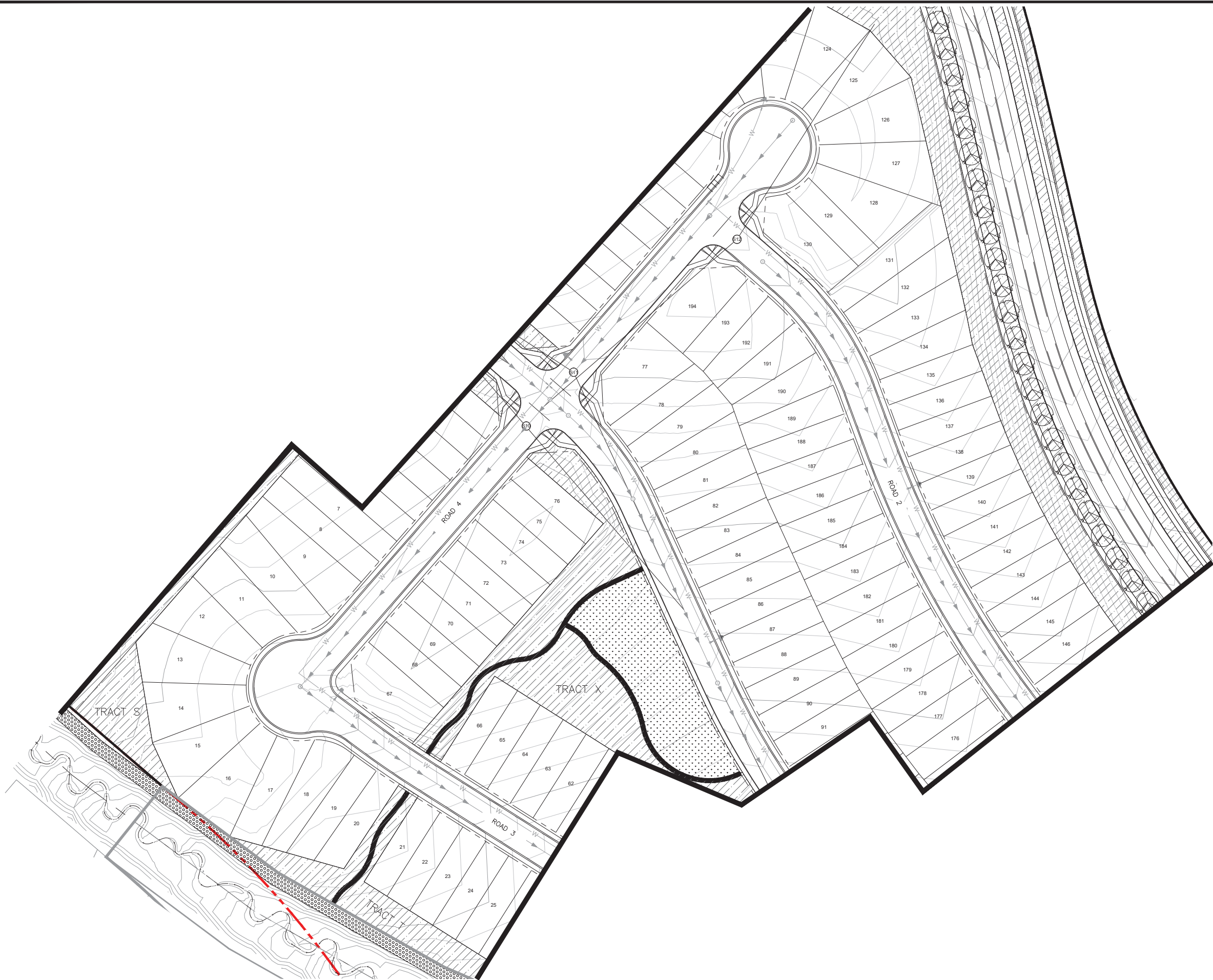
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET
L.05

18



KEY MAP
SCALE: NTS

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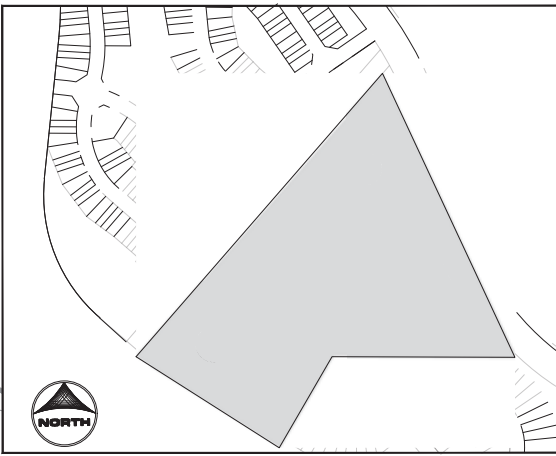
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

D-R-HORTON
America's Builder

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET
L.06
19



GROUND COVER LEGEND	
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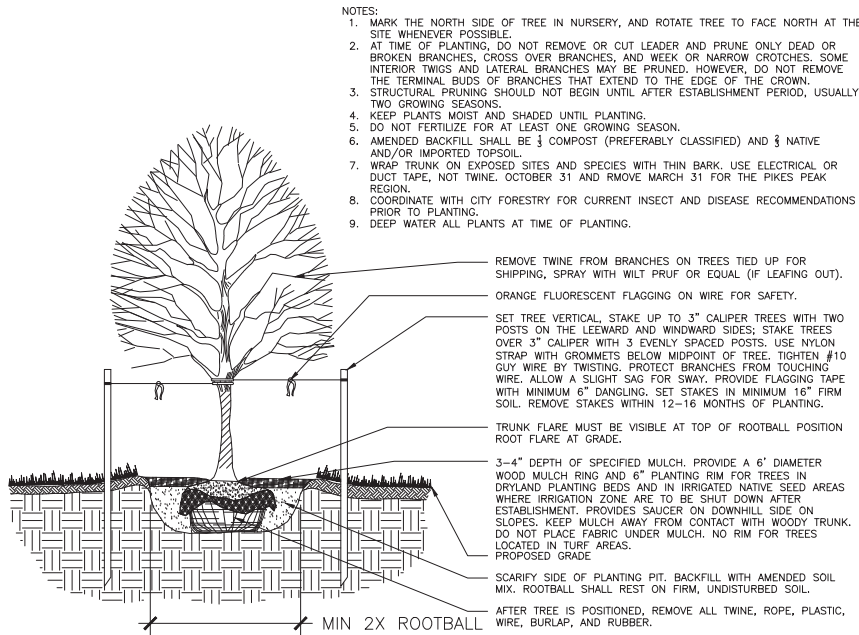
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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

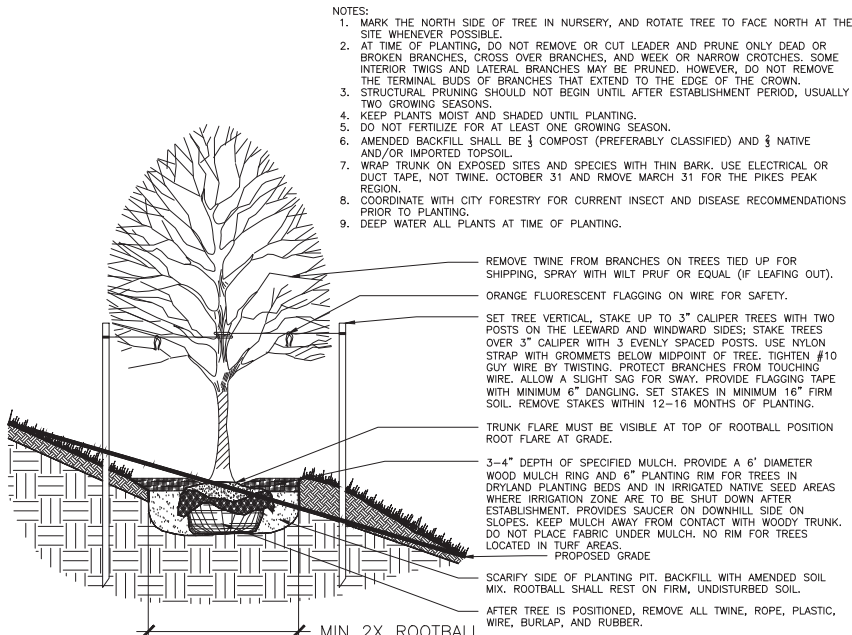
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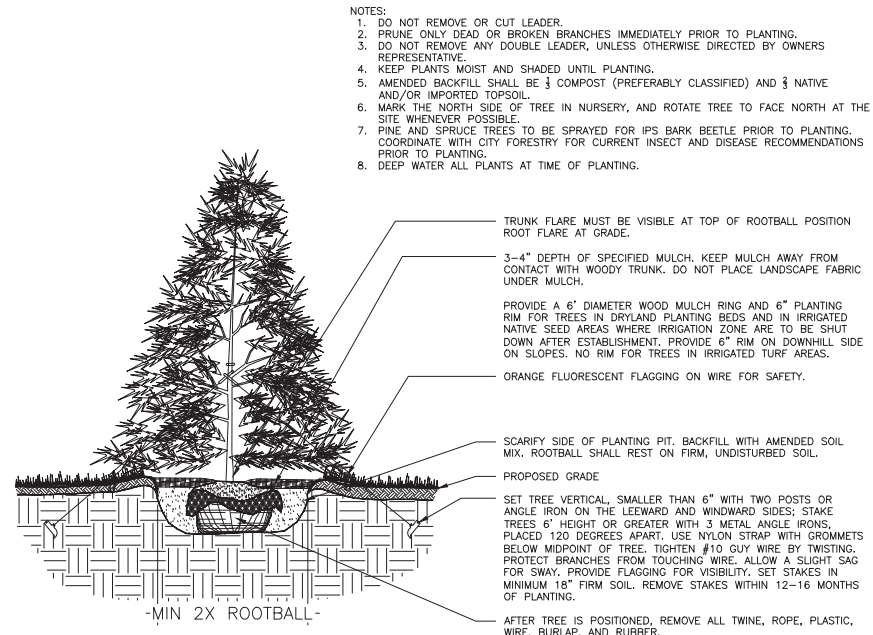
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



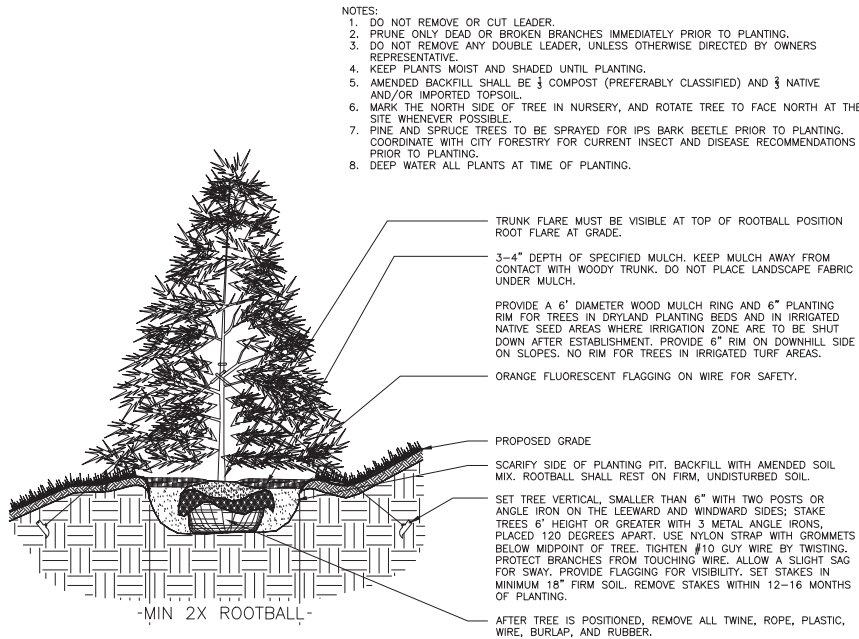
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



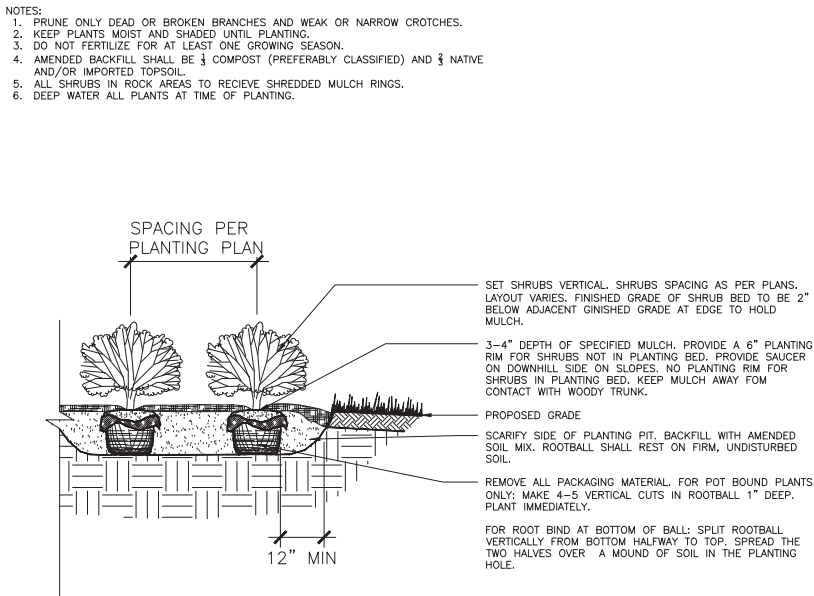
3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



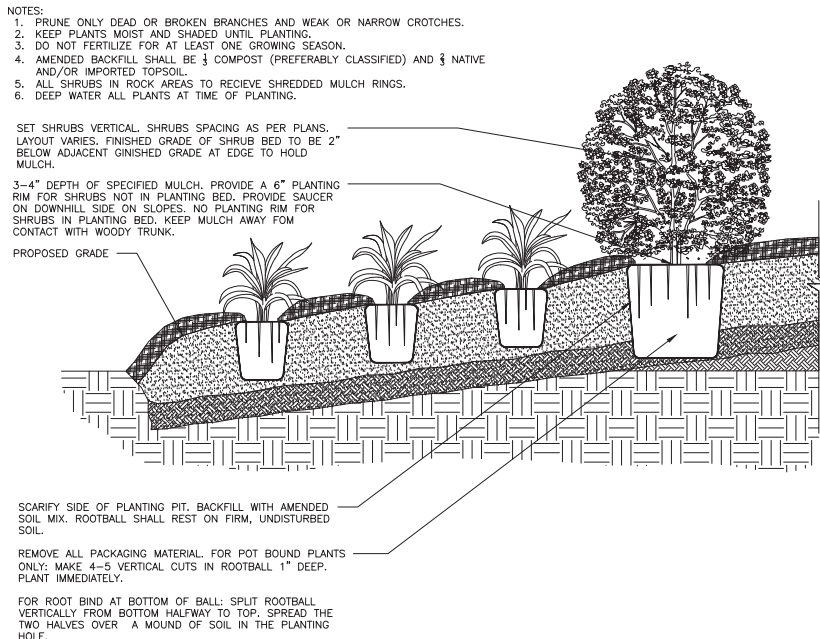
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS

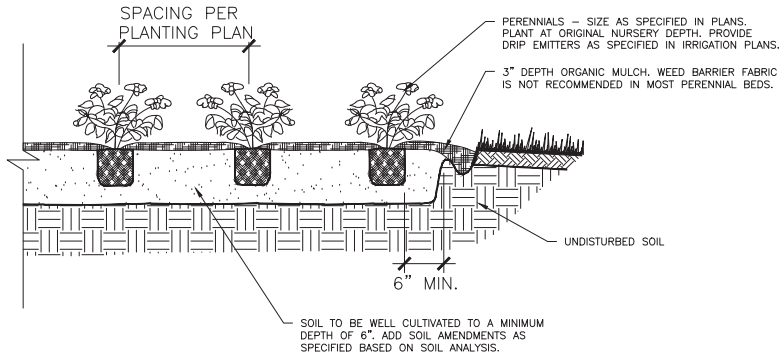
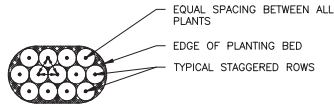


6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

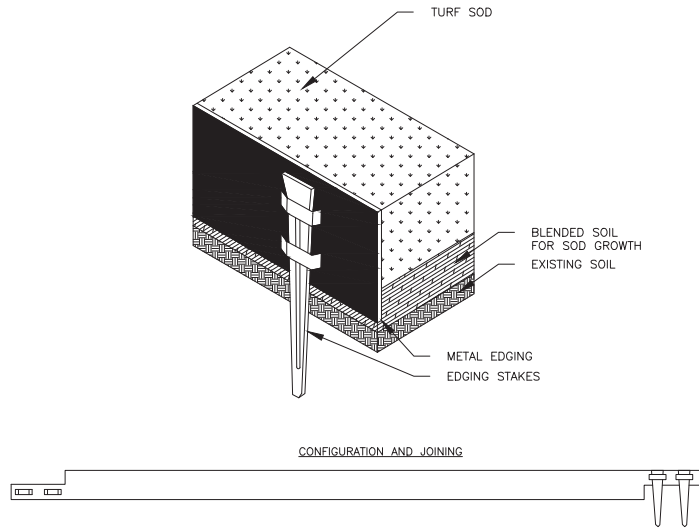
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



1 TYP. PERENNIAL PLANTING DETAIL

SCALE: NTS

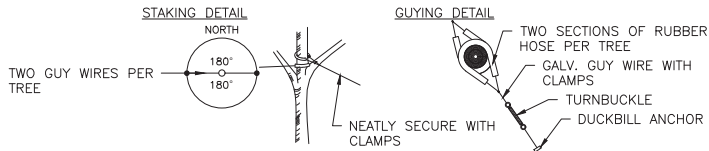


- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
 - USE BROWN COLOR ONLY.
 - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

5 TYP. METAL EDGING DETAIL

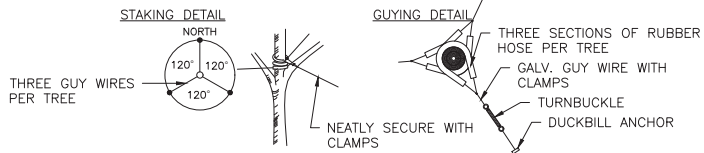
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) $\frac{1}{4}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

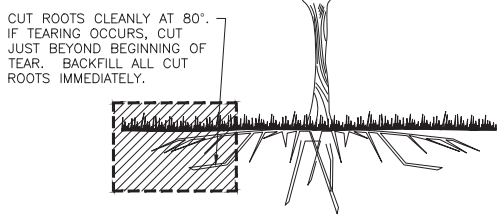
- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - SIX (6) $\frac{1}{4}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL

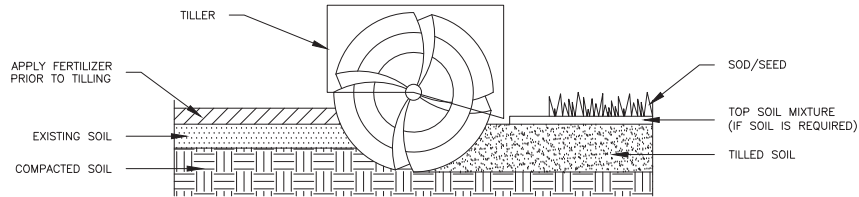
SCALE: NTS



3 TYP. ROOT PRUNING DETAIL

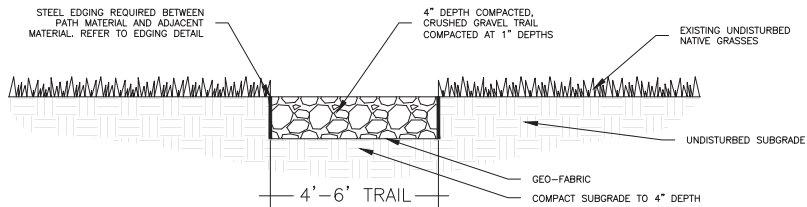
SCALE: NTS

- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 - TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



4 TYP. SOIL PREPARATION (ALL AREAS)

SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL

SCALE: NTS

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: February 14, 2024

Agenda Item Number: #6 - D

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 approval of the Sterling Ranch Filing No. 5 Final Plat, which includes 72 single-family residential lots on 11.66 acres. Currently, the property is zoned RR-5 with a concurrent rezone to the Planned Unit Development (PUD) zoning classification. The site is located east of Vollmer Road and west of Sand Creek, at the intersection of Dines Boulevard and the Sterling Ranch Road.

The 2022 El Paso County Parks Master Plans show one branch of the Sand Creek Regional Trail impacted by this project, located along the southern boundary of the project site. This western branch of the Sand Creek Trail will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and neighborhoods located to the west of the Sterling Ranch Filing No. 5.

Since the first review of the Sterling Ranch Phase II Preliminary Plan in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Sterling Ranch Road which will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located to the east of Sand Creek. As such, no trail easements are required along those sections of road for the aforementioned western branch of the Sand Creek Trail.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch Filing No. 5 falls completely within the bounds of the updated 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. The project site is located just outside and west of Sand Creek and its associated floodplains and wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

Sterling Ranch Filing No. 5 Final Plat contains 2.52 acres within five tracts dedicated to open space, a neighborhood park, connecting trails, landscaping, and utilities, comprising 21.6% of the total project area and exceeding the El Paso County Land Development Code's 10% open space requirement. According to the Sterling Ranch Filing No. 5 Final Plat Letter of Intent and as shown on the submitted Landscape Plan, a centrally located 0.79-acre public neighborhood park will occupy Tract B and will be accessible via an internal network of connected trails and sidewalks. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:










- *“The site is currently zoned RR-5 and is proposed to be rezoned as PUD. The development proposes 72 single family detached and attached on 11.66 acres for a gross density of 6.17 du/ac. This density is within the 5-8 du/ac range shown on the approved Sketch Plan. Sterling Ranch Filing No. 5 Final Plat includes 2.52 acres of open space provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system.”*
- *“Transportation & Mobility core principals and goal 4.2, “Promote walkability and bikability where multimodal transportation systems are feasible” and Community Facilities & Infrastructure and goal 5.1, “Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life,” are supported by Sterling Ranch Filing No. 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch. Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system.”*
- *“El Paso County Parks Master Plan - No regional county parks are planned to be within the immediate area. The Sand Creek Regional Trail proposed on the west side of Sand Creek is the major north-south trail connection through the Sterling Ranch development. This regional trail provides connectivity to parks and trails throughout the community, pedestrian connections at Sterling Ranch Road and Dines Boulevard will connect Sterling Ranch Filing No. 5 to the Sand Creek Regional Trail and 29-acre Community Park to the east.”*
- *“Sterling Ranch Filing No. 5 includes 2.52 acres of open space, with Tract B providing a 0.[79]-acre centralized community park for residents. Concrete pedestrian walks, with safe pedestrian crossings, provide connectivity to the park and throughout the community. This network of sidewalks will also connect externally to the nearby Sand Creek Regional Trail and the 29-acre Sterling Ranch Community Park to the east.”*

As no park land or trail easement dedications are necessary for this PUD Development Plan and Preliminary Plan, staff recommends fees in lieu of land dedication for regional and urban park purposes due upon recording of this Final Plat.

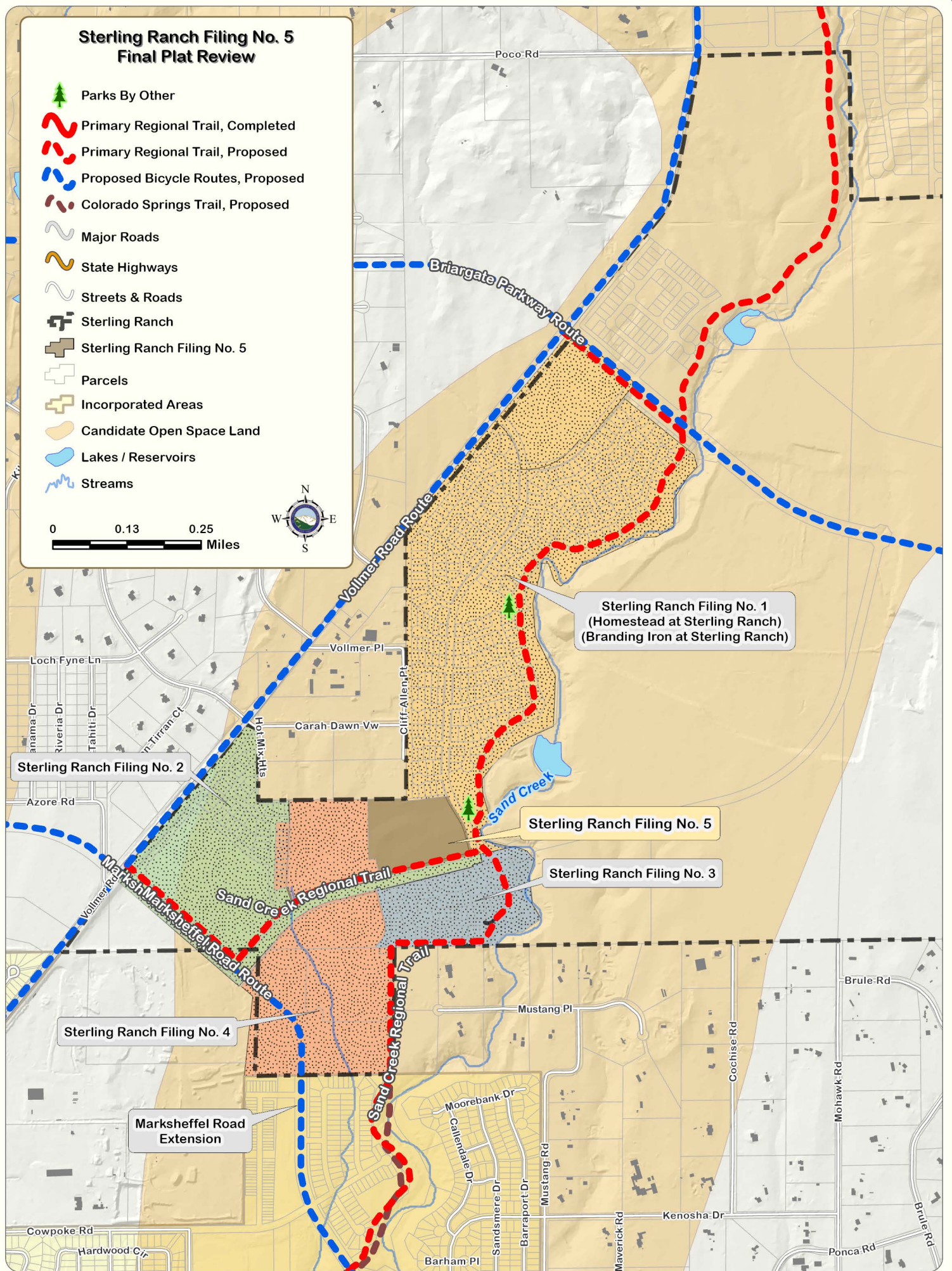
Recommended Motion: (Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$36,360 and urban park purposes in the total amount of \$21,816 due at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Sterling Ranch Filing No. 5 Final Plat Review

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Sterling Ranch
-  Sterling Ranch Filing No. 5
-  Parcels
-  Incorporated Areas
-  Candidate Open Space Land
-  Lakes / Reservoirs
-  Streams

0 0.13 0.25
Miles



Development
Application
Permit
Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 14, 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 Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-001	Total Acreage:	11.66
		Total # of Dwelling Units:	72
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.44
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 72 Dwelling Units = 1.397		Neighborhood:	0.00375 Acres x 72 Dwelling Units = 0.27
Total Regional Park Acres: 1.397		Community:	0.00625 Acres x 72 Dwelling Units = 0.45
		Total Urban Park Acres:	0.72
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 72 Dwelling Units = \$36,360		Neighborhood:	\$119 / Dwelling Unit x 72 Dwelling Units = \$8,568
Total Regional Park Fees: \$36,360		Community:	\$184 / Dwelling Unit x 72 Dwelling Units = \$13,248
		Total Urban Park Fees:	\$21,816

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 Sterling Ranch Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$36,360 and urban park purposes in the total amount of \$21,816 due at time of the recording of the forthcoming Final Plat. A 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.

Park Advisory Board Recommendation:

STERLING RANCH FILING NO. 5 FINAL PLAT

LETTER OF INTENT

DECEMBER 2023

OWNER:

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

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: 523302049

ADDRESS: DINES BLVD.

ACREAGE: 11.66 AC

CURRENT ZONING: RR-5

PROPOSED ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land, LLC. requests approval of a Final Plat for Sterling Ranch Filing No. 5 for 72 single family attached and detached lots and associated tracts. A finding of water sufficiency for quantity, quality, and dependability is to be determined with the PUD Development/Preliminary Plan and this Final Plat is to be approved administratively.

LOCATION

Sterling Ranch Filing 5 is 11.66 acres is located in the northwest corner of Sterling Ranch Road and Dines Boulevard. The property is currently vacant, undeveloped land. Directly south of the site is Sterling Ranch Filing 3. Southwest and west of the site is Sterling Ranch Filing 4. Both Sterling Ranch Filing 3 and Filing 4 are detached single family residential developments with a density range of 3-5 DU/AC. Sterling Ranch Road bounds the south side of Sterling Ranch Filing 5. Dines Boulevard runs along the east side of the development. To the north of the site is an industrial area with a trash transfer facility, zoned I-3. Appropriate buffering to this industrial area in the form of a 6-foot vinyl fence and landscaping is proposed on the PUD Development/Preliminary Plan. The I-3 zone also requires the industrial use to provide a 175' setback adjacent to residential areas.



PROJECT CONTEXT

The most recent amendment to the Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved December 19, 2022. The Sterling Ranch Filing No. 5 area is designated on the Sketch Plan

with a density range of 5-8 du/ac. A PUD Development/Preliminary Plan for the development of the property with 72 single family attached and detached lots is currently under review (PUDSP 23-002).

Sterling Ranch Filing No. 5 is currently platted as Tract B of Branding Iron Filing No. 2 as a future school site. Through discussions with the developer and School District 20, an agreement regarding a land swap and future school land dedication requirements was ratified in June 2023. The approved Sterling Ranch Sketch Plan identifies an 11.8-acre future elementary school site and a 35-acre K-8 school site as land dedications for SD20 on the east side of Sand Creeek. As part of this agreement, the former school site, Tract B of Branding Iron Filing No. 2, has been deeded to Classic SRJ Land, LLC for the Sterling Ranch Filing No. 5 development.

PROJECT DESCRIPTION

The site is currently zoned RR-5 and is proposed to be rezoned as PUD. The development proposes 72 single family detached and attached on 11.66 acres for a gross density of 6.17 du/ac. This density is within the 5-8 du/ac range shown on the approved Sketch Plan. Sterling Ranch Filing No. 5 Final Plat includes 2.52 acres of open space provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system.

Two public local roads with a 50'-0" ROW provide circulation throughout the site and access to each lot. Lots 56-58 will be accessed by a private drive with a shared access easement. The private drive will connect to the nearest public street. Hazlett Drive connects Sterling Ranch Filing 5 to Sterling Ranch Road and Manor House Way connects Sterling Ranch Filing 5 to Dines Boulevard. Attached sidewalks are provided along all urban local roads and mid-block pedestrian crossing positioned as needed.

CSU owns a gas line and easement that bisects the property. The easement will remain within Tract A and Tract C, both tracts are open spaces that will be maintained by the Sterling Ranch Metro District. A portion of the easement will encumber the right-of-way to be dedicated to the County via this Final Plat. A Subordination of Easement was granted by the City of Colorado Springs to the benefit of the County for the section of the easement within the future right-of-way on August 8, 2023 (Reception no. 223074611)

PROJECT JUSTIFICATION

The Sterling Ranch Filing No. 5 Final Plat is consistent with the Final Plat approval criteria set forth in Chapter 7.2.1.D.3.f of the LDC as follows:

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

The relevant County Plans for Sterling Ranch Filing No. 5 are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Your El Paso Master Plan

Sterling Ranch Filing No. 5 lies within a larger area identified as a Suburban Residential Placetype on the County Master Plan. The Suburban Residential Placetype consists of predominantly single-family homes with supporting, single-family attached, multifamily, neighborhood commercial, and parks. Sterling Ranch Filing No. 5 proposes 72 single family detached and attached residential units, which aligns with this placetype. This Final Plat also supports the curvilinear pattern of streets that characterizes the suburban residential placetype.

This area is located within a Priority Development Area and is designated as a “New Development Area” on the Areas of Change map. New Development Areas occur on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development. Sterling Ranch Filing No. 5 is presently an undeveloped portion of the County that is adjacent to a built-out area and will be developed to match the character of that adjacent development.

The Final Plat is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “Ensure compatibility with established character and infrastructure capacity” and goal 1.3, “Encourage a range of development types to support a variety of land uses.” Sterling Ranch Filing No. 5 supports a diversity of single-family housing choices in the localized area while preserving single family characteristics of the adjacent developments in Sterling Ranch Filing No. 3 and Sterling Ranch Filing No. 4.

Sterling Ranch Filing No. 5 is also consistent with Core Principle 2, Housing & Communities, which seeks to “Preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.” The Sterling Ranch Filing No. 5 Final Plat proposes a mix of smaller detached and attached single family lots that are complimentary to the proposed single family residential uses within Sterling Ranch. The character of this development is similar to the immediately adjacent Sterling Ranch Filings 3 and 4 and with its higher density will provide a transition from the I-3 to the northwest, Sterling Ranch Road and Dines Boulevard.

Transportation & Mobility core principals and goal 4.2, “Promote walkability and bikability where multimodal transportation systems are feasible” and Community Facilities & Infrastructure and goal 5.1, “Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life,” are supported by Sterling Ranch Filing No. 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch.

Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system.

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

Sterling Ranch Filing No. 5 will be centrally serviced by FAWWA which will become the overall service entity for the Sterling Ranch Metropolitan District. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This is consistent with the historic needs of nearby developments. Sterling Ranch Filing No. 5 Final Plat includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93 acres of irrigated landscaping. The resulting water demand is 24.26 acre-feet. A request for a finding of water sufficiency was requested and issued with the PUD Development/Preliminary Plan.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Improvements map identified the most proximate roadway improvement to the site is the county road capacity improvements to Vollmer Rd between Marksheffel Rd and Stapleton Drive. There will be rural county road upgrades to Vollmer Rd north of the site. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected to be a minor collector by 2040.

EL PASO COUNTY PARKS MASTER PLAN

No regional county parks are planned to be within the immediate area. The Sand Creek Regional Trail proposed on the west side of Sand Creek is the major north-south trail connection through the Sterling Ranch development. This regional trail provides connectivity to parks and trails throughout the community, pedestrian connections at Sterling Ranch Road and Dines Boulevard will connect Sterling Ranch Filing No. 5 to the Sand Creek Regional Trail and 29-acre Community Park to the east.

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

A PUD Development/Preliminary Plan for Sterling Ranch Filing No. 5 is currently under review (PUDSP 23-002). The Final Plat is in conformance with the submitted Preliminary Plan.

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

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from an Engineering Criteria Manual standard.

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;

This development will be served by Falcon Area Water and Wastewater Authority (FAWWA), which is the overall service entity for Sterling Ranch and other adjacent properties. A water commitment letter from FAWWA is included with this submittal. A Water Resources Report was included in the PUD Development/Preliminary Plan submittal. Sterling Ranch Filing No. 5 Final Plat includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93AC of irrigated landscaping. The resulting water demand is 24.26 acre-feet. This leaves a net excess of currently available water of 1028.4AF over 300 years and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Filing No. 5 on the 300-year basis. A request for a finding of water sufficiency was requested and issued with the Preliminary Plan and it is requested that this Final Plat be 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;

Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). Sufficient supply is available as demonstrated by the water and sewer service commitment letter. A Wastewater Report was included in the PUD Development/Preliminary Plan submittal. The wastewater commitment is for 12,384 gal/day on an average daily- maximum monthly basis. The projected loading represents roughly 1.265% of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Sterling Ranch Filing No. 5. Including all subdivisions submitted before March 31, 2023, the current committed capacity is for 2722 SFE which is 46.538% of FAWWA contractual treatment capacity.

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

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed development and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include, artificial

fill, expansive soils, subsidence area, slope stability and landslide hazard, debris fans, groundwater and floodplain areas, potentially seasonal shallow groundwater, faults, dipping bedrock, shallow bedrock, and radio activity. In areas where shallow groundwater has been detected (Lots 7-17), CGS recommends that groundwater monitoring/observation be conducted to verify floor levels are at least 3' above maximum anticipated groundwater levels and determine feasibility of basements and if perimeter drains will be required if basements are proposed.

Finished floor levels must be a minimum of one floor above the floodplain level. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Additionally, where shallow groundwater is encountered, under slab drains or interceptor drains may be necessary. Where basements are considered, interceptor and under slab drains may be necessary. Additional investigation, after grading is completed, is recommended to provide final foundation and subsurface drain recommendations.

7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

These matters are addressed in the Final Drainage Report prepared by JR Engineering. Proposed Sterling Ranch Filing No. 5 drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the offsite drainage-ways or surrounding development. The existing pond W-5 is to release at equal to or less than historic runoff. The site is consistent with the Sterling Ranch Filing No. 2 Drainage Report.

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;

All lots will be accessible by new public streets. 3 lots will be accessed by a private drive with a shared access easement. The private drive will connect to the nearest public street.

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

Water and sanitary service is to be provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and electric is provided by MVEA. Will serve letters have been included with this submittal. The site lies within the Black Forest Fire Protection District for fire protection.

Sterling Ranch Filing No. 5 includes 2.52 acres of open space, with Tract B providing a 0.80-acre centralized community park for residents. Concrete pedestrian walks, with safe pedestrian crossings, provide connectivity to the park and throughout the community. This network of sidewalks will also connect externally to the nearby Sand Creek Regional Trail and the 29-acre Sterling Ranch Community Park to the east.

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

The site lies within the Black Forest Fire Protection District. A fire protection report has been included with this submittal which demonstrates compliance with Chapter 6.2.2. of the Land Development Code and the relevant provisions of the International Fire Code. A fire exhibit showing fire hydrant locations and 150' hose lay has been included with this submittal.

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

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entire Sterling Ranch Development in March 2023. An updated Traffic Memo has been prepared in support of Sterling Ranch Filing No. 5, which incorporates subsequent analysis related to traffic estimates generated by all traffic studies within Sterling Ranch and in the vicinity of the area of study within the past five years. The TIS includes a list of improvements needed either prior to or with Sterling Ranch Filing 5. Reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

An SIA is included with the Final Plat submittal.

13. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION (C.R.S. 34-1-30291), ET. SEQ.)

There are no known commercial mining operations or deposits on this site.

STERLING RANCH FILING NO. 5
BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS.

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

LEGAL DESCRIPTION.

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,
COUNTY OF EL PASO, STATE OF COLORADO.
CONTAINING A CALCULATED AREA OF 508,058 SQUARE FEET OR 11.6634 ACRES.

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER, CLASSIC SRJ LAND, LLC HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 5, EL PASO COUNTY, COLORADO.
ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF CLASSIC SRJ LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF CLASSIC SRJ LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS.

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

BY: _____
PRESIDENT

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

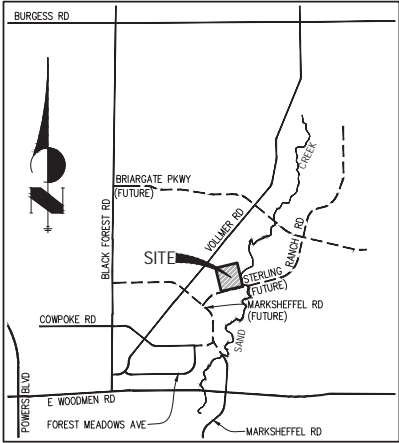
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

AS _____,

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

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

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "STERLING RANCH FILING NO. 5" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEES:

SAND CREEK DRAINAGE FEE: _____
BRIDGE FEE: _____
ACADEMY SCHOOL DISTRICT #20 FEE: _____
PARK FEE: _____
REGIONAL PARK FEE: _____
URBAN PARK FEE: _____

SUMMARY:

72 LOTS	6.2128 ACRES	53.27%
4 TRACTS	2.5223 ACRES	21.62%
RIGHTS-OF-WAY	2.9283 ACRES	25.11%
TOTAL	11.6634 ACRES	100.00%

JOB NO. 25188.16
NOVEMBER 17, 2023
SHEET 1 OF 4



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PCD FILE NO. _____

STERLING RANCH FILING NO. 5
BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORDS, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SC55107751-3, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF MARCH 23, 2023 AT 5:00 P.M.
3. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
4. SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDES RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
5. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
6. NATURAL GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
7. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD SITE PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
10. 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.
11. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATION PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
15. 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 CHAIR 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 CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
16. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE COLORADO SPRINGS MUNICIPAL AIRPORT, RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
- B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
- C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
17. 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 PUSUANT TO CRS 18-4-508.
18. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
19. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
21. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
22. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.

23. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. _____), 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 HE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220059741, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 5 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
24. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURE AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING IN FILE PUD SP 23-2 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- POTENTIALLY UNSTABLE SLOPES: LOTS 7-17
25. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED IMPROVEMENTS RELATED TO MARKSHEFFEL ROAD SEGMENT M2, INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL SUCH IMPROVEMENTS HAVE BEEN PLACE ON FILE WITH THE CITY OF COLORADO SPRINGS.
26. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
27. THE COLORADO SPRINGS UTILITIES 20 FOOT PERMANENT GAS MAIN EASEMENT, RECEPTION NO. 220134022, HAS BEEN AMENDED BY A SUBORDINATION OF EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. 223074611 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
A	49,148	1.1283	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
B	34,318	0.7878	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
C	22,944	0.5267	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
D	3,461	0.0794	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES	SRMD#3	SRMD#3
TOTAL	109,871	2.5223			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°19'20"W	32.75'
L2	S00°07'25"E	16.91'
L3	N11°57'59"W	27.39'
L4	S11°57'59"E	25.41'
L5	N53°08'44"W	39.26'
L6	S31°28'51"W	37.80'
L7	S31°28'51"W	18.92'
L8	N74°35'14"W	38.34'
L9	S15°56'45"W	35.01'
L10	S44°17'25"W	36.77'
L11	S45°42'35"E	36.77'
L13	S32°20'37"W	37.42'
L14	S51°54'39"E	12.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°17'05"	300.00'	17.20'
C2	3°32'19"	325.00'	20.07'
C3	6°34'55"	325.00'	37.34'
C4	2°39'24"	325.00'	15.07'
C5	3°55'31"	325.00'	22.27'
C6	6°34'55"	300.00'	34.46'
C7	6°34'55"	275.00'	31.59'
C8	8°38'19"	60.00'	9.05'
C9	2°14'14"	60.00'	2.34'
C10	6°24'05"	60.00'	6.70'
C11	34°39'20"	60.00'	36.29'
C12	46°53'13"	60.00'	49.10'
C13	35°55'19"	60.00'	37.62'
C14	13°07'18"	60.00'	13.74'
C15	8°38'19"	60.00'	9.05'
C16	3°40'20"	195.00'	12.50'
C17	5°15'10"	245.00'	22.46'
C18	9°49'20"	245.00'	42.00'
C19	9°49'20"	245.00'	42.00'
C20	0°07'22"	245.00'	0.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	0°07'22"	325.00'	0.70'
C22	1°44'38"	405.57'	12.34'
C23	8°21'02"	405.57'	59.11'
C24	1°20'30"	595.00'	13.93'
C25	2°18'49"	355.57'	14.36'
C26	7°51'09"	275.00'	37.69'
C27	12°58'05"	300.00'	67.90'
C28	8°38'24"	325.00'	49.01'
C29	2°21'00"	325.00'	13.33'
C30	23°33'23"	60.00'	24.67'
C31	5°05'42"	60.00'	5.34'
C32	30°43'29"	60.00'	32.17'
C33	27°34'14"	60.00'	28.87'
C34	23°33'23"	60.00'	24.67'
C35	11°51'55"	60.00'	12.43'
C36	11°41'29"	60.00'	12.24'
C37	2°20'19"	55.00'	2.24'
C38	72°53'43"	30.00'	38.17'
C39	28°26'04"	30.00'	14.89'
C40	44°27'39"	30.00'	23.28'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	S17°45'07"W
RB2	S57°29'48"W
RB3	N86°34'54"W
RB4	N83°30'05"W
RB5	N39°41'41"W
RB6	S11°26'26"E
RB7	N09°45'09"W

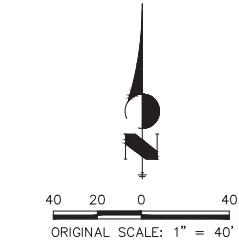
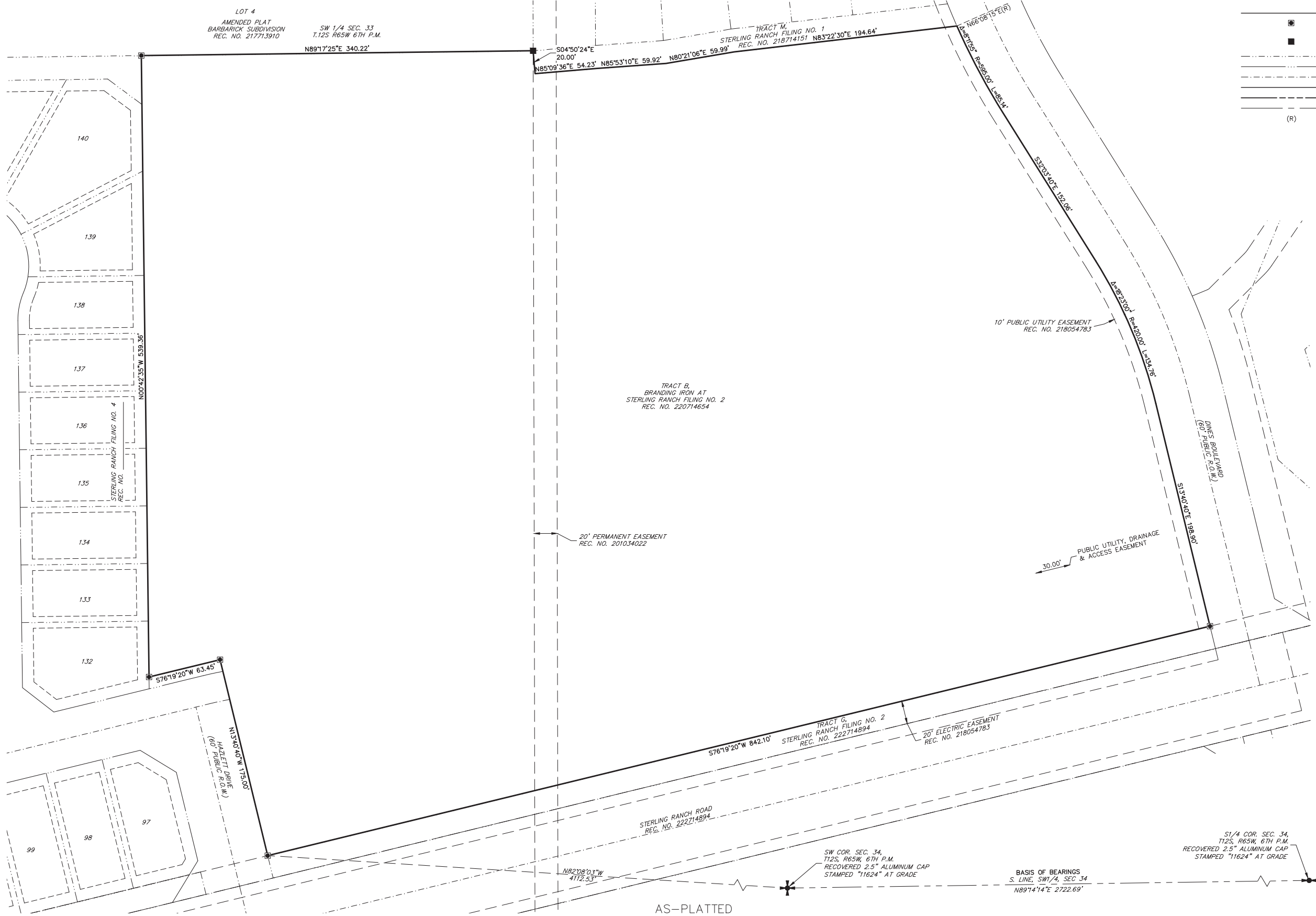
JOB NO. 25188.16
NOVEMBER 17, 2023
SHEET 2 OF 4



STERLING RANCH FILING NO. 5
BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

	RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
	RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 34977 MATRIX"
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTERLINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	RADIAL BEARING



JOB NO. 25188.16
NOVEMBER 17, 2023
SHEET 3 OF 4



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Fort Collins 970-491-9888 • www.jrengineering.com

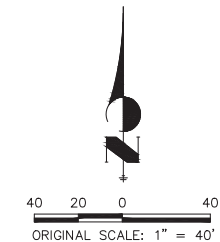
STERLING RANCH FILING NO. 5

BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 34977 MATRIX"
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- (R) RADIAL BEARING
- (XXXX) PROPOSED ADDRESS



JOB NO. 25188.16
NOVEMBER 17, 2023
SHEET 4 OF 4



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AS-REPLATTED

STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN

PHOSPHORUS (P2O5)

POTASSIUM (K2O)

SULFUR (SO4-S)

LIME

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

OR-

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES						
	10	Acer grandidentatum `Schmidt` TM / Rocky Mountain Glow Maple	30'	30'	1.5" Cal.	B&B
	2	Acer platanoides `Cleveland` / Cleveland Norway Maple	50'	30'	1.5" Cal.	B&B
	1	Gleditsia triacanthos inermis `Northern Acclaim` TM / Northern Acclaim Honeylocust	50'	40'	1.5" Cal.	B&B
	2	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	60'	50'	1.5" Cal.	B&B
	13	Prunus x virginiana `P0025` TM / Sucker Punch Red Chokecherry	25'	20'	1.5" Cal.	B&B
EVERGREEN TREES						
	4	Juniperus scopulorum / Rocky Mountain Juniper	20'	12'	6' HT	B&B
	2	Juniperus scopulorum `Moonglow` / Moonglow Juniper	20'	8'	6' HT	B&B
	7	Picea pungens glauca `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6' HT	B&B
	4	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
	24	Pinus mugo rostrata / Upright Mugo Pine	18'	10'	6' HT	B&B
	24	Pinus nigra / Austrian Pine	50'	30'	6' HT	B&B
ORNAMENTAL TREES						
	24	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B
	1	Prunus tomentosa / Nanking Cherry	15'	10'	1.5" Cal.	B&B
	7	Syringa reticulata / Japanese Tree Lilac	25'	20'	1.5" Cal.	B&B
SHRUBS						
	9	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT
	15	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	4'	4'	5 GAL	CONT
	8	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	122	Cornus sericea `Kelseyi` / Kelseyi Dogwood	2.5'	2.5'	5 GAL.	CONT
	3	Juniperus virginiana `Globosa` / Globe Eastern Redcedar	3'	8'	5 GAL	CONT
	8	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8'	8'	5 GAL	CONT
	28	Pinus mugo `Big Tuna` / Mountain Pine	5'	6'	5 GAL.	CONT
	45	Pinus mugo `Compacta` / Dwarf Mugo Pine	3'	3'	5 GAL.	CONT
	20	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT
DECIDUOUS SHRUBS						
	10	Forestiera neomexicana / New Mexico Privet	12'	12'	5 GAL	CONT
GRASSES						
	193	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT
	69	Chasmanthium latifolium `Little Tickler` / Little Tickler Northern Sea Oats	2'	2'	1 GAL	CONT

GROUND COVER LEGEND

	NATIVE GRASS Upland Native Seed Mix	39,466 sf
	ROCK MULCH 3/4" Cimarron Granite	21,368 sf
	COBBLE 2-4" Cripple Creek Gold Ore	24,103 sf
	TALL FESCUE SOD	18,869 sf



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH FILING 5

PUD Preliminary Plan

PROJECT INFO
DATE: 08/25/23
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS

PUD PRELIMINARY PLAN LANDSCAPE NOTES

6

6

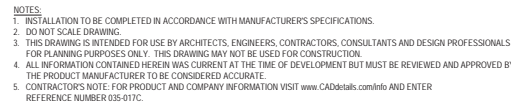
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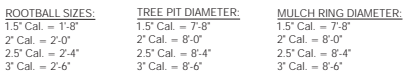
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PUD PRELIMINARY PLAN
A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

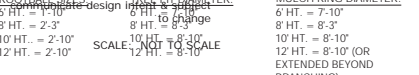
CERTAINTEED CORPORATION FENCE,
DECK & RAIL DIVISION
231 SHIP CANAL PARKWAY
BUFFALO, NY 14218
TOLL FREE: 1-800-333-0569
PHONE: (716) 823-3023
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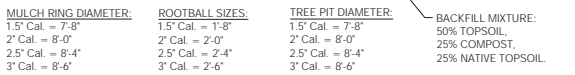
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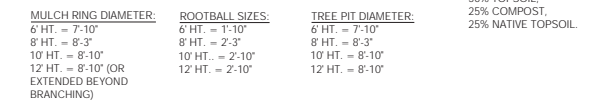
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329343-02



329343-05



329343-06

3294-08



8 6' CONCRETE SLAT WALL

STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH FILING 5

PUD Preliminary Plan

DATE: 08/25/23
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

DATE: 12/04/2023
BY: BP
DESCRIPTION: PER COUNTY REVIEW COMMENTS

FINAL LANDSCAPE PLAN

8

8 OF 9

PUDSP232

SHEET NUMBER

PLAN FILE #

STAMP

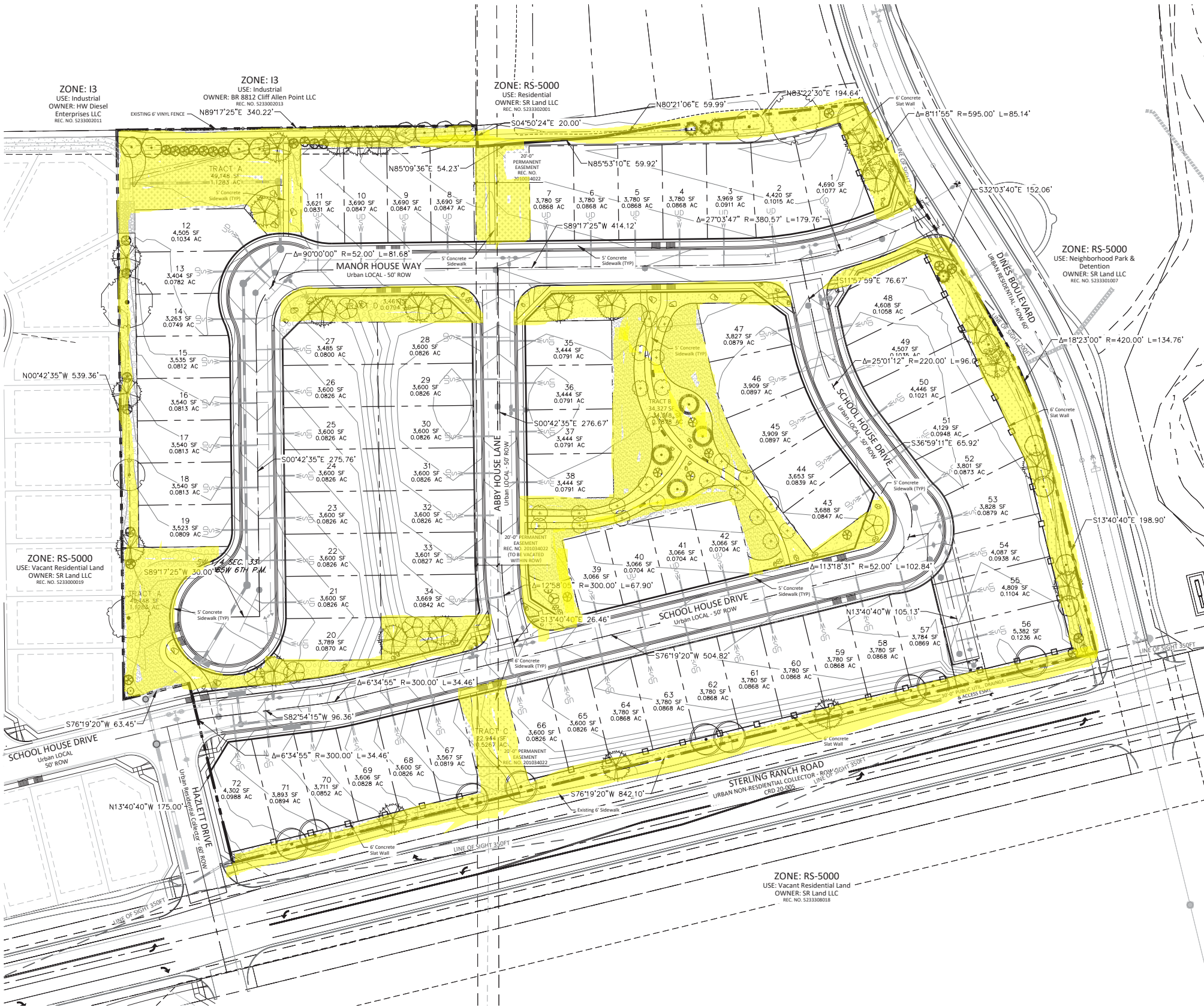
ISSUE INFO

ISSUE / REVISION

SHEET TITLE

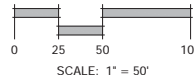
SHEET NUMBER

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GROUND COVER LEGEND

	NATIVE GRASS Upland Native Seed Mix	39,466 sf
	ROCK MULCH 3/4" Cimarron Granite	21,368 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	24,103 sf
	TALL FESCUE SOD	18,869 sf



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Sunshine Act Memorandum

Agenda Date: February 14, 2024

Agenda Item Number: #7 - A

Presenter: Todd Marts, Director of Community Services

Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2024 Sunshine Act Memorandum.

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Todd Marts, Director, Community Services Department

RE: 2024 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: February 14, 2024

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2024 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on February 14, 2024.

Please contact me if you have questions or need additional information.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Park Advisory Board Tour
Agenda Date: February 14, 2024
Agenda Item Number: #7 - B
Presenter: Brian Bobeck, Park Operations Division Manager
Information: X **Endorsement:**

Background Information

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The tour is typically conducted from 10:00 a.m. to 2:00 p.m.

In 2023, the Park Advisory Board tour was in the South District. The following districts are potential tour opportunities for 2024:

- East District
- North District

We would also appreciate your feedback on potential Friday dates in May:

- May 3
- May 10
- May 17

Recommended Motion:

Discussion

**El Paso County Parks
2024 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom		
Mid-Week County Fair Attendance	Andschana Aljets		In Progress
Execute three larger events at the Fairgrounds	Andschana Aljets		
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis		
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller		
Fountain Creek Nature Center Field Guide	Victoria Dinkel		
Volunteer Restoration Days at BCNC	Kylee Taylor		In Progress
Trail Camera at BCNC	Kylee Taylor		
Fairgrounds Corporation Bylaws	Theresa Odello		
Park Operations	Project Manager	Priority	Status
Hammock Post Design and Installation	Kyle Melvin	High	Design
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Assessment	Kyle Melvin	High	In Progress
Pineries Open Space Forestry	Kyle Melvin	High	Bid Development
Vegetation Management	Scott Myers	High	Bid Process
Homestead Ranch RP Playground Improvements	Scott Myers		
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski	High	In Progress
Pineries Open Space Drainage Improvements	Ben Dumakowski	High	On-Hold (Weather)
Bear Creek Dog Park Trail Improvements	Adam Robertson		
Bear Creek RP Entrance Improvements (Argus Dr)	Adam Robertson		
Bear Creek Regional Park Bridge Improvements	Adam Robertson	High	In Progress
Homestead Ranch RP Facility Improvements	Adam Baker	High	Bid Development
Fairgrounds Audio Improvements	Adam Baker	High	Construction
Fountain Creek RP Landscape Improvements	Jamie Haas		
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning Divisions	Project Manager	Priority	Status
Fountain Creek Regional Park Parking & ADA	Greg Stachon		
Fox Run Nature Center Design	Jason Meyer		
Paint Mines Interpretive Park Master Plan	Ross Williams		
Administration	Project Manager	Priority	Status
Develop a Department & Divisions Mission Statement	Todd Marts		
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
January 2024 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2024				2023	2022
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 39,531	\$ 140,469		\$ 36,594	\$ 19,000
County Fair / Fairgrounds		\$ 301,000	\$ 16,712	\$ 284,288		\$ 6,289	\$ 21,878
Total		\$ 481,000	\$ 56,243	\$ 424,757		\$ 42,883	\$ 40,878
<u>Fundraising Revenue</u>		2024	2024			2023	2022
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 49,500	\$ 30,500		\$ 7,500	\$ 20,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 15,000	\$ 30,000		\$ 45,000	\$ 10,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 2,096	\$ 7,904		\$ 725	\$ 1,911
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 1,000	\$ 24,000		\$ 335	\$ 335
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 80,000	\$ (40,000)			
Total		\$ 200,000	\$ 147,596	\$ 52,404		\$ 53,560	\$ 32,746
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2024	2024	2024	2023	2023	2022	2022
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1072	N/A	11	966	3	510
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	10	1072	0	11	966	3	510

<u>Parks Facility Reservations</u>		2024	2024	2023	2023	2022	2022	
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions								
Trails	1	1000		1	800	1	500	
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room	8	68		9	66			
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course				1	100			
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut								
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>	1	4						
<u>Rock Island Trail</u>						2	10	
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations	10	1072	0	11	966	3	510	

<u>Fairgrounds Facility Reservations</u>		2024	2024	2024	2023	2023	2022	2022
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		17	385	N/A	8	173	7	150
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		17	385	N/A	8	173	7	150
<u>Fairgrounds Facility Reservations</u>		2024	2024	2023	2023			
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	30			
Fair Corp Meeting		1	10	1	10			
4-H Club Meeting		1	20	1	20			
Hitch N' Post 4H Meeting		1	20	1	20			
Girl Scouts Round Up		1	50	1	20			
Fair Advisory Board		1	25	1	25			
Calhan School Meeting		1	25	1	23			
4-H Livestock Judging Clinic		4	100					
<u>Grand Stands Building</u>								
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>				1	25			
4H Horsemanship Clinic		1	100					
<u>Whittemore - Fairgrounds</u>								
<u>Arena</u>								
Open Riding		5	5					
Month Total Fair Facility Reservations		17	385	8	173			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Two new banners stolen	1/23/2024	Bear Creek Dog Park	Central	\$175				
United Flight Memorial - Graffiti removal	1/24/2024	Widefield Park	South	\$200				
Tunnel - Graffiti removal	1/24/2024	Widefield Park	South	\$50				
			Total	\$425				

Volunteerism		2024		2023		2022		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		167	827	138	728	180	609	
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		167	827	138	728	180	609	
		2024						
January		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		13	56					
Fairgrounds Corporation		5	14					
Fair and Events Center		6	24					
Friends of the Nature Centers		32	275.5					
Adopt-A-Park / Trail / Volunteer Projects		102	422					
Total		167	827					
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								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	48	1434		45	1152	29	452

		2024	2024	2024				
January	Facility	Programs	Attendance	Evaluation				
Nature Adventures: Prehistoric Predators	FCNC	2	41	4.95				
2s & 3s Outdoors: Squirrel World	FCNC	2	54	4.90				
Morning Hike & Campfire	FCNC	1	37	5.00				
Winter Bird Count	FCNC	1	14					
Adult Bird Club - Class	FCNC	1	15	5.00				
Adult Bird Club - Field Trip	FCNC	1	15	5.00				
Volunteer Potluck	FCNC	1	35					
Friends Board Meeting	FCNC	1	14					
Leader Recognition Event - Pikes Peak Birding Fest	FCNC	1	35					
Birthday Party: Rad Reptiles	FCNC	2	40	5.00				
Live Birds of Prey	FCNC	1	69	4.95				
Program Room Rental	FCNC	1	50					
Outreach: King Elementary Science Night	FCNC	1	70	5.00				
Group Visit: Adult Care Group & Women's Hiking Group	FCNC	2	16					
Group Visit: UCCS Biology Class	FCNC	2	40					
Colorado Wildlife Detectives	BCNC	2	72	5.00				
Bear Creek History on the Trail	BCNC	3	53	5.00				
Bear Den Rental: Cascade Investment Group	BCNC	1	50					
Birthday: All About Animals	BCNC	1	15	5.00				
Puppet Theater Matinee	BCNC	1	45					
Nature Explorers: Coats of a Different Color	BCNC	2	50	5.00				
Some Flew Away but Whooooo Stayed?	BCNC	1	33	4.90				
Little Wonders: A Bug's Life in Winter	BCNC	2	50	5.00				
Grpup Visits: Special Needs Adults	BCNC	2	21					
Bricks & Minifigs- Make a Bear	BCNC	2	64	5.00				
Bunco at Bear Creek	BCNC	1	16	5.00				
Cornhole League	FEC	4	240					
Fair Queen Clinic	FEC	1	30					
Calhan Cheer	FEC	5	150					
TOTALS		48	1434	4.98				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	604	659	0	0				
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	604	659	0	0				

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

January 2024

General Updates:

1. Facility rentals have generated \$39,531 which is 21% of our \$180,000 annual revenue goal.
2. In December staff started Facebook announcements and an email campaign to the existing customer base to inform them about the start date of the 2024 reservation season. The efforts resulted in 177 customers booking facilities for their events online and by phone compared to 165 last year.

Special Events:

1. The Pikes Peak Road Runners invited the running community to the 46th Annual Rescue Run 5K and 10K. The East trails system of Bear Creek Regional Park was host to this popular run with 100% of the donations going to El Paso County Search & Rescue. Approximately 1,000 runners took part in this New Year's Day fundraiser. The Norris Penrose Event Center hosted all event celebrations and provided event parking.
2. Twenty-seven running events and community events are on the books for 2024 which include the "Buddy Walk" (Colorado Springs Down Syndrome Association), APEX mountain biking race, Cowgirls Agains Cancer fundraiser run, the Colorado State Cross Country Championship just to name a few. Seven disc golf tournaments, two dog frisbee competitions, several large church worship services are scheduled for 2024 and numerous graduation celebrations have been booked so far.
3. Eleven sports leagues have submitted permits for their 2024 season. The activities include soccer (youth and adult), LaCrosse, Frisbee and youth rugby. Two local ministries have also submitted permits for day camps and field rentals which will bring 300 kids to Bear Creek Regional Park several days a week from May through August. Several youth bike camps are also scheduled for 2024.



PARKS & COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH

Monthly Report – January 2024

Community Outreach

1. **Partners in the Park:** We have invited our Partners in the Park sponsors to the February Park Advisory Board meeting to thank them for their significant support in 2023.



2023 Partner List:

- **Robert & Ellen Hostetler:** Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
- **GE Johnson:** Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past ten years.
- **Heuberger Subaru:** Bear Creek Dog Park and Fox Run Dog Park: Heuberger Subaru has supported the Bear Creek Dog Park since 2010 and provided additional support for the Fox Run Dog Park starting in 2013. Partnering with us for the past thirteen years.
- **Buffalo Gals:** Bear Creek Nature Center for the past thirteen years.
- **Gold Hill Mesa:** Bear Creek Nature Center for past eight years.



PARKS & COMMUNITY SERVICES DEPARTMENT

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

- **Olson Plumbing and Heating, Co.:** Fountain Creek Nature Center for the past six years.
- **Tender Care Veterinary Center** for Falcon Dog Park for the past five years.
- **The Scott Lauther Foundation:** Bear Creek Nature Center for the past five years.
- **El Pomar Foundation** for Paint Mines Interpretive Park for the past three years.
- **Scheels Colorado Springs:** Pineries Open Space for the past three years.
- **NES Inc.:** New Santa Fe Regional Trail for the past three years.
- **Nextera Energy Resources:** Paint Mines Interpretive Park for the past three years.
- **Farmers State Bank:** Fair and Events Center for past three years.
- **Martin Marietta:** Santa Fe Open Space for the past three years.
- **Adventures Out West:** Rainbow Falls for the past two years.
- **Ralph J. Collins:** Falcon Regional Park for the past one year.



PARKS & COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services DIVISION
MONTHLY REPORT: January 2024

Programs & Special Events:

- A crisp, chilly afternoon greeted the 45 or so people who journeyed along the trail to learn more about the history of Bear Creek during **'Theater on the Trail.'** Beginning inside, they received a quick overview of historic events chronicled through pictures on the wall and then heard about the Ute People, who have been here "since time immemorial". Heading outside, our visitors met "James Smith" who told about his adventures taking weather data on top of Pikes Peak as part of the Signal Corps. Next came our perky "Gold Rush Gal", spinning tales of moving to our region and making a life in Cripple Creek all on her own. "Irving Howbert" then regaled visitors with his many careers in Colorado Springs, starting as a miner and ending as a railroad owner. Finally, our guests listened as "Mrs. Darby", one of the Poor Farm matrons described how people were cared for when they couldn't take care of themselves in the early 1900's. The sojourners learned a lot, they said, in a fun way. Thanks to all our actors and presenters for making this a successful program!
- Thirty-three participants "flocked" to Bear Creek Nature Center on a Saturday morning for **'Some Flew Away but Whoooo Stayed?'** - a family-friendly program about the birds that call Bear Creek Home during the winter months. A staff-led presentation was followed by an easy hike led by Aiken Audubon volunteer to search for winter birds along the trails. Participants as young as 3 learned how to use binoculars to aid in their bird searching. To wrap up, everyone made birdseed pinecones to hang in their own outdoor spaces to give the winter birds a little extra energy.
- Each month, the Bricks & Minifigs team offers **make-and-take LEGO kits** with instructions and the pieces already gathered; each kit leading to a new creation! In January, Bear Creek Nature Center hosted the make and take event so of course, created bears! 37 of these kits were sold and 64 people gathered in two sessions to build their bears. Additionally, participants were treated to a puppet show based on the Algonquin legend of how bear lost its tail and bear artifacts such as tracks, a skull, scat, and pelt. The partnership with Bricks & Minifigs has been beneficial for both organizations as new folks are noted at both locations each time we partner together!
- On January 12, the first **Bunco Night** of the year was held at Bear Creek Nature Center. Sixteen players gathered to play five full rounds. A nacho bar was provided as part of the program. Many of the players were returning players and commented that they wish we would do it more. Prizes for the highest score, lowest score, and most buncos were awarded. Each of the prize winners had never won before and were very happy to win.



- Participants Fountain Creek Nature Center are excited to be the site of a newly installed **Motus Tower**! This new antennae on the Nature Center will detect migrating songbirds that have been outfitted with a signal-sending “backpack”, giving researchers and the public a critical glimpse of what species depend on the front range and Fountain Creek corridor along their migration. Birds detected will be viewable to the public at www.motus.org. This project is possible following Cheyenne Mountain Zoo’s annual conservation funds member vote; voters chose this local project to be funded over other wonderful world-wide conservation projects!
- Siberian elm trees have been encroaching on the beautiful view of the Fountain Creek Nature Center’s exhibit room offers of the park’s wetlands and Pikes Peak in the distance. Volunteers from ASEZ WAO, an organization with the slogan “Saving the Earth from A to Z, we are one family,” assisted with the **Invasive Species Removal and Vista Renewal** project. Within 3 hours, all the invasive Siberian elms were removed, stumps were treated, and native wildflower seeds were spread. We look forward to the views staff, volunteers, and visitors will enjoy this spring and summer.



Outreach Events and Other Items:

- Camp registration day** at Bear Creek Nature Center is a high stakes event. Five weeks of camp are offered throughout the summer for elementary and middle school campers along with a half day camp for younger or first-time camp attendees. When camps were made active at 8:00 a.m. on Saturday, January 27th, the floodgates opened. Two of the five camps were filled (30 campers) by 8:08 a.m. Another filled by 8:20. Middle school camp and half day camp typically fill more slowly and were $\frac{3}{4}$ full by the end of Saturday. Staff will be creating these camps in the coming months and looking forward to seeing new and familiar campers soon! Camp is a time of exploration, discovery, and connection with each other and with our natural world and Bear Creek’s camps are increasingly in-demand each year.
- The PTA at **King Elementary** brought several community partners together for an evening of fun, interactive activities for their **Science Night**. Students had the opportunity to 'bird-out' while learning about some of our local feathered friends. They could also play 'Bird Beak Buffet' - an activity that helps demonstrate various types of beaks and how they are suited for different foods. Families also took the time to share their input about Fox Run Nature Center and what they look forward to seeing in the coming years.
- In January, the **El Paso County Fair & Events Center** hosted several valuable clinics, including our own Fair Queen Clinic, where participants engaged in personal development, interview practices, and learned skills to be a future fair queen. 4-H offered a four-week-long Livestock Judging Clinic, which provided agricultural enthusiasts with hands-on experience in livestock evaluation. Additionally, our venue continued to accommodate various private rentals, community meetings and non-fair programming fostering a sense of community and learning among attendees.





Special Events and Program Calendar

February 14 - March 13, 2024

Date	Day of Week	Program	Location	Target Audience	Notes*
February 10	Saturday	Winter fun at Fox Run	Fox Run Regional Park	All ages	10am-2pm/ \$5 per person
February 14	Wednesday	Nature Explorers - Baby Names in Nature	Bear Creek Nature Center	Children ages 3-4 with an adult	10-11:30am and 1-2:30pm, \$3/person
February 17	Saturday	Forest Bathing Walk	Bear Creek Nature Centers	All Ages	10am-12:30pm/ \$30/person
February 17	Saturday	Intro to Indoor Gardening	Bear Creek Nature Centers	All Ages	9am-12pm \$5/person
February 17	Saturday	Game Expo	Fair & Events Center	All Ages	10am - 6pm, Free Admission
February 21	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6-10pm, \$10 per person
February 24	Saturday	Kids' Morning Out: Nature Math	Bear Creek Nature Center	Ages 7-12	9am-1pm/ \$25 per child includes lunch
February 28	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6-10pm, \$10 per person
March 2	Saturday	Adult Mindfulness Series 1	Fountain Creek Nature Center	Adults	2-4pm, \$50 per person
March 2	Saturday	Sidewalk Astronomy- Colorado Springs Astronomical Society	Bear Creek Nature Center	All ages	9am-noon/ Free
March 6	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6-10pm, \$10 per person
March 8	Friday	Nature Adventures: Rascally Raccoons	Fountain Creek Nature Center	Ages 3-6 with their families	10-11:30am, \$3 per person
March 8	Friday	Nature Adventures: Rascally Raccoons	Fountain Creek Nature Center	Ages 3-6 with their families	10-11:30am, \$3 per person
March 9	Saturday	Building for the Birds	Fountain Creek Nature Center	All Ages	10am-12pm, \$12 per bird house kit
March 9	Saturday	Adult Mindfulness Series 2	Fountain Creek Nature Center	Adults	2-4pm, \$50 per person
March 9	Saturday	Sustainability Series: Organic Vegetable Gardening- Tips for Success	Bear Creek Nature Center	Adults	9am-noon/ \$4 per person/ Led by Bear Creek Garden Association
March 13	Wednesday	Little Wonders - TREE-mendous	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am and 1-2:15pm, \$3/person
March 13	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6-10pm, \$10 per person

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION & PARK OPERATIONS DIVISION

**MONTHLY REPORT
JANUARY 2024**

Parks Planning

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 began construction in April and completed the project in May 2023. Two shade structures have been ordered for the plaza area with anticipated installation in 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. Staff has applied for a new 2024 Community Development Block Grant to complete the second phase of the project in 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. A design contract with Baseline Engineering was completed in 2022. A separate contract for construction will be advertised with Baseline providing construction support services. County Parks submitted a CDBG grant application in February 2023 for project funding. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. Construction will likely occur in early 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 included interviews, community events (15+), sign postings, and through the project website. Conceptual design work continued throughout 2023. Design Development will continue in 2024 with final design anticipated in summer 2024. Parallel to the design effort, fundraising and public engagement will continue including two public meetings scheduled on February 16 at the Black Forest Community Club, and March 14 at Pikes Peak Brewing.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project consists of 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 will be completed in two phases, design first with a construction project to follow. A design was completed by Design Edge in 2023. The project is slated for construction in 2024.

Homestead Ranch Regional Park Improvements – This project implements recommendations from the 2022 Homestead Ranch Master Plan. The scope of work includes trail upgrades, parking lot and drainage improvements, signage, and forest management tasks. Fencing repairs are complete. Signage is on hand. Parking lot and trail improvements were completed in December of 2023.

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.

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 0.50 mile of singletrack trail on the open space's northwest side.

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 spring 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 and project development and estimates are still being developed. NRCS approved emergency watershed protection program funds for repairs to Duckwood Trailhead and Willow Springs Ponds. A contract was awarded to Basis Partners in December for these two projects. Project meetings began in January and survey and geotechnical data has been collected. Design should be completed in summer 2024.

Development Permit Application Reviews - Staff reviewed three development applications for endorsement at the February 2024 meeting and provided internal administrative comments for an additional ten applications during January 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 has received training in the new ArcGIS Pro mapping software program and is 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

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 January. Parking lot and trail maintenance, landscape bed maintenance, snow removal, daily illegal camping checks, playground inspections, pine needle / leaf cleanup, and 5S implementation at the carpenter shop were priorities during the reporting period.

Central District team members completed a retaining wall restoration project along the Regional Trail at Bear Creek West. Staff have been monitoring this section of trail wall for some time and repairs were deemed necessary. Multiple workdays were required to remove existing material, replace it with new timbers, and backfill behind the wall.

Park staff continued their efforts removing debris from a large rockslide at Rainbow Falls Historic Site caused by a July storm event. Weather conditions permitted two workdays at the site during the reporting period and staff were able to finish clearing a passable pathway for patrons. Additional workdays will be required to complete cleanup of debris along the trail edges.

East District:

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

Monthly Summary – The Fairgrounds team continues to work on the off-season maintenance list, general event cleanup, and building prep. The team completed repairs to the poultry barn and several fences and gates. Staff also completed painting and restoration of several trash cribs.

Chris Von Lurthe, the newly hired PM III, continues training and learning his new responsibilities within the district. He has done well in his new role and has assisted the parks team with minor fence repairs, sign relocation, minor bridge repairs along Rock Island Trail, and kiosk renovations at Homestead Ranch Regional Park.

The parks team partnered with the north district team to complete Christmas tree chipping operations for the annual TreeCycle event.

Snow removal was a large focus during this reporting period as we received multiple storms that had significant accumulations.

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, maintaining access, and safety standards continue to be the focus in our district this month. We recently hired a new employee to fill the vacant PM I position. All full-time positions are filled, and we are fully staffed. In addition, two north district employees have started their CDL class A training with the El Paso County Department of Public Works training program.

Annual inventory and bulk supply purchases have been placed. Anticipated expenses have been determined and POs are being set up in preparation. New STOP and MPH signs have been purchased and will be installed throughout the north district properties. Equipment is being rotated to Fleet for annual service and repairs for the upcoming season.

The annual TreeCycle program was completed at the Baptist Road location helping to raise money for Colorado Springs Youth Sports programs.

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 lack of snow during this reporting period has allowed our team the opportunity to complete several priority maintenance tasks to include pruning landscape beds, mulch augmentation, hazard tree removal, and illegal camp clean-ups. During inclement weather days we've continued implementing 5S standards throughout the breakroom, restrooms, and maintenance shop. Staff completed installation of a new park entry sign and rules sign at Fountain Creek Regional Park.

Forest restoration efforts at Stratmoor Valley Park and Maxwell Trail are complete. Our staff continues to comb the properties for large piles of trash and hazardous materials. These efforts have completely transformed Stratmoor Valley Park and Maxwell trail into an area of pride for the south district team. The team's efforts have resulted in fewer illegal camps.

Staff completed fabrication of the MOTUS antenna mounting bracket for the Fountain Creek Nature Center. The bracket was mounted, and the monitoring antenna was installed. A Motus Tower receives signals from passing birds that have had a transmitter backpack attached. This provides great detail into where and when different species migrate. In the future it may be able to "see" migrating monarch butterflies. The collaborative effort between the south district team, Facilities, and nature center staff made this possible.

Our team has also been working on cleaning up parks to include, tree removal, limb clean-up, tree trimming, grounds maintenance, leaf mulching, sign replacements, and flower bed preparation.

Annual inventory and bulk supply purchases of paper / plastic supplies have been placed. Anticipated expenses have been determined and POs are being processed. We have been rotating equipment to Fleet for repairs and service as needed.