

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, May 8, 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	Chair	Approval
4. Introductions / Presentations		
A. Pineries Open Space Forestry Maintenance Review	Kyle Melvin	Information
B. Boots in the Park	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. New Breed Ranch Filing No. 3 Final Plat	Ross Williams	Endorsement
B. Windermere Filing No. 2 Preliminary Plan Amendment	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Copper Chase at Sterling Ranch Filing No. 1	Ross Williams	Endorsement
B.	2024 - 25 Officer Elections	Chair	Approval
C.	2024 Park Advisory Board Tour	Brian Bobeck	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the April 10, 2024
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager - TEAMS
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Park Planning Division Manager - TEAMS
Theresa Odello, Recreation & Cultural Services Mgr. - TEAMS
Ross Williams, Park Planner

Absent: Kiersten Steel

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: **Vincent Prins made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **John Wallace made a motion to approve the March 13, 2024, meeting minutes. Vincent Prins seconded the motion. The motion carried 7 – 0.**

(Janna Blanter joined the meeting at 1:33 p.m.)

4. Introductions and Presentations:

Sunny Bryant, Deputy County Administrator, introduced herself to the Park Advisory Board.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition (TOSC) stated that the organization is in unanimous support of the Northern Nature Center. The organization felt it was necessary to formally state their support after misinformation and confusion about the proposed Nature Center surfaced. Mrs. Davies stated that nature centers and many other projects that we need in the County require resources. TOSC will continue to advocate for voters to have an opportunity to support these projects through a dedicated small tax.

6. Development Applications:

A. **Peerless Farms Final Plat**

Ross Williams provided an overview of the Peerless Farms Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Peerless Farms Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,535. Jane Newman seconded the motion. The motion passed 8 – 0.

B. **Bull Hill and Rolling Meadows Sketch Plan**

Ross Williams introduced the Bull Hill and Rolling Meadows Sketch Plan.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Bull Hill and Rolling Meadows Sketch Plan: (1) designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows, that allows for public access, as well as construction and maintenance by El Paso County of the Jimmy Camp Creek Primary Regional Trail; (2) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat(s), and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat(s); (3) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming Preliminary Plans and Final Plats, and will be required at time of the recording of the forthcoming Final Plats. Park Lands Agreements may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat(s). Janna Blanter seconded the motion. The motion passed 8 – 0.

C. **Silverado Ranch Filing No. 2 Final Plat**

Ross Williams updated the board on the Silverado Ranch Filing No. 2 Final Plat and addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Silverado Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,575. Terry Martinez seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. **Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 4**

Ross Williams introduced the Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 4

John Wallace moved to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Sterling Ranch Filing No. 4. Janna Blanter seconded the motion. The motion passed 8 – 0.

B. Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 5

Ross Williams introduced the Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 5 and addressed a comment by a board member.

Jeremy J. Chatelain moved to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Sterling Ranch Filing No. 5. Vincent Prins seconded the motion. The motion passed 8 – 0.

8. Monthly Reports:

Todd Marts updated the board on The Estates at Cathedral Pines Final Plat issue from last month and stated that at this point, staff has not heard back from the developer or the planning commission. He will inform the board as soon as updates are available.

Chair Thomas Lachocki stated his interest in pursuing a partnership for *Partners in the Park – Widefield Community Park*. He encouraged the board members to do likewise if possible or encourage/inform others about these available volunteer partnerships. Mr. Lachocki also stated that tax deductible donations can be done through *Partners in the Park* as well.

John Wallace inquired about forestry work at Pineries Open Space. Brian Bobeck stated that there are two projects in the bid process, pine beetle treatment based on the recent assessment, and forestry work e.g., trail corridor clearing and dead standing tree removal in the southwest portion of the Pineries. Additional information will be presented by Kyle Melvin at an upcoming meeting.

Todd Marts stated that flood repair updates will be presented at a future meeting. He also commented on vandalism to the Fox Run Nature Center sign which was stolen. Additional significant damage happened to one of the bathrooms as well. Due to the rise in vandalism, security presence will be increased, and cameras will be installed as well.

Mr. Marts invited the board to the Fox Run Nature Center Open House at the Pikes Peak Brewing Co in Monument, CO on April 18th. The Open House will include a slide show, information materials and representatives from the architect team will be present and available to answer questions.

9. Board/Staff Comments:

Theresa Odello updated the board on several upcoming events: SoCo Frost Fest: The Friends of El Paso County Nature Centers is teaming up with breweries across the region to

RECORD OF PROCEEDINGS

host the SoCo Collab Frost Fest. This beer festival will be on Saturday, May 11, from 1-5 p.m., at Bear Creek Regional Park and will feature collaborations and other beer from breweries of Colorado Springs and beyond. Boots in the Park fundraiser is taking place at the El Paso County Fairgrounds on April 26. Great American Clean-up is starting on April 27.

10. Adjournment:

Janna Blanter made a motion to adjourn. Vincent Prins seconded the motion. The meeting was adjourned at 2:48 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Pineries Open Space Forestry Maintenance Review
Agenda Date: May 8, 2024
Agenda Item Number: #4 - A
Presenter: Kyle Melvin, Assistant Park Operations Division Manager
Information: X **Endorsement:**

Background Information:

Presenter will discuss mountain pine beetle control and trail corridor clearing efforts in Pineries Open Space.



2024 EPC Park Operations Forestry Maintenance Review

- Pineries Open Space

1



Objective #1 Overview- Mountain Pine Beetle (MPB) Removal:

- Monitoring and reporting efforts were completed by Forestree Development in early 2024.
- 15 attack clusters were identified with 77 removal trees exhibiting blue stain fungus.
- Attack clusters are located on the south and southeast portion of the open space.
- Clusters were mapped and flagged for removal.
- Front Range Arborist is contracted to remove attack trees utilizing ground sawyers and low impact track chippers. Work is scheduled to begin on 5/13/24.
- **Interesting Fact:** Blue stain fungus travels from tree to tree on a special structure in the beetle's mouth parts. This is its means to travel to new trees. The fungus helps the beetle by stopping the tree from producing resin. The beetles can mine and lay eggs while avoiding the tree's defenses. This is called a symbiotic relationship.

2

Examples of MPB attack clusters in Pineries Open Space:



3

Post Removal Results:



4

Objective #2 Overview: SW Trail Corridor Clearing:

- Clear standing dead and downed dead timber from the proposed trail corridor.
- The work area is approximately 1.25 miles in length and 200 feet wide.
- All dead wood within the corridor will be chipped or masticated.
- A modified scope will be implemented for protection areas and areas containing rare plant species.
- The new trail loop will provide a shorter 3-mile alternative. This is a great option if guests don't want to commit to the current 8-mile loop.
- Work is scheduled to be completed by 7/1/24.

5

Map of SW Trail Alignment:



6

Examples of Current Conditions:



7

Conclusion:

- EPC Parks will continue to monitor and treat MPB in Pineries Open Space to maintain endemic population levels.
- Corridor clearing in the southwest corner of Pineries will allow the addition of a 3-mile singletrack loop, providing guest with a shorter travel alternative.
- MPB and blue stain fungus have a symbiotic relationship which allows each species to thrive in unhealthy forest conditions.
- Questions?

8

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

Agenda Item Title: Boots in the Park Event Report

Agenda Date: May 8, 2024

Agenda Item Number: #4 - B

Presenter: Theresa Odello, Recreation Division Manager

Information: X **Endorsement:**

Background Information:

The Boots in the Park event was created to raise funds to help support and grow programming and facility improvements at the El Paso County Fair & Events Center. The first event was held in 2022, so this is the third annual event.

This year the event raised over \$5000 to support the fairgrounds, with 140 paid attendees and 19 volunteers that worked diligently to ensure the event was a success. An additional 18 4-H volunteers helped with set-up and next day clean-up. More information will be provided on the presentation.

Sponsors & Table Sponsors

Clair Wilson, Farmers State Bank
Ed Glaser, Ed Glaser Propane
Josh Green, Ed Green Construction
Erica Meyer, Mountain View Electric Association
Jason Aljets, Two Pups Laserworks

In-Kind Donations & Silent Auction Donations

21 Keys Escape Room
Art of the Spirit Distillery
Axe & Oak Distillery
Big Country Eats
Black Hat
Broadmoor World Arena
Brush Crazy
BST Racing
Color me Mine
Deuces Wild
Distillery 291
Keg 1
Lost Island Miniature Golf
Main Event
Paradise Cafe
Patty Woodard
Peggy Gaddy
Public House
Spirit Hound Distillery
Two Pups Laserworks
Uptown Cheapskate
Whirley Ball



ABOUT THE EVENT

BOOTS IN THE PARK

EVENT GOALS

Raise funds to for Programming & Facility improvements at the El Paso County Fair & Events Center.

TARGET AUDIENCE

Community & Public support including beyond our traditional sponsors & funding sources.



Boots in the Park 2024

SPONSORS

BOOTS IN THE PARK

Table Sponsors

Farmers State Bank
Ed Glaser Propane
Ed Green Construction
Two Pups Laserworks
Mountain View Electric Association



In Kind & Auction Sponsors

Keg 1
Distillery 291
Axe & Oak Distillery
Spirit Hound Distillery
Art of the Spirit Distillery
Peggy Gaddy
Patty Woodard
Lost Island Miniature Golf
21 Keys Escape Room
Public House
Paradise Cafe

Black Hat
BST Racing
Main Event
Color me Mine
Deuces Wild
Broadmoor World Arena
Brush Crazy
Uptown Cheapskate
Big Country Eats
Whirley Ball
Two Pups Laserworks

Boots in the Park 2024

ATTENDANCE

BOOTS IN THE PARK

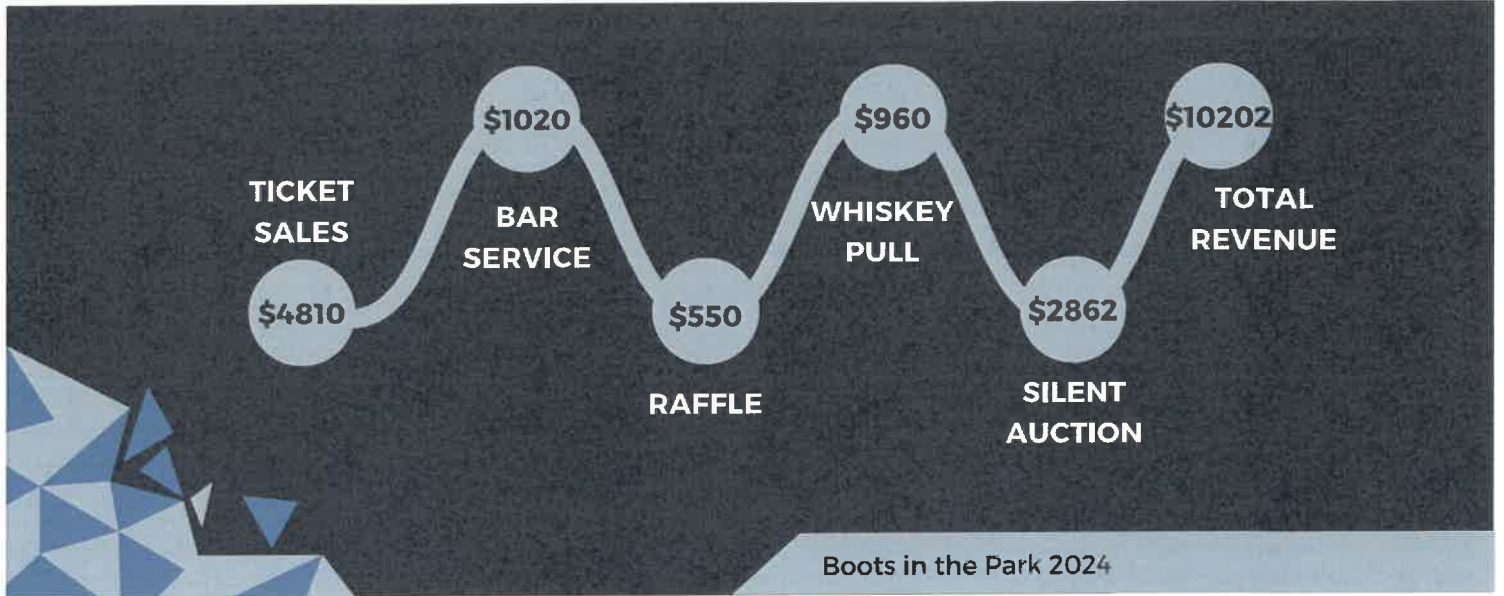
- 140 Attendees
- 19 Event Volunteers
- 18 Set-up/Tear Down Volunteers
- 3 County Fair Staff



Boots in the Park 2024

REVENUE SOURCES

BOOTS IN THE PARK



BREAKDOWN

BOOTS IN THE PARK



Revenue:	\$ 10,202.00
Casino Rental:	\$ 4,090.00
Food:	\$ 400.00
Music Entertainment:	\$ 400.00
Sponsor Signage:	\$ 150.00

Funds Raised:
\$5,162.00

Boots in the Park 2024

OUR TEAM

BOOTS IN THE PARK



COUNTY FAIR

Todd Marts, Skye Bogle
Theresa Odello, Andschana Aljets,
Janice Brewer



FAIR ADVISORY BOARD

Mike Publicker, Amanda Hensen
Kate Johnson, Jeff Lapsansky
Leasha Labruzzo, Grant Harris

Boots in the Park 2024



QUESTIONS?



El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: New Breed Ranch Filing No. 3 Final Plat

Agenda Date: May 8, 2024

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Jerome W. Hannigan and Associates, Inc., on behalf of New Breed Ranch, Inc., for endorsement of New Breed Ranch Filing No. 3 Final Plat. This project consists of seven rural residential lots on approximately 34.7 acres, with a minimum lot size of 5 acres. Zoned PUD/RR-5, the property is located northeast of the intersection of Colorado Highway 83 and Shoup Road, near the eastern banks of Black Squirrel Creek.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Black Forest Regional Trail runs east-west along the north side of Shoup Road, along the southern boundary of the overall New Breed Ranch development. Additionally, the proposed Palmer Divide Regional Trail runs north-south along the eastern boundary of New Breed Ranch. Lastly, the Shoup Road Bicycle Route runs east-west along the Shoup Road corridor.

As highlighted in the Preliminary Plan and Final Plat documents included in this review packet, 25' regional trail easements were dedicated to El Paso County upon the recording of New Breed Ranch Filings No. 1 and 2 in May of 2002 and 2013, respectively. These trail easements will be utilized for the construction and on-going maintenance of their respective regional trails, as well as providing for public access to nearby Black Forest Regional Park, as well as Pineries Open Space and Black Forest Section 16 further to the east.

The Shoup Road Bicycle Route will exist within a dedicated right-of-way along Shoup Road, so no additional easement request is necessary; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

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. New Breed Ranch Filing No. 3 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Black Squirrel 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 east of Black Squirrel Creek and its associated floodplains and

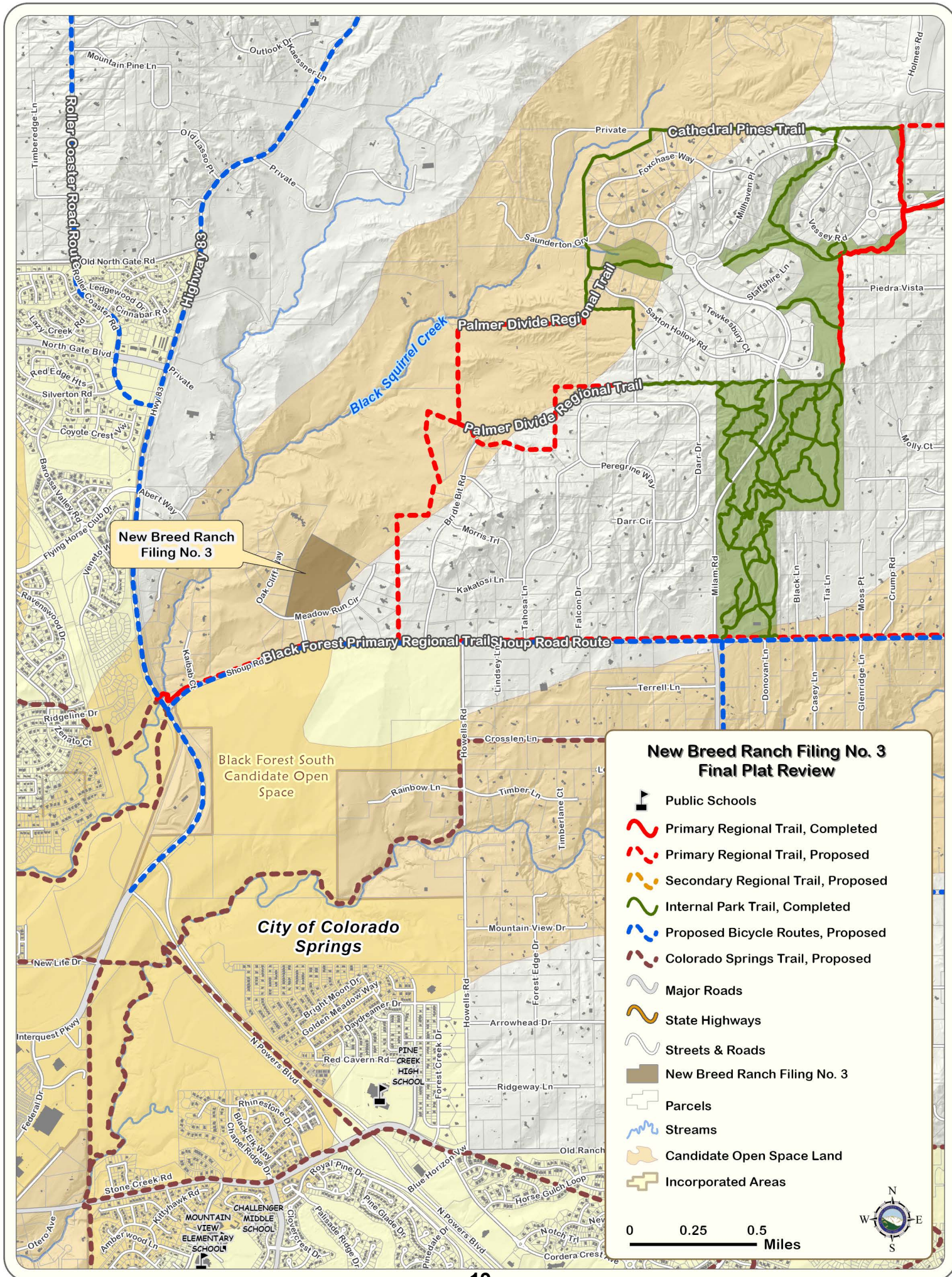
wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

While Filing No. 3 does not contain any open space tracts, the overall New Breed Ranch PUD Development Plan and Preliminary Plan, originally approved in April 2001, shows approximately 33.3 acres of open space, as well as numerous no-build zones due primarily to steep slopes, wetlands, and floodplains. Large 5-acre lots, natural landscaping, expansive grass meadows, and a lack fencing and auxiliary buildings greatly reduces overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary, staff recommends regional park fees in lieu of land dedication.

Recommended Motion (Filing No. 3 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the New Breed Ranch Filing No. 3 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$3,535 will be required at time of the recording of this Final Plat.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

May 8, 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:	New Breed Ranch Filing No. 3 Final Plat	Application Type: Final Plat
PCD Reference #:	SF-24-007	Total Acreage: 34.70
		Total # of Dwelling Units: 7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.50
New Breed Ranch, Inc.	Jerome W. Hannigan & Associates, Inc.	Regional Park Area: 2
Jim Scott	Jerome W. Hannigan, PP, PLS	Urban Park Area: 2
12750 Oak Cliff Way	19360 Spring Valley Road	Existing Zoning Code: PUD/RR-5
Colorado Springs, CO 80908	Monument, CO 80132	Proposed Zoning Code: PUD/RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 7 Dwelling Units = 0.136
Total Regional Park Acres: 0.136

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 7 Dwelling Units =	0.00
Community:	0.00625 Acres x 7 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 7 Dwelling Units = \$3,535
Total Regional Park Fees: \$3,535

Urban Park Area: 2

Neighborhood:	\$119 / Dwelling Unit x 7 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 7 Dwelling Units =	\$0
	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 the New Breed Ranch Filing No. 3 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$3,535 will be required at time of the recording of this Final Plat.

Park Advisory Board Recommendation:



Jerome W.
HANNIGAN and ASSOCIATES, INC.
Land Planning • Land Surveying • Land Development Consulting
19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • Fax 719-481-9071

**New Breed Ranch Filing Three
Subdivision Letter of Intent**

March 23, 2024

Owner and Developer:

Jim Scott, President
New Breed Ranch, Inc.
12750 Oak Cliff Way
Colorado Springs, Colorado 80908

Applicant and Land Planner

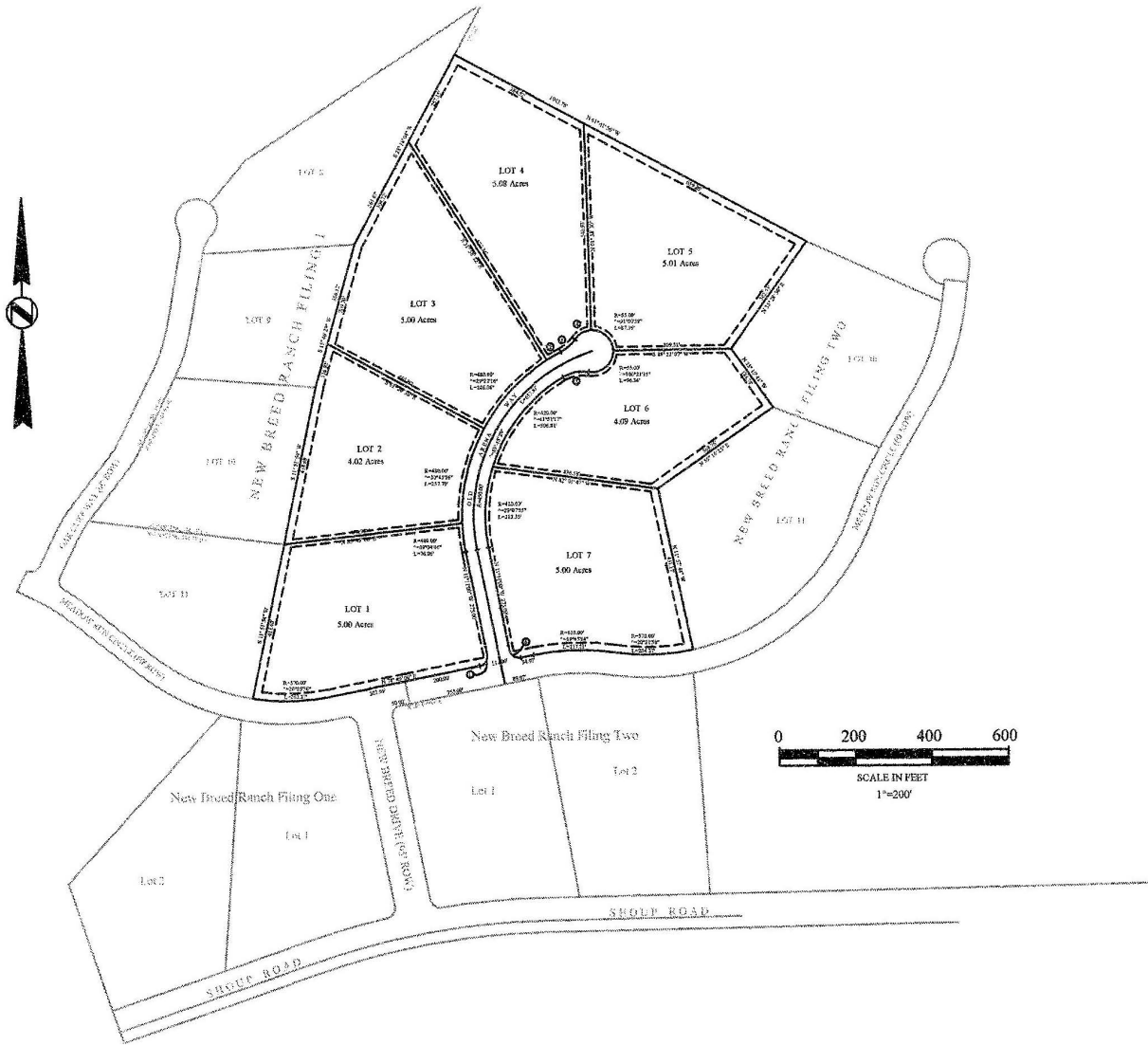
Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Colorado 80132
719-481-8292
Hannigan.and.assoc@gmail.com

Engineering Consultant:

John Schwab, PE
JPS Engineering, Inc.
19 E. Willamette Avenue
Colorado Springs, Colorado 80903
719-477-9429
john@jpsengr.com

Parcel Information for the area proposed to be subdivided:

A portion of Parcel 62100-00-002; 34.7 acres in area; addressed as 3250 Shoup Road,
Colorado Springs, Colorado 80908.



NEW BREED RANCH FILING THREE *A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.*

Development Request:

New Breed Ranch Filing Three is a seven lot addition to the existing New Breed Ranch Subdivision which is located on the north side of Shoup Road, just east of its beginning at State Highway 83. The approved Development Plan / Preliminary Plan illustrates a total of 92 lots on 450 acres. Current zoning is PUD RR-5. Filing One and Two are complete and consist of 10 and 11 lots, respectively; all but one of which is built upon and occupied. Filing Three is 34.7 acres in area with a single centered access road called Old Arena Way which is an approximately 950 foot long paved cul-de-sac. Filing Three lies in Section 10, Township 12 South, Range 66 West of the 6th Principal Meridian. Filing One adjoins Three on the west and south while Filing Two adjoins on the south and east. Lots average 4.75 acres net each. The State Parcel number is 62100-00-002.

Access into New Breed Ranch and to Old Arena Way is by New Breed Ranch Drive which is a 95 foot wide two lane separated roadway that has a large landscape island in the center. Buried in this island is a 30,000 gallon cistern for fire fighting purposes. The cistern was dedicated to the Black Forest Fire Protection District with Filing One and is used and maintained by them. New Breed Drive Tees into Meadow Run Circle from which Old Arena Way will access.

Lying west of New Breed Ranch is Abert Estates and to the east adjoins Bridle Bit Ranch, both rural residential subdivisions with similar features, zoning (RR-5) and density. Both are already built out. Lying to the south side of Shoup Road is a parcel of about 350 acres, zoned Agriculture and currently used for grazing that is within the city limits of Colorado Springs.

Filing Three lots will each have an individual well supplying water which has previously been adjudicated for the entire development. These wells will supply water under the currently approved augmentation plan administered by the HOA. Sewage will be handled by an individual sewage disposal system on each lot. Electricity, natural gas, telephone and other communication services exist on site and will be extended as necessary. The subdivision is served by Academy School District 20, the Black Forest Fire Protection District, Mountain View Electric Association, Black Hills Energy and Century Link. All utilities currently exist in the subdivision and will be extended as needed.

Justification for the Subdivision Request:

This application satisfies the Criteria for Approval outlined in Chapter 7 of the Land Development Code and the design standards in Chapter 8.

In approving a subdivision, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7 of the El Paso County Land Development Code including:

The application is in conformance with the goals, objectives and policies of the El Paso County Master Plan:

Please see the Master Plan Consistency discussion.

The subdivision is consistent with the design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents and other supporting materials:

Consistency is established through the submitted supporting materials.

Either a sufficient water supply has been acquired in terms of quality, quantity and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards and the requirements of Chapter 8 of 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:

All needs for a finding of Water Sufficiency have been established.

A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations:

Individual Sewage Disposal Systems will be utilized and compliance is identified by the submitted supporting materials.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions.

The Soils and Geological Hazard Study establishes compatibility.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of this code and the Engineering Criteria Manual:

Drainage has been analyzed with appropriate measures for mitigation established and incorporated in this request.

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:

Old Arena Way is dedicated to the County for public road right of way purposes. Meadow Run Circle and New Breed Drive are previously dedicated public roads.

Necessary services, including police and fire protection, recreation, utilities and transportation systems are, or will be made available to serve the proposed subdivision:

All required service providers exist and necessary utilities are available on site.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this code;

Fire protection is provided by the Black Forest FPD which has the staff, facilities and equipment to provide coverage to all proposed lots.

Off site impacts were evaluated and related off site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Off site impacts consist primarily of traffic utilizing Shoup Road. Additional right of way for Shoup Road was previously required and dedicated.

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:

These are addressed in the SIA.

The subdivision meets other applicable sections of Chapter 6 and 8:

This proposed subdivision is in compliance with both Chapters of the LDC.

The extraction of any known commercial mining deposit shall not be impeded by this subdivision:

There are no known commercially viable minerals under the site.

Master Plan Consistency:

The El Paso County Master Plan utilizes a system of “Key Area Placetypes” aligning with approved “Land Uses” to evaluate Master Plan land use consistency. Being on the edge of the Black Forest, the New Breed Ranch Subdivision Filing Three is located in the “Forested” Key Area. The filing’s location within the Key Area allows for or aligns with a Large Lot Residential Placetype and a single family detached residential land use. The primary Large Lot Residential Placetype allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this request.

Filing Three is located within a “Minimal Change: Developed” area of change. This filing is a portion of the long planned development and is consistent in land use and lot size with both previous filings.

Filing Three is further located within a Large Lot Residential / Priority Development Area. This Priority Area encourages development which efficiently utilizes and extends existing infrastructure, conserves water resources and strengthens established neighborhoods. As mentioned, Filing Three is a continuation of the New Breed Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the established neighborhood subdivisions.

As discussed in Chapter 14 Implementation – Land Use Applications and Master Plan Consistency, previous New Breed Ranch subdivision approvals, including PUD Zoning, PUD Development Plan, Preliminary Plan and Final Plat Filings also establish Master Plan consistency relative to the land use goals and objectives as well as a significant portion of the Master Plan’s technical subdivision goals and objectives.

Master Plan Goals and Objectives:

Land Use – Core Principal: Manage growth to ensure a variety of land uses that preserve all character areas of the County.

Goal LU-1: Ensure compatibility with established character and infrastructure capacity.

The proposed single family residential land use and density is compatible with the adjoining communities. The existing infrastructure including electric, natural gas, telephone, drainage facilities, open space / trails and roadways have been designed and constructed to facilitate and support this filing.

Goal LU-3: Encourage a range of development types to support a variety of land uses.

The New Breed Ranch community consists of single family detached residential lots varying in size between 3.01 to 19.09 acres.

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.

Filing Three is located within a Large-Lot Residential placetype which supports the proposed single family detached residential 2.5 acre and larger lots.

Objective LU3-3: The Large-Lot Residential placetype should be characterized by predominately residential areas with mostly single family detached housing.

New Breed Ranch Filing Three proposes single family detached residential homes.

Housing and Communities – Core Principal: Preserve and develop neighborhoods with a mix of housing types.

Goal HC-1: Promote development of a mix of housing types in identified areas.

Objective HC1-5: Focus detached housing development in Large-Lot Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

The large lot single family detached residential housing proposed in New Breed Ranch Subdivision Filing Three adds to and complements the mix of housing types offered within the Forested Key Area Placetype.

Water Master Plan Consistency:

The entire New Breed Ranch subdivision which includes Filing Three, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the 7 proposed additional lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed subdivision.

Supplemental Information:

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

The developer proposes to pay fees in lieu of land for school / park dedication requirements.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program; as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

There are no slopes exceeding 30% within the proposed Filing Three area.

No waivers to the El Paso County Land Development Code or Deviations to the El Paso County Engineering Criteria Manual are proposed with this application.

NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THAT PORTION OF THE EAST LINE OF ABERT ESTATES FROM THE NORTHWEST CORNER OF SECTION 15, MONUMENTED WITH A NO. 6 REBAR HAVING A 2 1/2" ALUMINUM CAP PLS 22573 TO THE NORTHEASTERLY CORNER OF LOT 21 MONUMENTED WITH A 1 1/2" IRON PIPE AND ASSUMED TO BEAR N 00°49'55" W ACCORDING TO THE RECORDED PLAT OF SAID ABERT ESTATES FILED FOR RECORD ON OCTOBER 16, 1995 IN PLAT BOOK H-5 AT PAGE 111 UNDER RECEPTION NO. 95111065 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCE REPORT, FIRE PROTECTION REPORT, TRAFFIC IMPACT STUDY, SOILS AND GEOLOGY REPORT, WILDLAND FIRE & HAZARD MITIGATION PLAN, NATURAL FEATURES REPORT AND ONSITE WASTEWATER TREATMENT SYSTEM REPORT.
3. INDIVIDUAL LOT 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 DRAIN-AGE EASEMENTS.
4. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
5. 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 PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
9. NO LOT OR INTEREST THEREIN, SHALL BE SOLD OR TRANSFERRED, WHETHER BY DEED OR CONTRACT; NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE OWNER AND EL PASO COUNTY, COLORADO AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; OR, IN THE ALTERNATIVE, OTHER COLLATEROL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO 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 DEV-ELPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUB-DIVISION 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.
- 10.THERE SHALL BE NO DIRECT LOT ACCESS TO MEADOW RUN CIRCLE.
- 11.THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASS-IGNEES THAT SUBDIVIDER OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RESOLUTION 19-471 OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOC-UMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
12. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAIN-AGE CULVERTS FROM OLD ARENA WAY PER THE LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3, DEPENDING ON THEIR LENGTH, SOME MAY NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
13. NATURAL GAS IS PROVIDED BY BLACK HILLS ENERGY. ELECTRICITY IS PROVIDED BY MOUNTAIN VIEW ELEC-TRIC ASSOCIATION, BOTH IN ACCORDANCE WITH THEIR RULES, REGULATIONS AND SPECIFICATIONS. BOTH WILL BE EXTENDED TO EACH LOT BY THE DEVELOPER.
14. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF THE RAIN GARDEN SHOWN IN THE FINAL DRAINAGE REPORT. THE RAIN GARDEN EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION WHO HAS CONTINUING MAINTENANCE RESPONSIBILITY THEREFOR. THE RAIN GARDEN SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO RELEASE OF THE FINANCIAL ASSURANCES PROVIDED THEREFOR.
15. THE SOIL AND GEOLOGY STUDY DONE BY RMG ENGINEERS / ARCHITECTS AND DATED 5-23-23 INDICATES NO GEOLOGICAL HAZARDS ARE MAPPED. POTENTIAL GEOLOGIC CONSTRAINTS, INCLUDING EXPANSIVE SOILS AND BEDROCK; SEASONAL SURFACE AND SUBSURFACE WATER; FAULTS AND SEISMICITY AND RADON ARE NOTED TO POSSIBLY OCCUR ON ANY LOT. PERIMETER FOUNDATION DRAINS ARE RECOMMENDED.
16. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER, WHO, BY LAW, HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR THE 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORD-ED AT RECEPTION NUMBER _____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN AT RECEPTION NUMBER 099178510.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE HALF OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, NEW BREED RANCH FILING ONE, RECORDED IN THE EL PASO COUNTY, CLERK AND RECORDER'S OFFICE ON JUNE 3, 2002 UNDER REC-EPTION NUMBER 202089110 AND CONSIDERING THE EAST LINE OF ABERT ESTATES FROM THE NORTH- WEST CORNER OF SECTION 15 TO THE NORTHEASTERLY CORNER OF LOT 21 AS MONUMENTED AND DESCRIBED ON SAID FILING ONE TO BEAR NORTH 00° 49' 55" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF MEADOW RUN CIRCLE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 203.27 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 25' 56";

THENCE NORTH 78° 49' 00" EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID TANGENT A DISTANCE OF 201.09 FEET TO THE NORTHEAST CORNER OF MEADOW RUN CIRCLE AS PLATTED IN SAID FILING ONE;

THENCE CONTINUING NORTH 78° 49' 00" EAST ALONG SAID RIGHT OF WAY LINE AND SAID TANGENT NOW IN NEW BREED RANCH FILING TWO, RECORDED JUNE 6TH 2013 UNDER RECEPTION NUMBER 213713330, A DISTANCE OF 344.97 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 217.21 FEET, SAID CURVE HAS A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 19° 45' 14" TO A POINT OF REVERSE CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 204.27 FEET, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 31' 58" TO THE SOUTHERLY CORNER OF LOT 11, SAID FILING TWO;

THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE WEST LINE OF FILING TWO THE FOLLOWING 4 COURSES:

THENCE NORTH 11° 57' 44" WEST A DISTANCE OF 431.17 FEET;

THENCE NORTH 55° 16' 25" EAST A DISTANCE OF 369.76 FEET;

THENCE NORTH 35° 15' 41" WEST A DISTANCE OF 188.74 FEET;

THENCE NORTH 35° 28' 30" EAST A DISTANCE OF 342.73 FEET TO THE NORTHWEST CORNER OF LOT 10;

THENCE NORTH 61° 41' 56" WEST, LEAVING SAID FILING TWO A DISTANCE OF 1043.78 FEET TO A POINT ON THE EAST LINE OF LOT 8, NEW BREED RANCH FILING ONE THAT IS 153.32 FEET SOUTHWEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID FILING ONE THE FOLLOWING FOUR COURSES:

THENCE SOUTH 28° 18' 04" WEST A DISTANCE OF 561.87 FEET;

THENCE SOUTH 15° 46' 29" WEST A DISTANCE OF 386.12 FEET;

THENCE SOUTH 11° 51' 54" WEST A DISTANCE OF 418.88 FEET;

THENCE SOUTH 11° 51' 54" WEST A DISTANCE OF 413.40 FEET TO THE POINT OF BEGINNING. CONTAINING 34.70 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, A STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NEW BREED RANCH FILING THREE. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENENT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DED-ICATED 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 HERE- BY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTAL- LATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE RAIN GARDEN EASEMENT AND THE 30' DRAINAGE EASEMENT ON LOTS 6 AND 7 ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE.

NEW BREED RANCH, INC. A COLORADO CORPORATION:

BY: JAMES R. SCOTT, PRESIDENT

ATTEST: SECRETARY

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF _____

SS

SIGNED BEFORE ME ON _____, 2024, BY JAMES SCOTT, PRESIDENT AND BY _____, SECRETARY OF NEW BREED RANCH, INC. A COLORADO CORPORATION.

NOTARY: _____ DATE: _____

MY COMMISSION EXPIRES: _____

NOTES:

17. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEP-ARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
18. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED IN PUBLIC-ATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
19. THIS PLAT IS REGULATED BY A PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN AS RECORDED UNDER RECEPTION NUMBER 201029127 OF THE RECORDS OF EL PASO COUNTY. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUB-JECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER 202089108 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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 certification shown herein.

PCD DIRECTOR CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREIN.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (A STREET AND 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 DAY

SURVEYOR'S CERTIFICATE:

I, JEROME W. HANNIGAN, A DULY LICENSED 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 _____, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1: 10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDI- VISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOP- MENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024:

JEROME W. HANNIGAN
COLORADO PLS No. 25629

CLERK AND RECORDER:

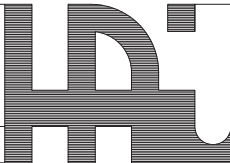
STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2024, AND WAS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

PARK FEES: _____
SCHOOL FEES: _____
ROAD & BRIDGE FEES: _____
DRAINAGE FEES: _____

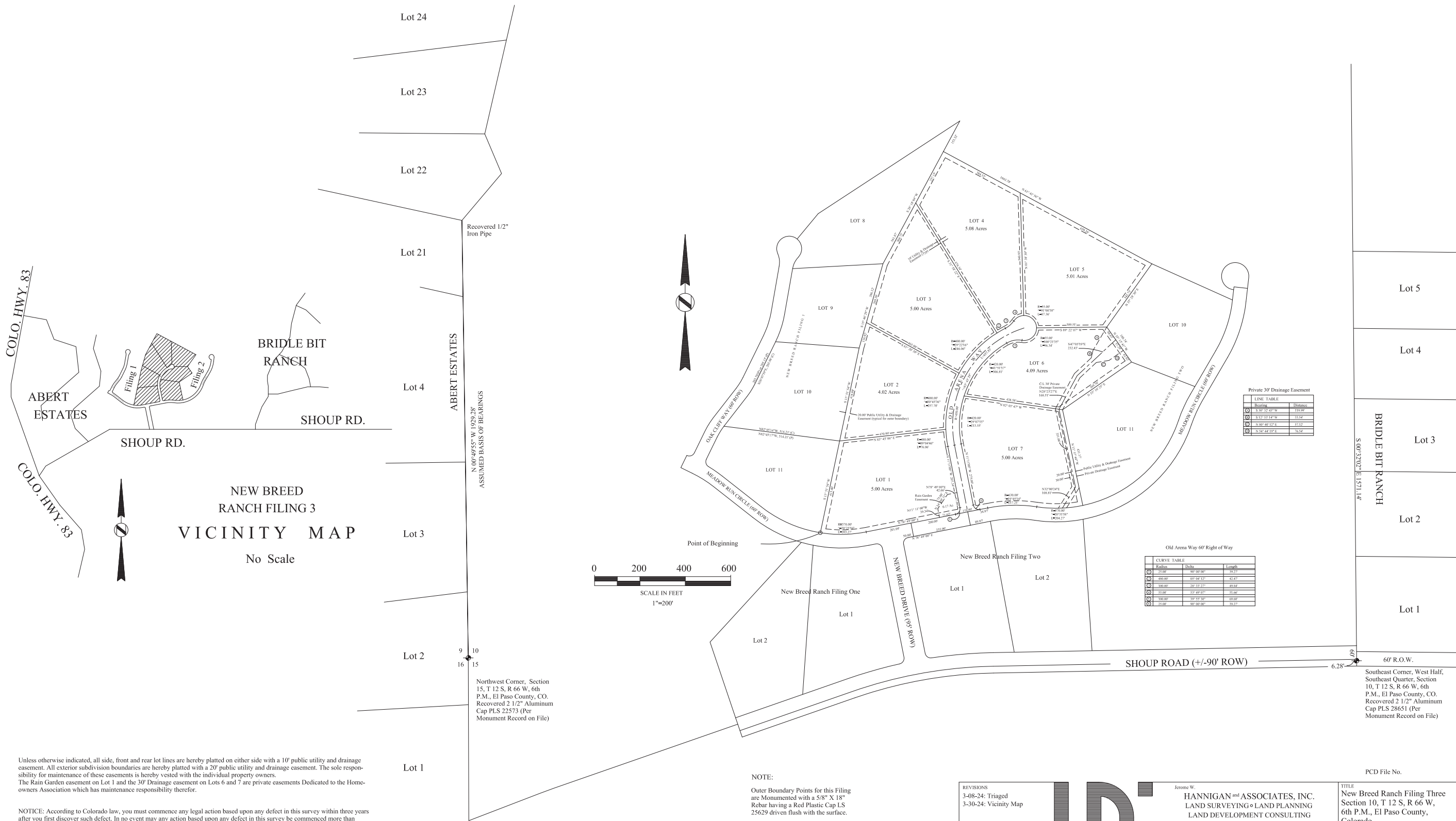
EPC File No.

REVISIONS 03-08-24: Triaged 03-30-24: New Notes		Jerome W. HANNIGAN and ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071	TITLE New Breed Ranch Filing Three Section 10, T 12 S, R 66 W, 6TH P.M., El Paso County, Colorado. CLIENT New Breed Ranch, Inc.
SCALE 1"=200'	DATE 09/26/21	DRAWN BY jwh	JOB NUMBER 21-014
SHEET 1 OF 2			

NEW BREED RANCH FILING THREE

*A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South,
Range 66 West, 6th Principal Meridian, El Paso County, Colorado.*

30



Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10' public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20' public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
The Rain Garden easement on Lot 1 and the 30' Drainage easement on Lots 6 and 7 are private easements Dedicated to the Home-owners Association which has maintenance responsibility therefor.

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 certification shown hereon.

REVISIONS
3-08-24: Triaged
3-30-24: Vicinity Map

Jerome W.
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO
719-481-8292 • FAX: 719-481-9071

SCALE
1"=200'

DATE
09/14/21

DRAWN BY
jwh

TITLE
New Breed Ranch Filing Three
Section 10, T 12 S, R 66 W,
6th P.M., El Paso County,
Colorado.

New Breed Ranch, Inc.

SHEET 2 OF 2

JOB NUMBER
21-014

PUD-99-9

OWNER/DEVELOPER:
New Breed Ranch, Inc.
FRANK A. LEE
3250 SHOUP ROAD
COLORADO SPRINGS, COLORADO 80908
719 495 3183
OWNERS/DEVELOPERS REPRESENTATIVE:
JIM SCOTT
COLORADO SPRINGS, COLORADO 80908
719 488 0695

PLANNING CONSULTANT:
Woodruff Associates
LAND DEVELOPMENT CONSULTING, LAND PLANNING,
LANDSCAPE ARCHITECTURE, SITE PLANNING
56 SECOND STREET-BOX 1445-MONUMENT-CO 80132
719 481 3417 FAX: 719 488 0268

ENGINEER:
Professional Consultants, Inc.
PHILLIP D. WEINERT, M.S., P.E.
2121 ACADEMY CIRCLE, SUITE 202
COLORADO SPRINGS, COLORADO 80909-1600
719 380 8857

SURVEYOR:
AREA SURVEYING CONSULTANTS, INC.
ROBERT L. GREEN, PLS
73 GRANBY LAKE WAY
DIVIDE, CO 80814
719 332 0671

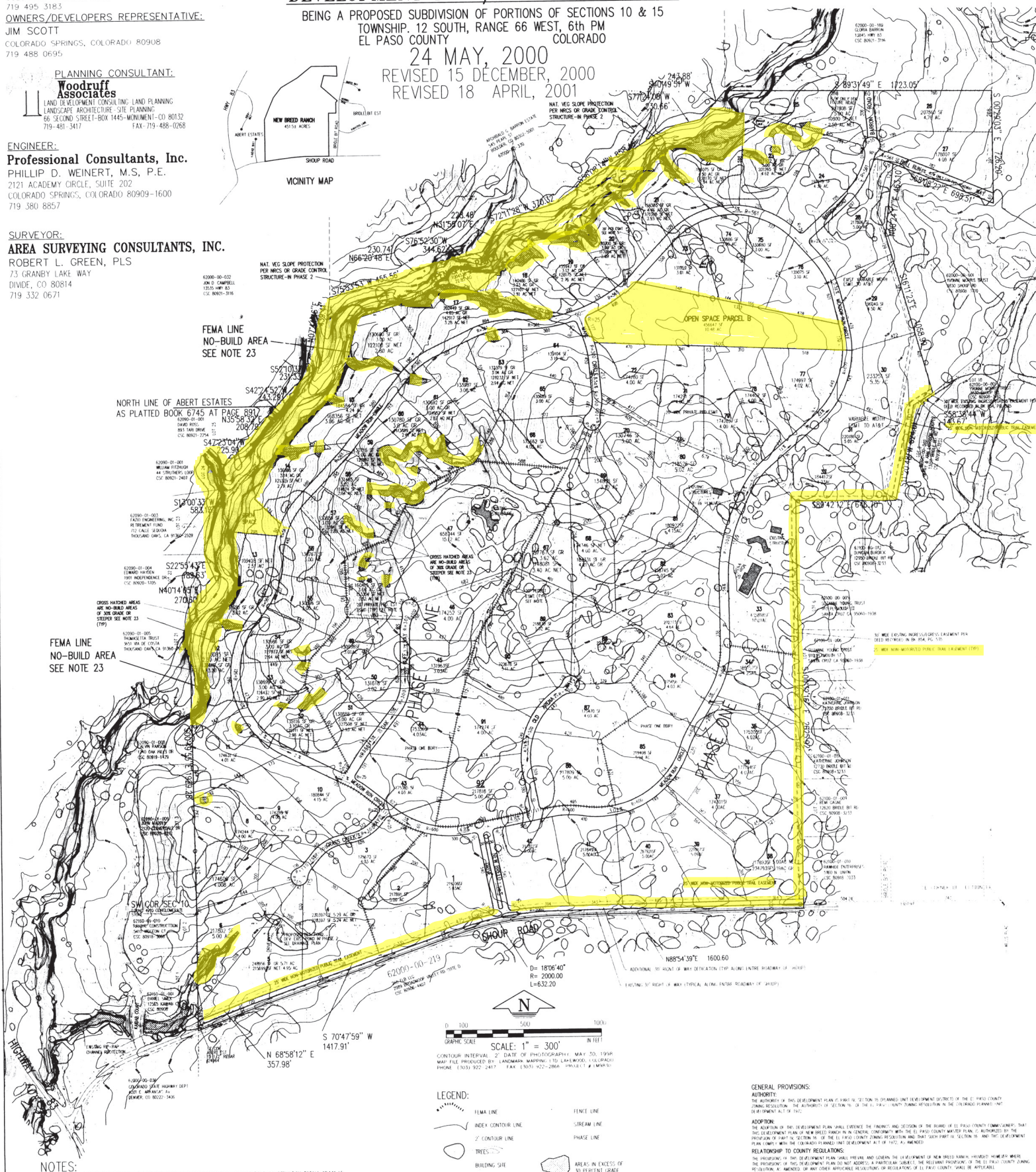
NEW BREED RANCH

DEVELOPMENT PLAN/PRELIMINARY PLAN

BEING A PROPOSED SUBDIVISION OF PORTIONS OF SECTIONS 10 & 15
TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PM
EL PASO COUNTY COLORADO

24 MAY, 2000
REVISED 15 DECEMBER, 2000
REVISED 18 APRIL, 2001

92 LOTS
451.445 AC TO CENTERLINE OF SHOUP ROAD
448.9 AC TO EXIST. R/W LINE OF SHOUP ROAD



NOTES:

- ALL LOTS ARE TO BE CONSTRUCTED AND PAVED PER COUNTY REQUIREMENTS. ON SITE ROAD CONSTRUCTION TOTALS 18,141 LF.
- ALL LOTS WITHIN THIS PROJECT WILL BE FUNCTIONAL CLASS, RESIDENTIAL.
- WITHIN THE WATER DEVELOPMENT DRAINAGE PLAN (WDDP).
- ALL LOTS ARE SUBJECT TO 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.
- ALL SUBDIVISION BOUNDARY LINES SUBJECT TO 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS.
- ALL UTILITIES WILL BE UNDERGROUND.
- COMMON AREAS FOR RECREATIONAL USES IS PROVIDED AS PARCELS A & B (33.51 ACRES).
- A PRIVATE PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED TO CONTROL LOT USES AND ARCHITECTURAL FEATURES AND TO OWN AND MAINTAIN THE PEDESTRIAN ELEMENTS AND COMMON AREAS AND TO MAINTAIN COURT APPROVED WATER USAGE. PRIVATE NON MOTORISTED PEDESTRIAN ELEMENTS ON LOTS 21, 46, 48, 57, 71, 79, 84, 88, AND 89 ARE TO BE OWNED AND MAINTAINED BY THE ESTABLISHED POA.
- MINIMUM BUILDING SETBACKS FROM ALL LOT LINES IN THIS PUD RESIDENTIAL ZONE IS 50 FEET.
- ALL LOT LINES SUBJECT TO MINIMUM SETBACK EXCEPT AS PROVIDED FOR IN THE COVENANTS.
- FEES AND HOUSING IN USE OF LAND DEDICATION PER COUNTY REGULATIONS.
- FEES IN LIEU OF LAND SAID ON 92 LOTS.
- DOMESTIC WATER SUPPLY TO BE PROVIDED BY INDIVIDUAL WATER WELLS AS PROVIDED FOR IN WATER COURT ORDER.
- OUTSIDE IRRIGATION WILL BE LIMITED TO IRRIGATION IN ACCORDANCE WITH STATE WATER COURT ORDER.
- SEWAGE DISPOSAL TO BE BY INDIVIDUAL SEPTIC SYSTEMS IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT REGULATIONS. SEE PERCOLATION TEST RESULTS IN THE SUBMITTED GEOLOGICAL REPORT.
- EACH LOT WILL BE REQUIRED TO HAVE A PERCOLATION TEST PERFORMED PRIOR TO ISSUANCE OF BUILDING PERMIT. POTENTIAL BUYERS WILL BE NOTIFIED IN WRITING AND THE COVENANTS THAT ENGINEERED SEPTIC SYSTEMS MAY BE REQUIRED ON SOME LOTS.
- ELECTRIC SERVICE WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (SEE SUBMITTED LETTER OF COMMITMENT).
- NATURAL GAS SERVICE WILL BE PROVIDED BY PEOPLES NATURAL GAS COMPANY.
- LETTERS FROM ENERGY COMPANIES ARE ON FILE IN THE COUNTY PLANNING OFFICE.
- THE EXISTING STRUCTURES ON THE PROPERTY INCLUDE ONE LARGE HOUSE ON LOT 42.
- TWO BARN AND AN ARENA ON LOT 55. A SMALL HOUSE ON LOT 80 MAY BE RELOCATED TO LOT 33.
- THERE ARE TWO EXISTING WATER COURSES ON THE PROPERTY WHICH ARE TO REMAIN UNDISTURBED EXCEPT FOR ROAD CRISPINGS.
- THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL OCCURRENCES ON THE PROPERTY.
- THERE ARE NO KNOWN SITES OF NATURAL OR HISTORIC SIGNIFICANCE ON THE PROPERTY.
- REPORTS CONCERNING WASTE WATER TREATMENT (SEPTIC SYSTEMS), GEOTECHNICAL, TOXIC, WILDFIRE HAZARD, VEGETATION, STREAMS, LAKES, TOPOGRAPHY, OR OTHER NATURAL FEATURES OR WILDLIFE HABITATS ARE ON FILE AT THE COUNTY PLANNING OFFICE.
- A DRAINAGE REPORT AND EROSION CONTROL REPORT ARE ON FILE AT THE COUNTY PLANNING OFFICE.
- PUBLIC IMPROVEMENTS WILL EITHER BE CONSTRUCTED PRIOR TO FINAL PLAT RECORDING OR APPROPRIATE LETTERS OF ORDER OF LASH DEPOSITS WILL BE DEPOSITED WITH THE COUNTY PURSUANT TO THE ENGINEER'S ESTIMATE OF CONSTRUCTION COST PRIOR TO FINAL PLAT APPROVAL. DEVELOPER WILL EXECUTE A FORMAL SUBDIVISION IMPROVEMENT AGREEMENT CONCERNING THE CONSTRUCTION OF THE ROADS IN ACCORDANCE WITH COUNTY STANDARDS.
- BOUNDARY INFORMATION FROM SURVEY INFORMATION FURNISHED BY ROBERT L. GREEN, COLORADO LICENSED SURVEYOR.
- ALL LOTS ARE MINIMUM 2.5 ACRES. AREA OF EACH LOT IS A MINIMUM OF 3.0 ACRES EXCLUDING THE "STEM".
- PROJECT WILL BE PHASED AS SHOWN ON THE PLAN AND DEPENDING ON MARKETING, A MINIMUM OF 3 PHASES ARE PROPOSED.
- NON-BUILD AREAS SHOWN AS FLOOD PLAIN ON PLAN WILL BE PRECISELY DELINEATED ON THE FINAL PLAT PER FINAL DRAINAGE PLAN.
- ALL LOTS ARE MINIMUM 2.5 ACRES IN EXCESS OF AREAS:
A. DEFINED AS NON-BUILD: 30 PERCENT GRADE OR STEEPER (CROSS HATCHED AREAS ON LOTS 6, 8, 11 THRU 23 AND 25, 47, 48, 51 THRU 54, 57 THRU 61 & 63, INCLUSIVE;
B. INCLUDED WITHIN (DOWNHILL) THE DESIGNATED FEMA LINE (NO-BUILD AREAS)
C. SOME AREAS OF GRADES STEEPER THAN 30% ARE WITHIN THE 50 MIN. BLDG SETBACK AND MAY NOT BE DELINEATED.

LEGEND:

- FEMA LINE
- INDEX CONTOUR LINE
- 2' CONTOUR LINE
- TREES
- BUILDING SITE
- FENCE LINE
- STREAM LINE
- PHASE LINE
- AREAS IN EXCESS OF 30 PERCENT GRADE (SEE NOTE 23)

SITE DATA:

TOTAL AREA OF SITE: 451.445 ACRES TO CENTERLINE OF SHOUP ROAD
TOTAL LOTS: 92
OPEN SPACE: 33.31 ACRES TOTAL
LOT 33 (10.00 ACRES) MAY RETAIN THE EXISTING ARENA BUILDING AND BARN FOR EXCLUSIVE USE OF THE LOT OWNER IN THIS PROJECT.
A SINGLE FAMILY RESIDENCE MAY BE CONSTRUCTED ON LOT 33 FOR FUTURE PURPOSES.
A SECOND PRIMARY RESIDENCE MAY ALSO BE CONSTRUCTED ON LOT 33.
ALL OTHER NUMBERED LOTS WILL BE FOR SINGLE FAMILY USE ONLY.
OVERALL LAND USE DENSITY: 4,907 ACRES PER LOT
TOTAL BARNED R/W: 17,520 LF (12.61 ACRES)
MINIMUM LOT AREA: 3.0 ACRES (EXCLUDING FLAG STEMS)
PHASE ONE: 22 LOTS ON 124.91+ AC (INCLUDING ROADS)
PHASE TWO: WILL INCLUDE THE ENTIRE LOOP ROAD AND 25 OR MORE LOTS.
PHASE THREE: WILL INCLUDE REMAINING ROADS AND BALANCE OF UN-PLATTED LOTS.

PRELIMINARY MOUSE PLAT NOTE:

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAND REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. DEPARTMENT OF AGRICULTURE, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENGINEERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PROPOSED MEADOW LAMPING WORK AS A LISTED THREATENED SPECIES.
- CONSTRUCTION OF ROADS AND OTHER IMPROVEMENTS ALONG BLAISE SQUIRREL CREEK ON THE NORTHWEST SIDE OF THIS PROJECT IS SUBJECT TO CONDITIONS AND/OR RESTRICTIONS WHICH NOW APPLY OR MAY APPLY IN THE FUTURE REGARDING THE PRESENT MAXIMUM WAMPING WHILE SUBJECT TO THE REQUIREMENT THAT ROAD INTERSECTION SPACING ALONG SHOUP ROAD BE ONE HALF MILE APART HAS BEEN APPROVED.
- JUSTIFICATION WAS THAT NO ALTERNATIVE FOR ACCESS IS AVAILABLE, NO OTHER WAIVERS ARE REQUESTED.
- SEE PUD DEVELOPMENT GUIDELINES FOR SPECIFIC REQUIREMENTS FOR THIS DEVELOPMENT.
- COVENANTS WILL BE ESTABLISHED TO CONTROL THE CONSTRUCTION OF HOUSES AND ASSOCIATED FACILITIES IN ACCORDANCE WITH THE PUD DEVELOPMENT GUIDELINES.
- BEARINGS AND DISTANCES SHOWN HEREON ARE FROM PRELIMINARY SURVEYS, AND MAY VARY FROM THE FINAL SURVEY TO BE SHOWN ON THE FINAL PLAT.
- EL PASO COUNTY DEPT. OF TRANSPORTATION HAS AGREED TO THE INCLUSION OF THE 30 FOOT WIDE STRIP OF RIGHT OF WAY 4' EITHER SIDE NORTH OF THE CENTERLINE OF THE EXISTING PAVED HIGHWAY TO BE INCLUDED WITHIN THIS PRELIMINARY PLAN AND BE DESIGNATED WITHIN THE 50' WIDE RIGHT OF WAY TO BE DEDICATED ON THE FINAL PLAT.

GENERAL PROVISIONS:

AUTHORITY:
THE AUTHORITY OF THIS DEVELOPMENT PLAN IS BASED ON SECTION 10, COLORADO REVISED STATUTES (C.R.S.) 10-1-1, EL PASO COUNTY ZONING ORDINANCE, THE AUTHORITY OF SECTION 10, OF THE EL PASO COUNTY PLANNING DEPARTMENT IN THE DEVELOPED PLANNING DEPARTMENT ACT OF 1992.
ADOPTION:
THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EXTEND THE FINANCIAL AND DESIGN OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN IS NEW BREED RANCH IN A COMPLETE CONFORMANCE WITH THE EL PASO COUNTY ZONING ORDINANCE, AS AUTHORIZED BY THE PROPOSAL OF PARTIAL SECTION 10, OF THE EL PASO COUNTY ZONING REGULATION AND THAT PART OF SECTION 10, AND THE DEVELOPMENT PLAN COMPLY WITH THE DEVELOPED PLANNING DEPARTMENT ACT OF 1992, AS AMENDED.
RELATIONSHIP TO COUNTY REGULATIONS:
THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND CONTROL THE DEVELOPMENT OF NEW BREED RANCH, HEREIN, WHEREIN THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS, A PARTISAN SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING REGULATION, AS AMENDED, OR ANY OTHER APPLICABLE REGULATIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

CERTIFICATIONS:

I, JAMES R. SCOTT, OF COUNTY, CERTIFY THAT I HAVE BEEN AUTHORIZED SPECIAL POWER OF ATTORNEY TO REPRESENT NEW BREED RANCH, INC. A COLORADO CORPORATION, FRANK A. LEE PRESIDENT AND FRANK A. LEE VICE PRESIDENT, OF THE HEREIN DESCRIBED PROPERTY IN ALL MATTERS REGARDING THE DEVELOPMENT OF THE HEREIN DESCRIBED PROPERTY.
James R. Scott 18 April 2001
JAMES R. SCOTT

BOARD OF COUNTY COMMISSIONERS:

APPROVED BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS: 13th of July, 2000.
James R. Scott

PLANNING DEPARTMENT:

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT: 26th of April 2001
James R. Scott

COUNTY CLERK AND RECORDER:

FILED IN EL PASO COUNTY, COLORADO, FOR RECORDING IN BOOK 11, PAGE 11, MAY 1, 2001.
COUNTY CLERK AND RECORDER: 26th of April 2001
James R. Scott

FILE # D:\PROJECTS\SCOTT\NBR-PREL-FRANKS.DWG/2000
EL PASO COUNTY RECORDS, PARAGRAPH 2, a. 25 FEB 2001 LETTER
FILE # D:\PROJECTS\SCOTT\NBR-PREL-FRANKS.DWG/2001

FINAL PLAT NEW BREED RANCH FILING ONE

11176

PAGE 1 OF 3
14 MAY, 2002

BEING A PROPOSED SUBDIVISION OF PORTIONS OF SECTIONS 10 & 15, TOWNSHIP. 12 SOUTH, RANGE 66 WEST, 6th PM
EL PASO COUNTY, COLORADO
14. MAY, 2002

LEGAL DESCRIPTION FILING ONE

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6th P.M., EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF SHOUP ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DEED FILED FOR RECORD ON JULY 13, 1922 IN BOOK 602 AT PAGE 283 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE APPARENT CENTERLINE OF SHOUP ROAD AS IT EXISTED IN APRIL, 2002 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS N75°00'01"W (BEARINGS ARE BASED ON THAT PORTION OF THE EAST LINE OF ABERT ESTATES FROM THE SAID NORTHWEST CORNER OF SECTION 15 MONUMENTED WITH A NO.6 REBAR WITH A 2 1/2" ALUMINUM CAP PLS 22573 TO THE NORTHEASTERLY CORNER OF LOT 21 MONUMENTED WITH A 1/2" IRON PIPE TO BEAR N00°49'55"W ACCORDING TO THE RECORDED PLAT OF SAID ABERT ESTATES FILED FOR RECORD ON OCTOBER 16, 1995 IN PLAT BOOK H-5 AT PAGE 111 UNDER RECEPTION NO.95111065 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER) A DISTANCE OF 1239.56';

• THENCE LEAVING SAID APPARENT CENTERLINE OF SHOUP ROAD N18°38'56"W 412.20'; THENCE N42°29'15"E 596.30' TO A POINT ON THE ARC OF A CURVE HAVING A CENTER THAT BEARS N16°08'58"E WITH A RADIUS OF 630.00'; THENCE NORTHWESTERLY 242.38' ALONG SAID ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 22°02'35"; THENCE N51°48'28"W 218.68' TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 531.00'; THENCE NORTHWESTERLY 113.06' ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°11'58"; THENCE N64°00'18"W 55.29'; THENCE N25°59'42"E 60.00' TO A POINT ON THE ARC OF A CURVE HAVING A CENTER THAT BEARS N25°59'42"E WITH A RADIUS OF 25.00'; THENCE EASTERLY AND NORTHEASTERLY 39.27' ALONG SAID ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N25°59'42"E 18.08'; THENCE N27°38'37"W 617.90'; THENCE N11°39'50"E 160.95'; THENCE N42°13'42"E 366.44'; THENCE N02°06'22"W 388.47'; THENCE N68°13'07"E 302.29'; THENCE N28°26'48"E 345.43'; THENCE N64°33'20"E 452.31'; THENCE S84°43'28"E 500.48'; THENCE S28°18'04"W 1252.88'; THENCE S15°46'29"W 386.12'; THENCE S11°51'54"W 832.28' TO A POINT ON THE ARC OF A CURVE HAVING A CENTER THAT BEARS N09°14'57"E WITH A RADIUS OF 570.00'; THENCE EASTERLY 203.27' ALONG SAID ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 20°25'57"; THENCE N78°49'00"E 201.09'; THENCE S11°11'00"E 60.00'; THENCE S78°49'00"W 25.00' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00'; THENCE WESTERLY AND SOUTHERLY 39.27' ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°11'00"E 490.63' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00'; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID ARC OF A CURVE 38.17' THROUGH A CENTRAL ANGLE OF 87°29'10" TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTER THAT BEARS S08°39'57"E WITH A RADIUS OF 2060.00'; THENCE EASTERLY ALONG SAID CURVE 272.40' THROUGH A CENTRAL ANGLE OF 07°34'35"; THENCE N88°54'39"E 1602.10' TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE ALONG SAID EAST LINE S00°32'02"E 60.00' TO A POINT ON THE SAID APPARENT CENTERLINE OF SHOUP ROAD FROM WHICH THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10 BEARS S00°32'02"E 6.28'; THENCE ALONG THE SAID APPARENT CENTERLINE OF SHOUP ROAD THE FOLLOWING 3 (THREE) COURSES:
1) S88°54'39"W 1601.52'
2) WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT 632.19' HAVING A RADIUS OF 2000.00' THROUGH A CENTRAL ANGLE OF 18°06'39";
3) S70°48'00"W 526.84' TO THE POINT OF BEGINNING.

CONTAINING 61.07 ACRES MORE OR LESS

NOTES:

1. BASIS OF BEARING: BEARINGS ARE BASED ON THAT PORTION OF THE EAST LINE OF ABERT ESTATES FROM THE SAID NORTHWEST CORNER OF SECTION 15 MONUMENTED WITH A NO.6 REBAR WITH A 2 1/2" ALUMINUM CAP PLS 22573 TO THE NORTHEASTERLY CORNER OF LOT 21 MONUMENTED WITH A 1/2" IRON PIPE TO BEAR N00°49'55"W ACCORDING TO THE RECORDED PLAT OF SAID ABERT ESTATES FILED FOR RECORD ON OCTOBER 16, 1995 IN PLAT BOOK H-5 AT PAGE 111 UNDER RECEPTION NO.95111065 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: DRAINAGE, WATER AVAILABILITY, SOILS AND GEOLOGICAL AND EROSION CONTROL.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SEPTIC SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO BUILDING PERMIT APPROVAL.
4. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE RECORDED COVENANTS FOR THIS SUBDIVISION AS RECORDED IN RECEPTION NO. 95111065 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN AS RECORDED AT RECEPTION NO. 999178510 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE. 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.
5. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH 20 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND SLOPE EASEMENTS. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE AND SLOPE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH EACH INDIVIDUAL PROPERTY OWNER.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
7. ALL SUBDIVISION BOUNDARY CORNERS WERE FOUND MONUMENTED OR SET AS SHOWN HEREON OR SET WITH 1/2" REBAR CAPPED WITH SURVEYORS CAP PLS 28651.
8. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SHOUP ROAD OR NEW BREED DRIVE.
9. NATURAL GAS SERVICE IS PROVIDED BY PEOPLES NATURAL GAS.
10. ELECTRICAL SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
11. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE FROM LOTS ONTO ROADWAYS AND FROM ROADWAYS ONTO ADJACENT PROPERTY TO AVOID DAMAGE TO ADJACENT PROPERTY.
12. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT OF ACCESS TO ALL AREAS OF SLOPE AND DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES.
13. NO STRUCTURES ARE PERMITTED CLOSER TO THE STREET THAN WHERE THE LOT IS 200' WIDE ON PIE SHAPED LOTS.
14. SOME LOTS MAY BE IMPACTED BY UTILITY EASEMENTS AS RECORDED IN THE FOLLOWING DOCUMENTS:
MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED IN BOOK 1873 AT PAGE 210.
AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED IN BOOK 2026 AT PAGE 637.
MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED IN BOOK 2250 AT PAGE 685 AND IN BOOK 2250 AT PAGE 686.
15. THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY AND/OR MAILBOX LOCATIONS. CONTACT U.S. POSTAL SERVICE FOR MAILBOX REQUIREMENTS.
16. THIS PLAT IS REGULATED BY A PLANNED UNIT DEVELOPMENT (PUD) PLAN AS RECORDED UNDER RECEPTION NO. 200229122 OF THE RECORDS OF EL PASO COUNTY.
17. COVENANTS ARE ESTABLISHED TO CONTROL THE CONSTRUCTION OF HOUSES AND ASSOCIATED FACILITIES IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT GUIDELINES.
18. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION HAS AGREED TO THE INCLUSION WITHIN THIS FINAL PLAT OF THE 30 FOOT WIDE STRIP OF RIGHT-OF-WAY OF SHOUP ROAD BEING A PORTION OF THAT RIGHT-OF-WAY DESCRIBED IN BOOK 602 AT PAGE 283 LYING NORTHERLY OF THE CENTERLINE OF THE EXISTING PAVED ROADWAY.
19. A WAIVER OF THE REQUIREMENT THAT ROAD INTERSECTION SPACING ALONG SHOUP ROAD BE ONE-HALF MILE APART WAS APPROVED WITH APPROVAL OF THE PRELIMINARY PLAN.
20. RESIDENTIAL STREET INTERSECTIONS HAVE 25' SIGHT TRIANGLES IN WHICH NO OBSTRUCTION OF ANY KIND INCLUDING SHRUBS OR TREES SHALL BE PLACED. SEE DETAIL SHEET 2.
21. MAJOR STREET INTERSECTIONS HAVE 50' SIGHT TRIANGLES IN WHICH NO OBSTRUCTION OF ANY KIND INCLUDING SHRUBS OR TREES SHALL BE PLACED. SEE DETAILS SHEET 2.
22. THE LANDSCAPED MEDIAN IN NEW BREED DRIVE IS A PART OF THE COUNTY RIGHT-OF-WAY AND IS MAINTAINED BY THE NEW BREED RANCH ASSOCIATION (NBRA).
23. THE UNDERGROUND FIREFIGHTING WATER STORAGE TANK AND APPURTENANCES WITHIN THE DEDICATED RIGHT-OF-WAY OF NEW BREED DRIVE IS OWNED BY THE NEW BREED RANCH ASSOCIATION AND MAINTAINED AND OPERATED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
24. THE NEW BREED RANCH ASSOCIATION AND ALL LOT OWNERS ARE HEREBY ADVISED OF THE REQUIREMENTS OF THE APPLICABLE WATER COURT DECREES AS WELL AS THEIR OBLIGATIONS TO COMPLY WITH THE DECREES AND CONTRACTS. THIS INCLUDES THE COST OF OPERATING THE PLAN FOR AUGMENTATION WHICH WILL INCLUDE: (1) THE CONSTRUCTION OF AND PUMPING OF A LARAMIE FOX-HILL'S AQUIFER WELL TO REPLACE POST-PUMPING DEPLETIONS (2) THE RESPONSIBILITY FOR METERING (3) THE COLLECTION AND REPORTING TO THE STATE DIVISION OF WATER RESOURCES OF DATA REGARDING WATER WITHDRAWALS FROM WELLS.
25. INDIVIDUAL LOT OWNERS AND THE NEW BREED RANCH ASSOCIATION SHALL BE OBLIGATED TO IMPLEMENT AND CARRY OUT THE REQUIREMENTS OF THE RESTRICTIVE COVENANTS AND THE PLAN FOR WATER AUGMENTATION.
26. OWNER/SELLER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY, 12,972 ACRE-FEET TOTAL OUT OF THE DENVER AQUIFER AND ALL ITS NON-TRIBUTARY LARAMIE-FOX HILL'S AQUIFER WATER AS DECREED IN CASE NO.98 CW 58 AND IN CASE NO.99 CW 79 (DIVISION 2) FOR USE IN THIS AUGMENTATION PLAN. OWNER/SELLER SHALL CONVEY, BY RECORDED DEED, THESE RESERVED NON-TRIBUTARY LARAMIE-FOX HILLS AQUIFER WATER RIGHTS TO THE NEW BREED RANCH ASSOCIATION FOR USE IN THE AUGMENTATION PLAN.
27. OWNER/SELLER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY TO INDIVIDUAL LOT PURCHASERS, SUFFICIENT WATER RIGHTS IN THE DENVER AQUIFER UNDERLYING EACH LOT TO SATISFY EL PASO COUNTY'S 300 YEAR WATER SUPPLY REQUIREMENT: 12,972 ACRE-FEET FOR 94 LOTS AT FULL BUILD-OUT OR AN APPROPRIATE DERIVATIVE AMOUNT TO SATISFY THE REQUIREMENTS FOR 92 LOTS: 138 ACRE-FEET PER LOT (0.46 ACRE-FEET PER LOT PER YEAR TIMES 300 YEARS).
28. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. OWNERS/SELLERS, THE NEW BREED RANCH ASSOCIATION AND ALL FUTURE OWNERS IN THIS SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEAR OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
29. RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN (SHEET 2) ARE PER SECURITY TITLE GUARANTY CO. FILE NO. EO37364A02, DATED MAY 2, 2002 9:00AM

KNOW YE ALL MEN BY THESE PRESENTS DEDICATION:

THE BELOW OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "NEW BREED RANCH FILING ONE" EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNERS 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.

NEW BREED RANCH, INC. A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:

THE AFOREMENTIONED, JAMES R. SCOTT, AS ATTORNEY-IN-FACT FOR NEW BREED RANCH, INC., A COLORADO CORPORATION, AND FRANK A. LEE, PRESIDENT OF NEW BREED RANCH, INC., AND FRANK A. LEE UNDER THE SPECIAL POWER OF ATTORNEY DATED APRIL 19, 2002, AND RECORDED AT RECEPTION NO. 202089102 OF THE RECORDS OF EL PASO COUNTY, COLORADO, HAS EXECUTED THIS INSTRUMENT THIS 3rd DAY OF June, 2002, A.D.

NEW BREED RANCH, INC., A COLORADO CORPORATION
FRANK A. LEE, PRESIDENT
FRANK A. LEE

BY: James R. Scott
JAMES R. SCOTT, ATTORNEY-IN-FACT

NOTARIAL

STATE OF COLORADO

COUNTY OF EL PASO

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May, 2002, A.D. BY JAMES R. SCOTT AS ATTORNEY-IN-FACT UNDER A SPECIAL POWER OF ATTORNEY FOR NEW BREED RANCH, INC., A COLORADO CORPORATION, AND FRANK A. LEE, PRESIDENT OF NEW BREED RANCH, INC., AND FRANK A. LEE, OF EL PASO COUNTY, COLORADO, HAS EXECUTED THIS INSTRUMENT THIS 3rd DAY OF June, 2002, A.D.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-2-05

NOTARY PUBLIC

PLANNING DEPARTMENT:

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT DIRECTOR THIS 2nd DAY OF May, 2002

PLANNING DEPARTMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS:

APPROVED BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY THIS 14th DAY OF June, 2002

CHAIRMAN OF THE BOARD

COUNTY CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:36A THIS 3rd DAY OF June, 2002, AND IS DULY RECORDED AT RECEPTION NO. 202089110 OF THE RECORDS OF EL PASO COUNTY, COLORADO

by J. Patrick Kelly
J. PATRICK KELLY, RECORDER

DEPUTY

CERTIFICATIONS:

SURVEYORS CERTIFICATE

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY STATE THAT THE ACCOMPANYING PLAT HAS BEEN SURVEYED, DRAWN AND PREPARED UNDER HIS RESPONSIBLE CHARGE IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ROBERT L. GREEN
COLORADO PLS No. 28651

DATE

5/14/02



PREBLE'S MEADOW JUMPING MOUSE PLAT NOTE:

CONSTRUCTION OF ROADS AND OTHER IMPROVEMENTS OF THIS PROJECT IS SUBJECT TO CONDITIONS AND/OR RESTRICTIONS WHICH NOW APPLY, OR MAY APPLY IN THE FUTURE, REGARDING THE PREBLE'S MEADOW JUMPING MOUSE HABITAT PROTECTION AS DEFINED BY THE UNITED STATES FISH AND WILDLIFE SERVICE AND OTHER AGENCIES. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, THE 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 PREBLE'S MEADOW JUMPING MOUSE, A FEDERAL THREATENED SPECIES.

PARK FEES: \$1,270.00
SCHOOL FEES: \$3,366.00
ROAD & BRIDGE FEES: \$941.00
DRAINAGE FEES: \$10,099.00
Black Squirrel Creek



FILE # D:\PROJECTS\SCOTT\FILING ONE FINAL PLAT REVISED 14 MAY, 2002

FINAL PLAT NEW BREED RANCH FILING ONE

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 10 & 15, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PM
EL PASO COUNTY, COLORADO

N 1/4 CORNER SEC 10
FOUND 2 1/2" ALUMINUM CAP PLS 28651 ON A NO.6 REBAR
PER MONUMENT RECORD BY PLS 28651 DATED 3/9/00

11176

PAGE 2 OF 3
11 LOTS
61.07± ACRES
REVISED 14 MAY, 2002

NE 1/4 SEC. 10

N89°31'18"W 1311.63'

NE COR., W 1/2, SE 1/4 SEC. 10
FOUND 2 1/2" ALUMINUM CAP PLS 28651 ON A NO.6 REBAR
PER MONUMENT RECORD BY PLS 28651 DATED 3/9/00

W 1/2, SE 1/4 SEC. 10

N00°32'02"W 2565.36'
(N00°09'37"W PER BRIDLE BIT RANCH)

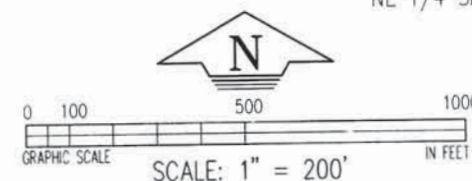
BRIDLE BIT RANCH

S 1/4, SEC. 10
FOUND 2 1/2" ALUMINUM CAP ON A NO.6 REBAR
PER MONUMENT RECORD BY PLS 28651
DATED 3/9/00

SE COR., W 1/2, SE 1/4 SEC. 10
FOUND 2" ALUMINUM CAP IN MONUMENT BOX
PER MONUMENT RECORD BY PLS 28651
DATED 10/23/00

SE CORNER SEC 10
FOUND 2 1/2" ALUMINUM CAP IN MONUMENT BOX
PER MONUMENT RECORD BY PLS 22573
RECEIVED AT THE D.O.R.A. ON 12/13/95

NE 1/4 SEC. 15



SEE SHEET 1 FOR NOTES AND RESTRICTIONS
SEE SHEET 3 FOR NEW BREED RANCH BOUNDARY INFORMATION
[****] = HOUSE NUMBERS
[*****] = SUBORDINATE OR CONFLICTING DATA



Woodruff Associates
LAND DEVELOPMENT CONSULTING AND PLANNING
LANDSCAPE ARCHITECTURE AND PLANNING
16 SECOND STREET, SUITE 100, DENVER, CO 80202
773-481-3417 FAX 773-488-0248

FILE # D:\PROJECTS\SCOTT\FILING ONE FINAL PLAT REVISED 14 MAY 2002

W 1/4 CORNER SEC.10
FOUND 2 1/2" ALUMINUM CAP PLS 28651 ON A NO.6 REBAR
PER MONUMENT RECORD BY PLS 28651 DATED 3/9/00

SW 1/4 SEC. 10

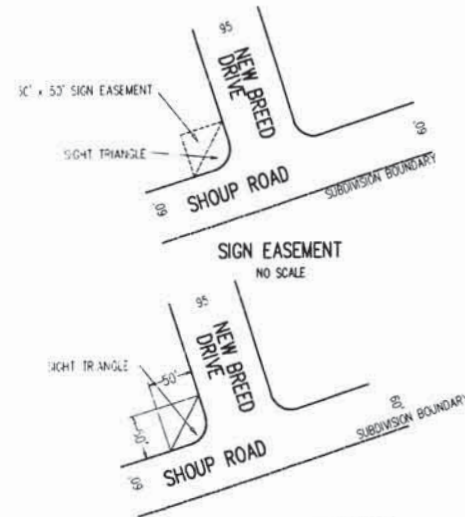
NW CORNER SEC 15
FOUND 2 1/2" ALUMINUM CAP PLS 22573 PER
MONUMENT RECORD RECEIVED AT D.O.R.A. 12/13/95.

SECTION 10
SECTION 15

W 1/4 CORNER SEC 15
FOUND 3 1/4" ALUMINUM CAP PLS 10377 PER
MONUMENT RECORD RECEIVED AT D.O.R.A. 12/28/95.
BY PLS 22573

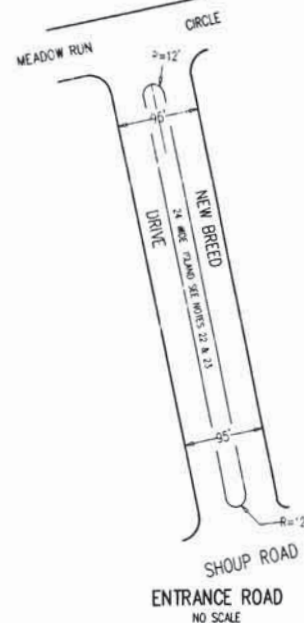
TYPICAL SIGHT TRIANGLE CONFIGURATION
INTERNAL INTERSECTIONS
NOT TO SCALE

NO CONSTRUCTION OR SHRUBBERY OR TREES OR SIGNS OR FENCES
ARE PERMITTED WITHIN SIGHT TRIANGLE HIGHER THAN 1'-6"
TYPICAL AT ALL INTERSECTIONS WITHIN THIS SUBDIVISION. SEE NOTE 20, SHEET 1.



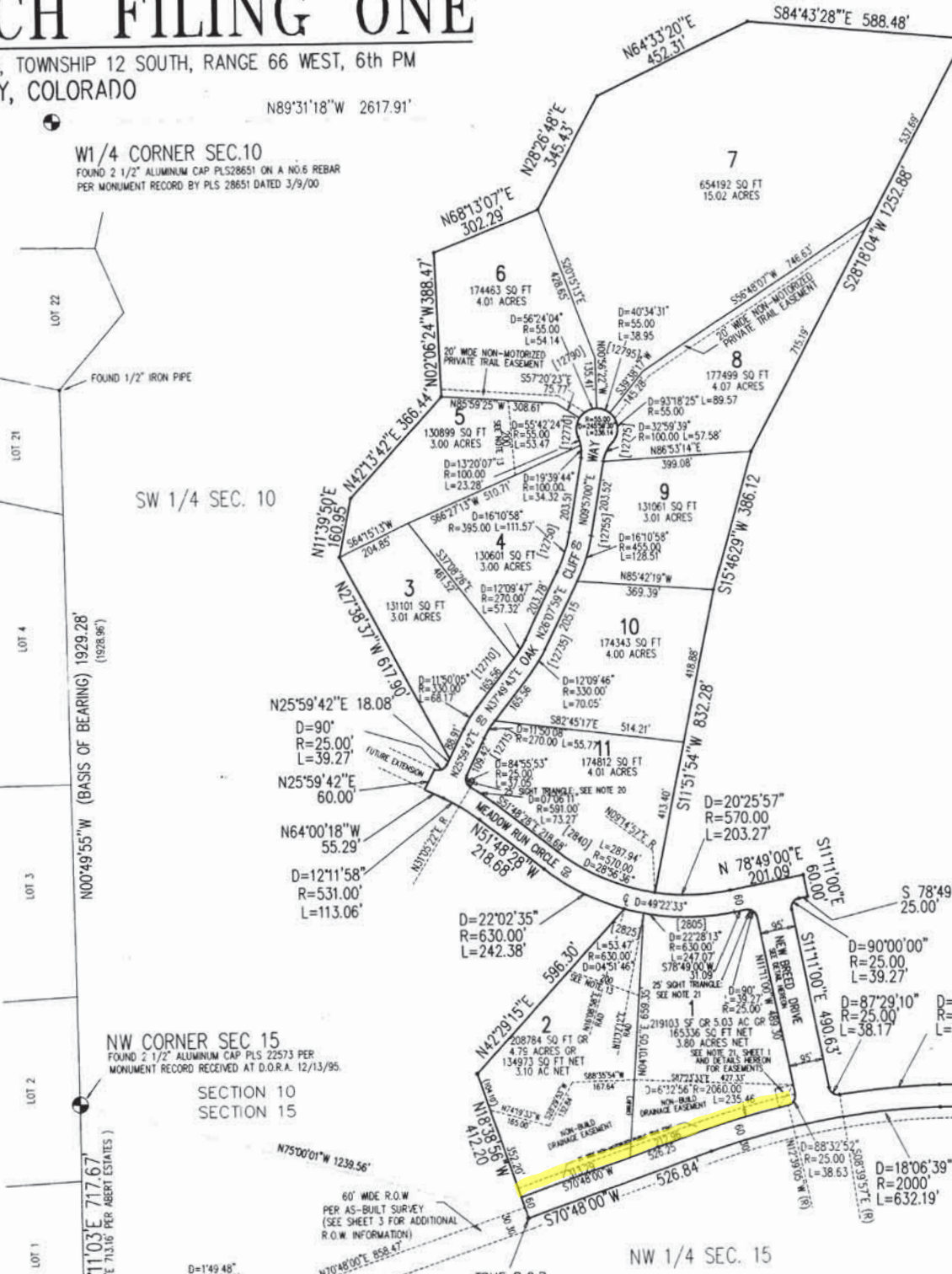
SIGHT TRIANGLE CONFIGURATION
NOT TO SCALE

NO CONSTRUCTION OR SHRUBBERY OR TREES OR SIGNS OR FENCES
ARE PERMITTED WITHIN SIGHT TRIANGLE HIGHER THAN 1'-6"
TYPICAL AT ALL INTERSECTIONS WITHIN THIS SUBDIVISION. SEE NOTE 21, SHEET 1.



ABERT ESTATES

KABAG COURT



NEW BREED RANCH FILING TWO

13330

A Final Plat for an 11 Lot Subdivision in Section 10, Township 12 South,
Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THAT PORTION OF THE EAST LINE OF ABERT ESTATES FROM THE NORTHWEST CORNER OF SECTION 15, MONUMENTED WITH A NO. 6 REBAR HAVING A 2 1/2" ALUMINUM CAP PLS 22573 TO THE NORTHEAST CORNER OF LOT 21 MONUMENTED WITH A 1/2" IRON PIPE AND ASSUMED TO BEAR N 00°49'55" W ACCORDING TO THE RECORDED PLAT OF SAID ABERT ESTATES FILED FOR RECORD ON OCTOBER 16, 1995 IN PLAT BOOK H-5 AT PAGE 111 UNDER RECEPTION NO. 95111065 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE, WATER AVAILABILITY, SOILS AND GEOLOGICAL, WILDFIRE HAZARD AND EROSION CONTROL.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SEPTIC SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO BUILDING PERMIT APPROVAL.
4. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE RECORDED COVENANTS FOR THIS SUBDIVISION AS RECORDED AT RECEPTION NO. 202089108 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN AS RECORDED AT RECEPTION NO. 099178510 OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE. 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.
5. UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND SLOPE EASEMENT. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING 10 FEET ON EITHER SIDE OF THE LINE. UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH EACH INDIVIDUAL PROPERTY OWNER.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
7. ALL SUBDIVISION BOUNDARY CORNERS WERE MONUMENTED AS SHOWN.
8. DIRECT VEHICULAR ACCESS TO SHOUP ROAD IS ONLY PERMITTED VIA NEW BREED DRIVE.
9. NATURAL GAS SERVICE IS PROVIDED BY BLACK HILLS NATURAL GAS.
10. ELECTRICAL SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
11. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE FROM AND ACROSS THEIR LOTS. MAINTENANCE OF EASEMENTS ADJOINING PUBLIC ROADWAYS REMAIN THE LOT OWNER'S RESPONSIBILITY.
12. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION RESERVES A RIGHT OF ACCESS TO ALL SLOPE & DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES.
13. NO STRUCTURES ARE PERMITTED CLOSER TO THE STREET THAN WHERE THE LOT IS 200' WIDE ON LOTS 4, 5 & 6.
14. SOME LOTS MAY BE IMPACTED BY UTILITY EASEMENTS AS RECORDED IN THE FOLLOWING DOCUMENTS: MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED IN BOOK 1873 AT PAGE 210. MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED IN BOOK 2250 AT PAGE 686.
15. THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, ADDRESS MONUMENTS AND/OR MAILBOX LOCATIONS.
16. THIS PLAT IS REGULATED BY A PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN AS RECORDED UNDER RECEPTION NO. 201029127 OF THE RECORDS OF EL PASO COUNTY.
17. COVENANTS ARE ESTABLISHED TO CONTROL THE CONSTRUCTION OF HOUSES AND ASSOCIATED FACILITIES IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT GUIDELINES. THE NEW BREED RANCH HOME-OWNERS ASSOCIATION DOCUMENTS WERE RECORDED AT RECEPTION NUMBER: 213073721
18. THE TEMPORARY TURN-A-ROUND ON THE UNPLATTED AREA IS AUTOMATICALLY EXTINGUISHED AND VACATED WHEN THE ROAD IS EXTENDED, CREATING A LOOP.
19. A 25' SLOPE AND DRAINAGE EASEMENT PER RECEPTION NUMBER 202089106, DATED JUNE 03, 2002 ADJOINS NEW BREED DRIVE.
20. 50' SIGHT TRIANGLES EXIST PER RECEPTION NUMBER 202089106, DATED JUNE 03, 2002, IN WHICH NO CONSTRUCTION, SHRUBBERY, TREES, SIGNS OR FENCES ARE PERMITTED HIGHER THAN 1'-6". SEE DETAIL ON SHEET 2.
21. A 50' X 50' TRIANGULAR EASEMENT FOR SIGN PURPOSES ADJOINS THE 50' X 50' SIGHT TRIANGLE AT SHOUP ROAD. SEE DETAIL ON SHEET 2.
22. SOME LOTS MAY CONTAIN PRIVATE AND/OR PUBLIC TRAIL EASEMENTS. EL PASO COUNTY PARKS DEPARTMENT WILL CONSTRUCT AND MAINTAIN THE PUBLIC TRAIL.
23. WILDFIRE MITIGATION MEASURES AS OUTLINED IN THE COVENANTS AND WILDFIRE HAZARD REPORT SHALL BE ADHERED TO FOR LOTS WITHIN THIS SUBDIVISION.
24. ONE AND TWO FAMILY DWELLINGS EXCEEDING 3,600 SQUARE FEET (INCLUDING ATTACHED GARAGES AND COVERED DECKS) WHICH ARE LOCATED WITHIN THE DESIGNATED URBAN-WILDLAND INTERFACE AREA SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
EXCEPTION: WHEN VEGETATION MANAGEMENT DISTANCES ARE IMPLEMENTED AT A RATE OF ONE AND A HALF TIMES THE REQUIREMENTS OUTLINED IN SECTION H-108.1 OF APPENDIX H, R3 OCCUPANCIES MAY BE ALLOWED TO FOLLOW THE FIRE SPRINKLER REQUIREMENTS AS OUTLINED IN SECTION 9012.7.
24. ONE AND TWO FAMILY DWELLINGS EXCEEDING 6,000 SQUARE FEET (INCLUDING ATTACHED GARAGES AND COVERED DECKS) SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE INSTALLATION OR ADDITION OF FIRE WALLS/BARRIERS SHALL NOT ELIMINATE OR REDUCE THIS REQUIREMENT.

PREBLE'S MEADOW JUMPING MOUSE PLAT 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 PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE HALF OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, NEW BREED RANCH FILING ONE, RECORDED IN THE EL PASO COUNTY, CLERK AND RECORDER'S OFFICE ON JUNE 3, 2002 UNDER RECEPTION NUMBER 202089110 AND CONSIDERING THE EAST LINE OF ABERT ESTATES FROM THE NORTHWEST CORNER OF SECTION 15 TO THE NORTHEAST CORNER OF LOT 21 AS MONUMENTED AND DESCRIBED ON SAID FILING ONE TO BEAR SOUTH 00° 49' 55" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF MEADOW RUN CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 203.27 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 25' 57";
THENCE NORTH 78° 49' 00" EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID TANGENT A DISTANCE OF 201.09 FEET TO THE NORTHEAST CORNER OF MEADOW RUN CIRCLE AS PLATTED IN SAID FILING ONE AND TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 78° 49' 00" EAST A DISTANCE OF 344.97 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 217.21 FEET, SAID CURVE HAS A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 19° 45' 14" TO A POINT OF REVERSE CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 204.27 FEET, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 31' 58";
THENCE NORTH 11° 57' 44" WEST A DISTANCE OF 431.17 FEET;
THENCE NORTH 55° 16' 25" EAST A DISTANCE OF 369.76 FEET;
THENCE NORTH 35° 15' 41" WEST A DISTANCE OF 188.74 FEET;
THENCE NORTH 35° 28' 30" EAST A DISTANCE OF 342.73 FEET;
THENCE SOUTH 65° 46' 58" EAST A DISTANCE OF 389.58 FEET;
THENCE NORTH 06° 23' 39" EAST A DISTANCE OF 58.54 FEET;
THENCE SOUTH 83° 36' 21" EAST A DISTANCE OF 60.00 FEET;
THENCE NORTH 06° 23' 39" EAST A DISTANCE OF 47.11 FEET;
THENCE SOUTH 83° 36' 21" EAST A DISTANCE OF 463.42 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 00° 32' 02" EAST ALONG SAID EAST LINE A DISTANCE OF 1571.14 FEET TO THE NORTH RIGHT RIGHT OF WAY LINE OF SHOUP ROAD AS PLATTED IN AFORESAID FILING ONE;
THENCE SOUTH 88° 54' 39" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1602.10 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 272.41 FEET, SAID CURVE HAS A RADIUS OF 2060.00 FEET AND A CENTRAL ANGLE OF 07° 34' 36" TO A POINT OF REVERSE CURVE ON THE EAST RIGHT OF WAY LINE OF NEW BREED DRIVE;
THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 38.17 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87° 29' 10" TO A POINT OF TANGENT;
THENCE NORTH 11° 11' 00" WEST ALONG SAID EAST RIGHT OF WAY AND ALONG SAID TANGENT A DISTANCE OF 490.63 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 39.27 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID MEADOW RUN CIRCLE AND TO A POINT OF TANGENT;
THENCE NORTH 78° 49' 00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID TANGENT A DISTANCE OF 25.00 FEET;
THENCE NORTH 11° 11' 00" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 53.93 ACRES, MORE OR LESS.

DEDICATION CERTIFICATE:

KNOW YE ALL MEN BY THESE PRESENTS:

THE BELOW OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, STREETS AND EASEMENTS; SAID TRACT, SO PLATTED SHALL BE KNOWN AS "NEW BREED RANCH FILING TWO", EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNERS 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.

NEW BREED RANCH, INC.
A COLORADO CORPORATION

James R. Scott
BY: JAMES R. SCOTT, PRESIDENT

NOTARY CERTIFICATE:

STATE OF COLORADO }
COUNTY OF _____ } SS

THE HEREON DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2013, BY JAMES R. SCOTT AS PRESIDENT OF NEW BREED RANCH, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY: Elizabeth A. Hook DATE: 05/16/13

MY COMMISSION EXPIRES: 12/14/2014

DEVELOPMENT SERVICES DEPARTMENT:

APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR THIS 30th DAY OF May, 2013.

Max R. Bostick
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS 23rd DAY OF April, 2009.

Don Hing
CHAIRMAN OF THE BOARD

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DOES HEREBY STATE THAT THE DESCRIBED PROPERTY HAS BEEN SURVEYED AND THE ACCOMPANYING PLAT DRAWN AND PREPARED UNDER HIS SUPERVISION AND DIRECTION IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

J. W. Hannigan
JEROME W. HANNIGAN
COLORADO PLS No. 25688
DATE OF SURVEY: 05-07-2013



COUNTY CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:55 O'CLOCK A.M. THIS 16th DAY OF JUNE, 2013, AND IS DULY RECORDED AT RECEPTION NO. 213713330 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Wayne W. Williams
WAYNE W. WILLIAMS

PARK FEES: \$ 2321 - Region 1
SCHOOL FEES: \$ 336.00 - District 20
ROAD & BRIDGE FEES: \$ 1383.48 - Blk Squirrel Creek
DRAINAGE FEES: \$ 16450 - Blk Squirrel Creek

REVISIONS
02/14/07: PER OWNER
10/22/07: PER COUNTY
12/14/07: MISC.
08/06/08: PER COUNTY
09/09/08: PER COUNTY
10/24/08: PER COUNTY
02/18/09: Notes
06/28/09: PER COUNTY
05/15/13: Addresses

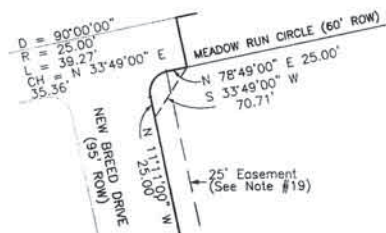
JEROME W. HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 • 303-660-6262 • FAX: 719-481-9071
SCALE: 1"=200' DATE: 12/26/06 DRAWN BY: rbt

TITLE
New Breed Ranch Filing Two
Section 10, T 12 S, R 66 W,
6TH P.M., El Paso County,
Colorado.
CLIENT
New Breed Ranch, Inc.
SHEET 1 OF 2 JOB NUMBER
05-039

NEW BREED RANCH FILING TWO

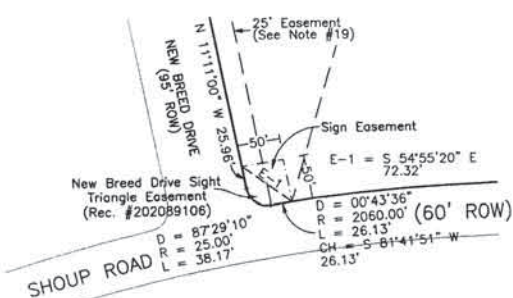
13330

A Final Plat for an 11 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



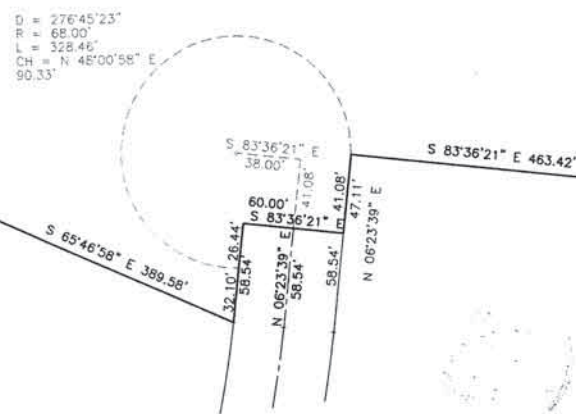
New Breed Drive & Meadow Run Circle Sight Triangle Easement Detail (Rec. #202089109)

(See Note #20)
Scale 1"=100'



New Breed Drive & Shoup Road Sight Triangle Easement Detail (Rec. #202089106) & Sign Easement Detail

(See Note #20)
Scale 1"=100'



Temporary Turn Around Detail

(See Note #18)
Scale 1"=50'



Line/ Curve	Bearing & Distance/ Delta Radius & Arc Length
L1	N 78°49'00" E 344.97'
C1	D=19°45'14" R=600.00' L=206.86'
C2	D=79°55'13" R=600.00' L=836.92'
C3	D=11°32'15" R=600.00' L=120.82'
L2	N 30°11'16" E 222.20'
C4	D=23°47'37" R=600.00' L=249.17'
L3	N 06°23'39" E 58.54'

Line/ Curve	Bearing & Distance/ Delta Radius & Arc Length
L1	S 28°57'23" W 232.13'
L2	S 17°00'18" W 413.50'
L3	N 27°56'35" E 124.00'
L4	N 66°51'03" E 168.75'
L5	N 66°51'03" E 159.57'
L6	N 80°52'38" E 225.72'
L7	S 85°20'47" E 380.32'
L8	N 71°24'24" E 506.20'
C1	D=01°14'58" R=570.00' L=12.43'
L9	S 71°24'24" W 465.72'
L10	S 41°36'35" W 68.67'
L11	S 13°30'09" W 133.83'
L12	N 70°03'32" E 198.48'
L13	N 38°17'31" E 191.26'
L14	N 17°24'52" E 240.63'
L15	N 15°14'16" E 154.62'
L16	N 56°44'30" E 162.27'

Northeast Corner, West Half, Southeast Quarter, Section 10, T 12 S, R 66 W, 6th P.M., El Paso County, CO. Recovered 2 1/2" Aluminum Cap PLS 28651 (Per Monument Record on File)

Existing 30' Wide Ingress/Egress Easement per Deed Recorded in Book 854, Page 535

25' Wide Public Non-Motorized Trail Easement Dedicated to El Paso County

Existing 30' Wide Ingress/Egress Easement per Deed Recorded in Book 854, Page 535

60' R.O.W. Southeast Corner, West Half, Southeast Quarter, Section 10, T 12 S, R 66 W, 6th P.M., El Paso County, CO. Recovered 2 1/2" Aluminum Cap PLS 28651 (Per Monument Record on File)

NOTE:

Unless Noted Otherwise the Twenty Outer Boundary Points for this Filing are Monumented with a 5/8" X 18" Rebar having a Red Plastic Cap LS 25629

● = Found Pin & Cap LS 28651

(3605) = Street Address per Enumerations

REVISIONS
10/22/07: Per County
12/14/07: Mac
08/06/08: Per County
08/09/08: Per County
12/31/08: Easement Lot 11
02/18/09: Drainage Easement
05/28/09: Per County
06/15/13: Address



Jerome W. HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-6292 • 303-660-6262 FAX 719-481-9071

TITLE	New Breed Ranch Filing Two Section 10, T 12 S, R 66 W, 6th P.M., El Paso County, Colorado.
CLIENT	New Breed Ranch, Inc.
DATE	12/26/06
DRAWN BY	rbl
SCALE	1"=200'
SHEET	2 of 2
JOB NUMBER	05-039

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Windermere Filing No. 2 Preliminary Plan Amendment

Agenda Date: May 8, 2024

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Kimley-Horn and Associates, Inc., on behalf of Windsor Ridge Homes, for endorsement of the Windermere Filing No. 2 Preliminary Plan Amendment. This project consists of up to 150 single-family attached residential units on approximately 9.26 acres. A rezoning application has been submitted concurrently for the 9.26-acre tract from the RS-5000 single-family zoning classification to RM-30 to allow for multi-family residential development. The property is located northwest of the intersection of Marksheffel Road and North Carefree Circle in an unincorporated enclave surrounded by the City of Colorado Springs.

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

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

The current Preliminary Plan does not include site or landscape plans for the amended Tract C multi-family development. It is anticipated that these more detailed plans will be submitted as a future supplement to the Preliminary Plan Amendment application or under a separate Site Plan application. As Windermere Filing No. 1 has already been approved and recorded, and all Filing No. 1 urban park fees waived under the aforementioned Urban Park Lands Agreement, regional and urban park fees will be assessed for Filing No. 2 only for the additional 150 multi-family residential units.

Recommended Motion (Filing No. 2 Preliminary Plan Amendment):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Windermere Filing No. 2 Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$75,750 and urban park purposes in the amount of \$45,450 to be paid 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 this Final Plat.

Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Park Planning - Environmental Services - CSU Extension Office

May 8, 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:	Windermere Filing No. 2 Preliminary Plan Amendmen	Application Type: Preliminary Plan
PCD Reference #:	SP-22-003	Total Acreage: 9.26
		Total # of Dwelling Units: 150
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 40.50
Windsor Ridge Homes	Kimley-Horn and Associates, Inc.	Regional Park Area: 2
James Todd Stephens	Jim Houk	Urban Park Area: 3
4164 Austin Bluffs Parkway, #36	2 North Nevada Avenue, Suite 300	Existing Zoning Code: RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80903	Proposed Zoning Code: RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 150 Dwelling Units = 2.910
Total Regional Park Acres: 2.910

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 150 Dwelling Units = 0.56
 Community: 0.00625 Acres x 150 Dwelling Units = 0.94
Total Urban Park Acres: 1.50

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 150 Dwelling Units = \$75,750
Total Regional Park Fees: \$75,750

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 150 Dwelling Units = \$17,850
 Community: \$184 / Dwelling Unit x 150 Dwelling Units = \$27,600
Total Urban Park Fees: \$45,450

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Windermere Filing No. 2 Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$75,750 and urban park purposes in the amount of \$45,450 to be paid 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 this Final Plat.

Park Advisory Board Recommendation:

April 2, 2024

El Paso County Planning & Community Development
Attn: Kylie Bagley, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

RE: Letter of Intent & Justification Statement
Windermere Filing No. 2, Parcel Nos. 53291-11-002, 53294-00-016 & 53291-00-004
Preliminary Plan Amendment

Dear Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Kimley-Horn's application and request for approval of an amendment to the Preliminary Plan for Windermere, on behalf of James Todd Stephens, Eagle Development Company, YES Antelope Ridge, LLC, and JTS Family Trust to be developed as a mixed-density residential property. The approximately 55.58 acre site will consist of 163 single-family detached lots and up to 150 single-family attached units. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria. We also request pre-development overlot grading, utility installation, water sufficiency and administrative plat approval. No deviations or variances are requested at this time.

The site was considered for annexation to the City of Colorado Springs, however significant off-site utility connections required to make the project work in the City/CSU service territory were not feasible.

Location

The site consists of the three parcels noted above located at the northwest corner of Marksheffel Road and North Carefree Circle. Antelope Ridge Drive forms the western boundary, and Chateau at Antelope Ridge subdivision lies to the north. The site contains a 3.51 acre Tract A of the Chateau at Antelope Ridge Filing No. 2.

Zoning / Land Use

The site is currently zoned for RS-5000 CAD-O (Residential Suburban / Commercial Airport District) and is currently undeveloped. The land to the west of the site is zoned as suburban RS-6000, and a PUD zoned subdivision lies to the north. The land to the south opposite N. Carefree Cir. is zoned RR-5 and owned by the City of Colorado Springs. The land to the east of Marksheffel Road is zoned R5/CR PIP2/CR SS AO and R1-6 PBC/CR PIP2/CR R5/CR SS AO for use as part of the Banning Lewis Ranch Master Plan with the City of Colorado Springs.

Existing Facilities

Sanitary Sewer is located at the east central portion of the site. Water mains are located in Antelope Ridge Drive. Existing electric and communication facilities are located on the site perimeter. A natural gas main is located along Antelope Ridge Drive on the west end of the site. An existing detention facility at the north end of the project has already been temporarily capturing flows from the north. This pond is owned by Yes! Communities and will be expanded to meet current design criteria. The new

pond is to be maintained by Windermere Metropolitan District. Coordination with the adjacent property owners is currently in progress.

Preliminary Plan

The project consists of 163 single-family detached lots at a minimum of 5,000 s.f. each. These single family lots will be located in parcels currently zoned RS-5000. The gross density of the RS-5000 parcels will be a minimum of 3.6 units per acre to a maximum of 6.2 units per acre, according to RS-5000 zoning standards. There is a concurrent rezone application being submitted for the southernmost parcel in the preliminary plan area. This rezone proposes to convert 9.26 acres of RS-5000 zoning to RS-30 in order to facilitate single-family attached development. The project will be constructed in two phases.

Phase 1 is under construction and will consist of approximately 26 acres and include 163 residential lots, a neighborhood park and a detention facility. The Tracts in Phase 1 are A, C, D, E, F and G (6 Tracts). These tracts are all used for landscape and public utilities & improvements. Tract A is also to be used for drainage and a private detention pond. Tract C is also to be used for a park, mail kiosks and drainage. Tract D and Tract F are also to be used for drainage.

Phase 2 will consist of approximately 9.26 acres and include up to 150 single-family attached units and a detention facility.

Road ROW consists of approximately 7.46 acres and Tracts consist of approximately 8.55 acres. The existing detention facility in Phase 1 has already been temporarily capturing flows from the Chateau at Antelope Ridge subdivision to the north and from Pronghorn Meadows subdivision to the west. The existing facility will be replaced with an expanded pond of larger capacity meeting current drainage criteria to include a concrete trickle channel at the bottom, an outlet structure and pipe that will reduce the release of flows, and a reinforced spillway on the east side of the facility.

Criteria for Approval

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

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area. Annexation into the City of Colorado Springs was explored, but found to be cost prohibitive due to offsite utility extensions needed, wastewater in particular.
- **The subdivision is consistent with the purposes of this Code.** The stated purpose of the Code is to preserve the improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide additional housing options in the area in a location that is appropriate for higher density residential development.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan.** There is no approved sketch plan for this property. The subdivision design standards are met.
- **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. Cherokee Metropolitan District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020). See commitment letter from Cherokee Metropolitan District

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.** Cherokee Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the "Wastewater Report for Windermere" prepared by Drexel, Barrell & Co. See commitment letter from Cherokee Metropolitan District.
- **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 geologic hazards anticipated to affect this site are potentially seasonally high groundwater at lots 72-74 and Tract B, expansive soils, compressible soils, hard bedrock, floodplain and drainage areas, corrosive minerals, fill soils, proposed grading, erosion control, cuts and masses of fill and radon. The most significant geologic constraints to development recognized at this site are high groundwater and hard bedrock. 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. See geotech reports by RMG, dated October 26, 2020 and March 30, 2022 for mitigation measures.
- **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 Preliminary Drainage Report and in the grading and erosion control plans prepared by Drexel Barrell, Inc. Detention and water quality are provided on site and meets the DCM criteria.
- **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.** Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to serve and mitigate the demand produced by the development.
- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.** Legal access to the site is provided off of existing Antelope Ridge Dr., a collector roadway, and via public roads within the development.
- **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 no natural physical features on the site. Open space is provided throughout the development including approximately 8.55 acres.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system,

including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the smaller single-family detached lots to the north and commercial uses to the south.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; There are no identified environmentally sensitive areas on the project site.

(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. The Traffic Report prepared by LSC Transportation Consultants requires that Antelope Ridge be restriped to provide a southbound left-turn lane for each of the two site access points and that a northbound right turn lane be added to the northern access point. Once improved as such, the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.** Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services. **A neighborhood park will be provided as a tract within the subdivision.**
- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.** The site lies within the Falcon Fire Protection District.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.** The proposed subdivision meets the applicable sections of these parts of the Code for R5-5000 and RM-30 zoning.

Traffic / Access / Noise

It is requested the Windermere Subdivision be placed in the 10 mill Traffic Improvement District.

Windermere subdivision will be accessed via two full-movement access points from Antelope Ridge Drive on the west side of the subdivision. The southern access will line up with the existing intersection with Pronghorn Circle, approximately 540 feet north of North Carefree Circle. The north access point will be approximately 770 feet north of the southern access point.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that all site access points will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes. The intersection of North Carefree Circle & Antelope Ridge

does not currently operate at an acceptable level of service for the southbound left-turn AM peak flow. Warrants for a signal however, are not currently met. Warrants for a signal are anticipated to be met by, but not before 2040. See the TIS for further explanation. The proposed road improvements required for site development will be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the two site access points and adding a northbound right-turn lane at the north access. No other offsite traffic improvements are proposed.

LSC has also produced a noise study to analyze the impact of projected road traffic noise from traffic on Marksheffel Road and North Carefree Circle on the proposed residential development. The report concludes that the 2040 noise levels will exceed the 67 decibel req threshold in two places, and it is recommended that an 6-8 foot precast concrete panel noise fence be installed along the back of lots abutting Marksheffel Road. Further noise analysis will be completed at the final plat stage to determine whether the noise fence needs to be extended along N. Carefree Circle.

The developer agrees to provide escrow or direct contribution to the City of Colorado Springs for the future anticipated signal at the intersection of Marksheffel Rd and N. Carefree Circle. The developer will comply with the City's requirements at the final plat stage.

Utilities

Water and sanitary sewer services will be provided by Cherokee Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately ¾ mile to the west of the site, and Springs Ranch Elementary School is located approximately ¾ mile to the north west of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including a sub-regional WQ/Detention pond on the north end of the site and a local WQ/Detention pond on the south end. The ponds will be graded at the time of pre-development overlot grading, as well as the installation of wet utilities. The detention ponds and onsite drainage shall be owned and maintained by the Windermere Metropolitan District.

Parks / Open Space

The 1.00 acre park to be constructed in Tract C will serve the entire development project. As the park is less than 3 acres, it does not qualify as an urban park for the purposes of meeting the dedication requirements as outlined in the El Paso County Parks and Open Space Standards in Section 8.5.3 of the Land Development Code. The fees per subdivision lot in lieu of park land dedication are \$116 for Urban Parks and \$467 for Regional Parks. The required fees in lieu for this project are:

	2020 Fees/dwelling unit	Total (313 dwelling units)
Urban Neighborhood	\$116	\$36,308
Urban Community	\$179	\$56,027
Regional	\$467	\$146,171
Total	\$744	\$238,506

Dedication of urban park improvements under a park lands agreement is an acceptable alternative to urban fees, provided that the agreement is approved by the County and executed prior to recording the final plat.

Metropolitan District

The property is located within the Cherokee Metropolitan District. The Windermere Metropolitan District will be created prior to final plat.

Deviation Requests

No deviations are requested at this time.

Contact Information

Kimley-Horn and Associates, Inc. and Drexel, Barrell & Co. represent Windsor Ridge Homes. Following is the contact information for all parties.

Owner/Developer:

Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #36
Colorado Springs, CO 80918
719-499-6136 phone
719-200-9594 cell
todd@windsorridgehomes.com

Owner:

Eagle Development Company
212 N. Wahsatch Ave., Suite #301
Colorado Springs, CO 80903
719-635-3200 phone
jmark@lanhuisco.com

Current North Pond Owner:

Yes Antelope Ridge, LLC
Craig Schellbach
5605 N. MacArthur Blvd, Suite 280
Irving, TX 75038
972-379-9616 phone
cschellbach@yescommunities.com

Planning Consultant:

Kimley-Horn and Associates, Inc.
Mr. Jim Houk, PLA, Associate
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903
719-284-7280 phone
jim.houk@kimley-horn.com

Engineering Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
101 Sahwatch St. #100
Colorado Springs, CO 80903
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

We trust you find our application for the Windermere Preliminary Plan Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Kimley-Horn and Associates, Inc.

Jim Houk, PLA
Associate

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF THE SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO.2, MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, AND ASSUMED TO BEAR N 89°56'53" E.
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 670.94 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.63 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°36'10"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
3. S02°43'52"W, 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
4. 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
5. S0015°17"E, 553.34 FEET;

THENCE S89°45'06"W, 150.34 FEET; THENCE S00°14'54"E, 33.28 FEET; THENCE N90°00'00"W, 125.29 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°46'01"W, 168.77 FEET; THENCE 264.28 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°45'54"W, 262.88 FEET;
THENCE S89°59'46"W, 177.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE:

1. N00°00'18"W, 202.36 FEET TO A POINT OF CURVE TO THE LEFT;
 2. 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
 3. 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
 4. N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING.
- THE ABOVE PARCEL CONTAINS AN AREA OF 1,865,088 SQUARE FEET (42.8165 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY-LINE LINE OF ANTELOPE RIDGE DRIVE:

1. S00°00'38"E, 35.51 FEET TO A POINT OF CURVE TO THE LEFT;
2. 928.37 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS S17°05'40"E, 914.73 FEET;
3. 762.65 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS S17°04'26"E, 751.42 FEET;
4. S00°00'18"E, 202.36 FEET TO THE POINT OF BEGINNING;
- THENCE N89°59'46"E, 177.94 FEET TO A POINT OF CURVE TO THE LEFT; THENCE 264.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°45'54"E, 262.88 FEET;
- THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°46'01"E, 168.77 FEET;
- THENCE N90°00'00"E, 125.29 FEET; THENCE N00°14'54"W, 33.28 FEET; THENCE N89°45'06"E, 150.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°15'17"E, 390.53 FEET;
2. S29°00'24"W, 54.00 FEET;
3. S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY;
- THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:
1. S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
2. 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
3. 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET;
- THENCE THE ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE N00°00'18"W, 510.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 403,264 SQUARE FEET (9.2577 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH

TRACT A, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, HAVING A CALCULATED AREA OF 3.51 ACRES OF LAND, MORE OR LESS.

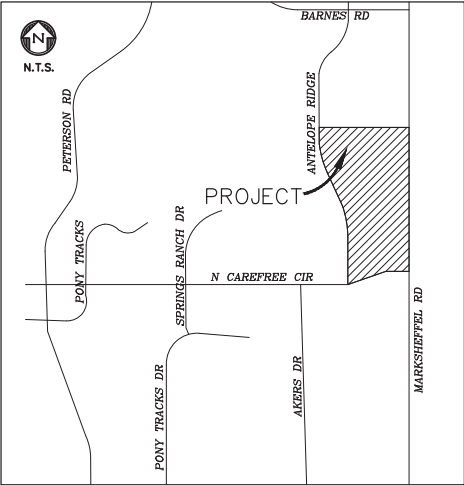
FOR A TOTAL OF 55.58 ACRES, MORE OR LESS.

WINDERMERE

PRELIMINARY PLAN

E ½ OF SECTION 29, T13S, R65W OF THE 6TH P.M.

EL PASO COUNTY, COLORADO



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.

2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.

3. THE DETENTION PONDS IN TRACTS A AND B SHALL BE DEDICATED TO AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4.

4. THE NEIGHBORHOOD PARK IN TRACT C, FILING NO. 1 SHALL BE OWNED BY THE SANDS METROPOLITAN DISTRICT #4 AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS,

5. CONTOUR INTERVAL SHOWN ON PLAN 2'.

6. PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:

FRONT: FIVE (5) FEET
SIDE: FIVE (5) FEET
REAR: FIVE (5) FEET
SUBDIVISION PERIMETER: TWENTY (20) FEET

PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS FOLLOWS:

SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

7. ALL OPENSOURCE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

8. FLOOD PLAIN: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.

9. WINDERMERE FILINGS 1 AND 2 SHALL BE LIMITED TO A TOTAL OF 203 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.

10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.

11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.

14. COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.

15. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.

16. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.

18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.

19. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

20. THE 6'-8" HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

21. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE, NORTH CAREFREE CIRCLE OR MARKSHEFFEL ROAD.

22. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. UNDERDRAINS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

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. 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.

24. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.

25. IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE. BASEMENTS ARE PROHIBITED ON LOTS 72-74 AND 169-173.

SOIL & GEOLOGY CONDITIONS:
THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMS, OCTOBER 26, 2020, AND "ADDENDUM TO SOILS & GEOLOGY STUDY - PROPOSED ZONE CHANGE" BY RMS, MARCH 30, 2022 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72-74, 169-173
EXPANSIVE SOILS: THROUGHOUT SITE
COMPRESSIBLE SOILS: THROUGHOUT SITE
HARD BEDROCK: THROUGHOUT SITE
FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA
CORROSIVE MINERALS: THROUGHOUT SITE
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE
RADON: THROUGHOUT SITE

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

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.510 AC	DRAINAGE	SANDS METRO DIST.#4
TRACT B	6.410 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	SANDS METRO DIST.#4
TRACT D	0.383 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	SANDS METRO DIST.#4
TRACT G	0.221 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	SANDS METRO DIST.#4
TRACT C	0.996 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	SANDS METRO DIST.#4 / CHEROKEE
TRACT E	0.272 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	SANDS METRO DIST.#4
TRACT F	0.270 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	SANDS METRO DIST.#4
TOTAL=		8.552 AC	
PHASE 2			
TRACT B	9.26 AC	SINGLE FAMILY ATTACHED	SANDS METRO DIST.#4

SHEET INDEX

PP01	COVER SHEET
PP02	OVERALL SITE PHASE PLAN
PP03-PP05	PRELIMINARY SITE PLANS
PP06	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
PP07-PP10	PRELIMINARY GRADING PLAN

SITE DATA:

OWNER: JAMES TODD STEVENS, EAGLE DEVELOPMENT COMPANY & YES ANTELOPE RIDGE, LLC (TRACT A, CHATEAU AT ANTELOPE RIDGE)

DEVELOPER: WINDSOR RIDGE HOMES/JAMES TODD STEVENS

PROPOSED SITE AREA: 55.58 ACRES
RS-5000 AREA: 46.32 ACRES
RM-30 AREA: 9.22 ACRES

ZONING: RM-30 & RS-5000

PROPOSED LAND USE: SINGLE FAMILY DETACHED - 163 LOTS
SINGLE FAMILY ATTACHED - 150 UNITS

GROSS DENSITY: RS-5000 3.52 DU/AC
RM-30 16 DU/AC

TAX SCHEDULE #: 53291-11-002, 53294-00-16, 53291-00-004, 53294-16-011

TOTAL SINGLE FAMILY ATTACHED LOT AREA: 30.31 ACRES (65%)

NET DENSITY: 5.38 DU/AC
GROSS DENSITY: 3.52 DU/AC

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY ATTACHED	5.4 DU/AC	163 LOTS	30.31	54.5%
PHASE 2: SINGLE FAMILY DETACHED	15 DU/AC	80 UNITS	9.22	16.7%
ROAD ROW	N/A	N/A	7.46	13.4%
TRACTS	N/A	N/A	8.55	15.4%
TOTAL	6.3 DU/AC	163 LOTS	55.58	100%
		277 UNITS		

THE FEES PER SUBDIVISION LOT IN LIEU OF PARK LAND DEDICATION ARE AS FOLLOWS.
THE REQUIRED FEES IN LIEU FOR THIS PROJECT ARE:

	2019 FEES/LOT	TOTAL (203 LOTS)
URBAN NEIGHBORHOOD	\$113	\$22,393
URBAN COMMUNITY	\$175	\$35,525
REGIONAL	\$456	\$92,568
TOTAL	\$744	\$151,032

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers+Surveyors
101 SAWWATCH ST. STE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

COLO WINDERMERE #2, LLC
4164 AUSTIN BLUFFS PWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEPHENS

WINDERMERE FILING NO. 2
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	3/18/24

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY
PLAN

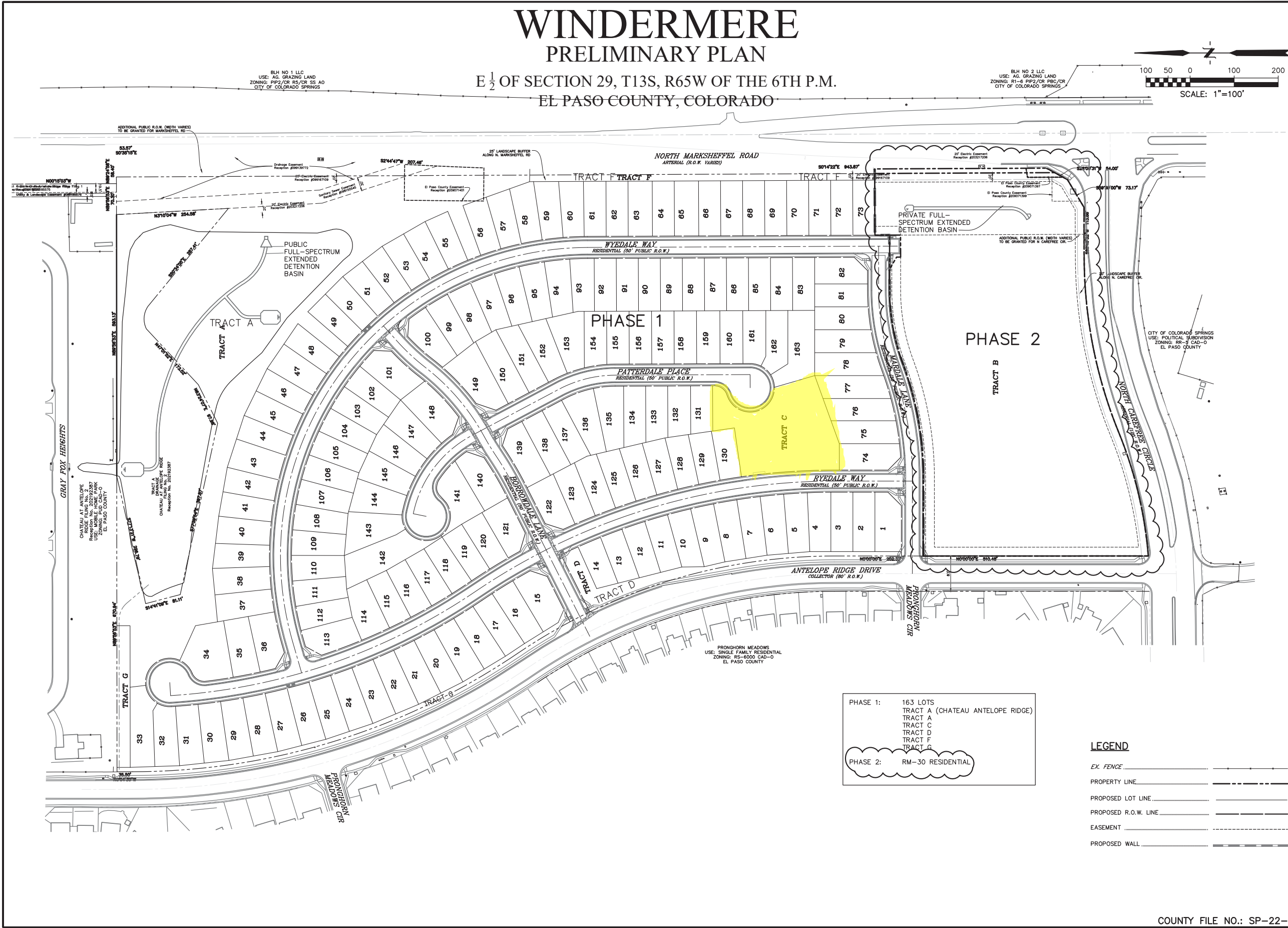
PROJECT NO. 21187-03CSCV

DRAWING NO.

CVR

COUNTY FILE NO.: SP-22-003

SHEET: 1 OF 5



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers+Surveyors
101 SAWATCH ST. STE 100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
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N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

OVERALL SITE
PHASE PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

PP02

COUNTY FILE NO.: SP-22-003 SHEET: 2 OF 5

WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST. STE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
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CLIENT:

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WINDERMERE FILING NO. 2

PRELIMINARY PLAN

N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	3/18/24

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21187-03PP

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

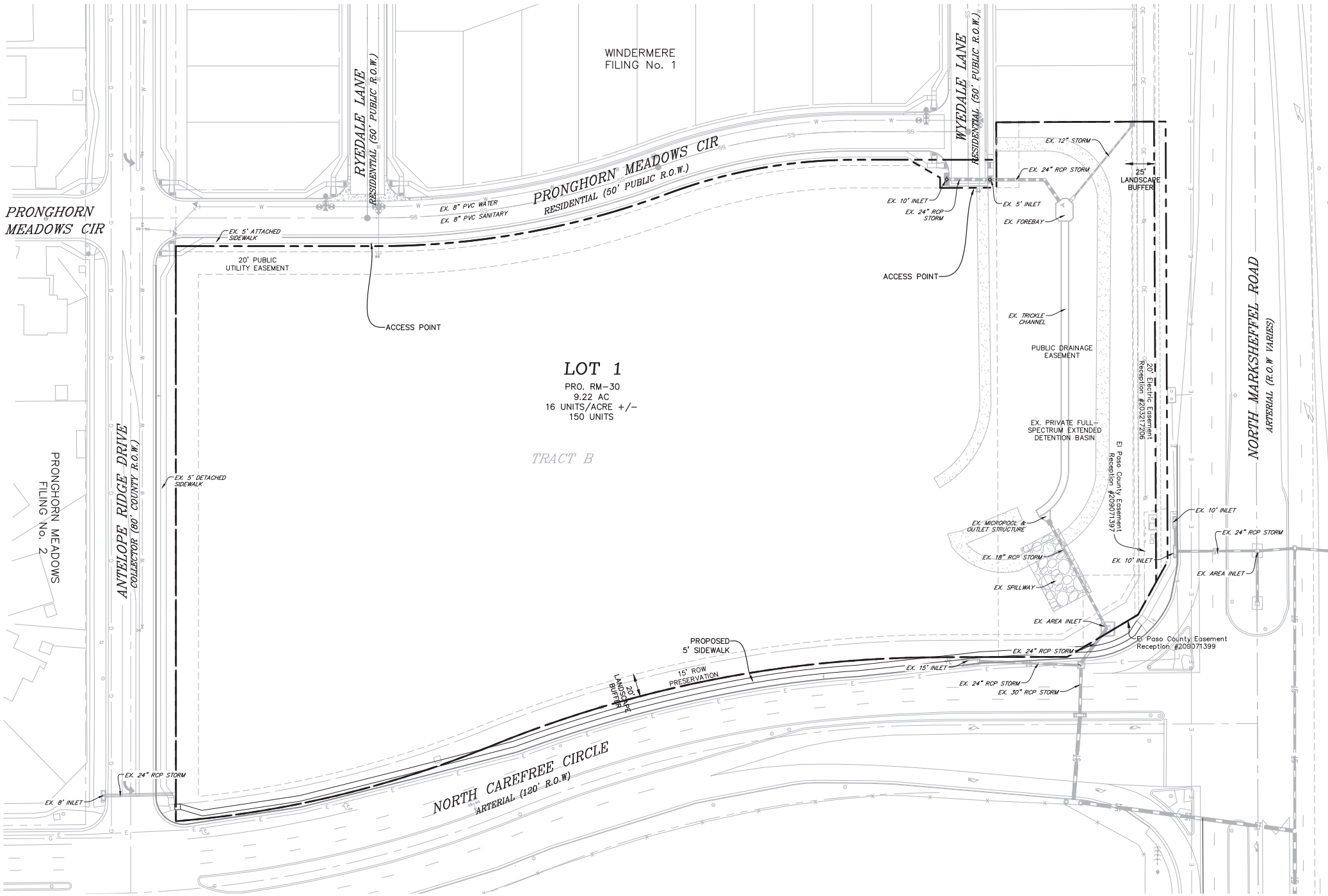
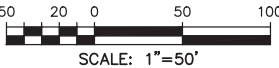
PRELIMINARY
PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

PP

LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR	5520
EX. INTERMEDIATE CONTOUR	5364
EX. INDEX CONTOUR	5365
PROPERTY LINE.....	
PROPOSED LOT LINE.....	
PROPOSED R.O.W. LINE.....	
EASEMENT.....	



WINDERMERE FILING NO. 2
PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:



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DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING
PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

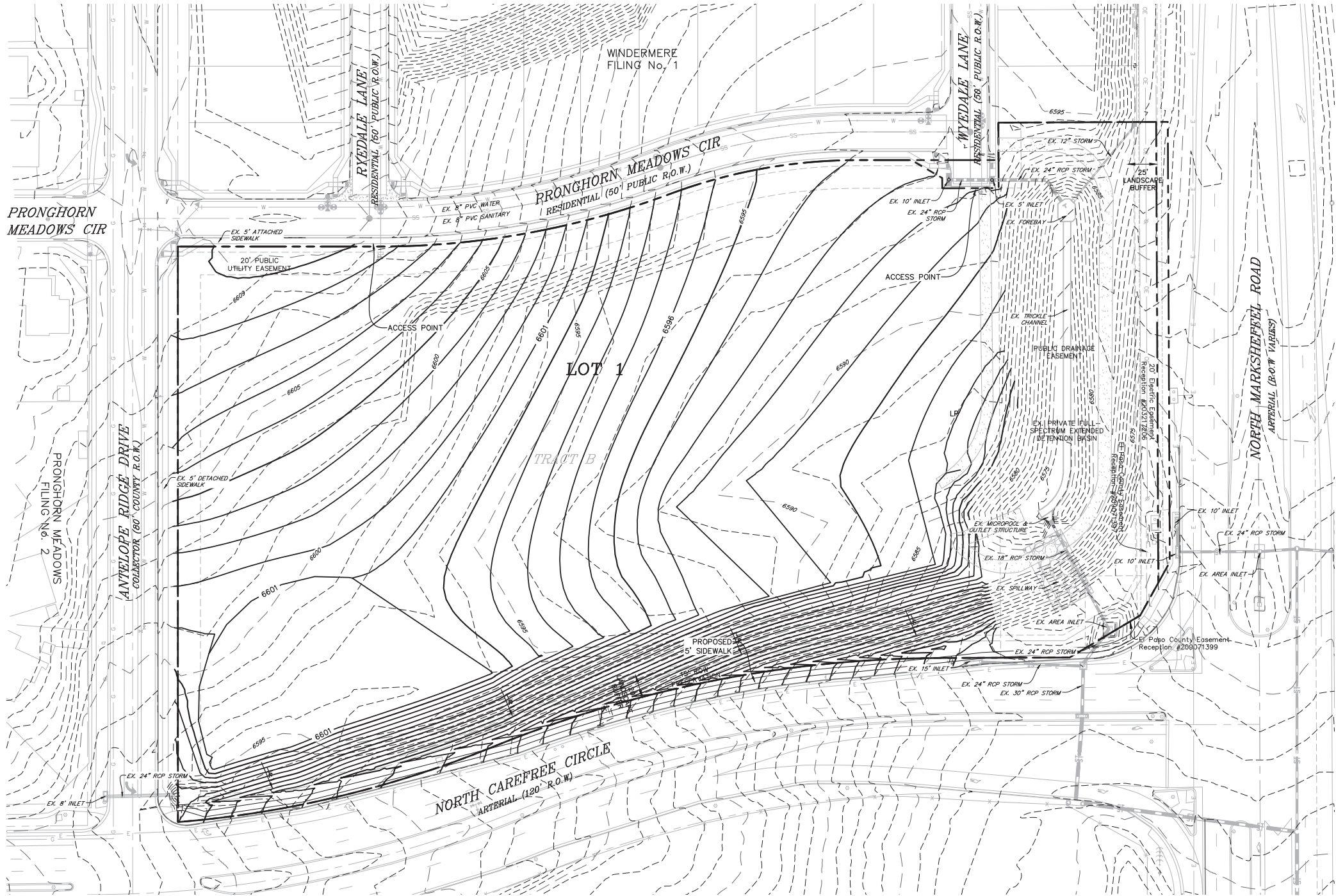
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LEGEND

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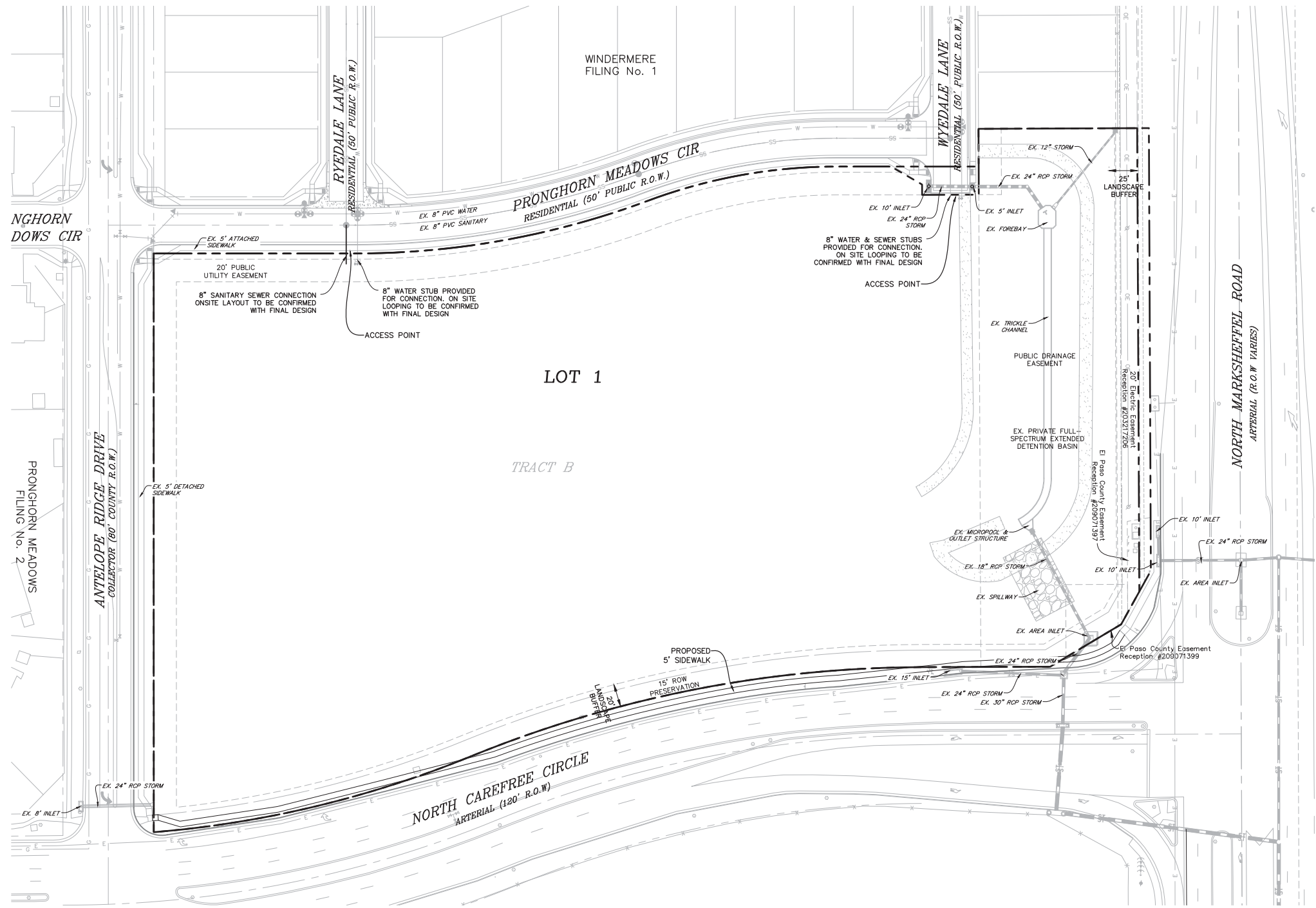


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SCALE: 1"=50'



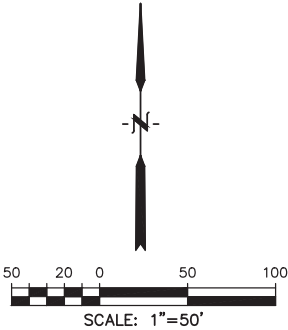
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PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



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PROPOSED INDEX CONTOUR 5520
EX. INTERMEDIATE CONTOUR 5364
EX. INDEX CONTOUR 5365
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CONTACT: JAMES TODD STEPHENS

WINDERMERE FILING NO. 2
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY:	KGV
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PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY
PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

UT

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement – Sterling Ranch
Metropolitan District No. 2 / Copper Chase at Sterling
Ranch Filing No. 1

Agenda Date: May 8, 2024

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road, Briargate Parkway, and Marksheffel Road. The applicant, Sterling Ranch Metropolitan District No. 2, is in the process of completing the requirements of a Final Plat subdivision application for a portion of Sterling Ranch: Copper Chase at Sterling Ranch Filing No. 1 (138 lots).

Sterling Ranch Metropolitan District No. 2 has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all Urban Park Fees.

Please find attached the proposed Copper Chase at Sterling Ranch Filing No. 1 Urban Park Lands Agreement, which includes providing credit of the following Urban Park Fees:

- Copper Chase at Sterling Ranch Filing No. 1 - \$41,814

El Paso County Parks and Community Services is proposing to grant Sterling Ranch Metropolitan District No. 2 credit for the Urban Park Fees provided the District installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tract H in Copper Chase at Sterling Ranch Filing No. 1, and which urban park improvements will provide urban recreation opportunities the public and residents of Sterling Ranch. The District estimates the overall cost of the park and trail projects to be approximately \$248,884, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 6 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by Sterling Ranch Metropolitan District No. 2.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Copper Chase at Sterling Ranch Filing No. 1.

URBAN PARK LANDS AGREEMENT

COPPER CHASE AT STERLING RANCH FILING NO. 1

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2024, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 2 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. The District is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. The District is in the process of completing certain improvements for a portion of Sterling Ranch to be platted as Copper Chase at Sterling Ranch Filing No. 1 (the "Property") for development of 138 single-family lots, whose application is anticipated to be considered by the El Paso County Planning Commission and the Board of County Commissioners in 2024.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Parks and Community Services Department estimates the Urban Park Fees for Copper Chase at Sterling Ranch Filing No. 1 to be \$41,814.

D. The County desires to grant the District \$41,814 in Urban Park Fee Credits, provided that the District installs urban park improvements (the "Park Improvements") equaling or exceeding a two-to-one cost ratio for the estimated Urban Park Fees for Copper Chase at Sterling Ranch Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Copper Chase at Sterling Ranch Filing No. 1.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the District agree as follows:

1. Park Development and Obligations. The District shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as Copper Chase at Sterling Ranch Filing No. 1 Final Plat, Tract H, located immediately east of the intersection of Vollmer Road and Marksheffel Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the District shall install or cause to be installed certain urban Park Improvements within the designated tract.

- b. The value of the contribution of the District towards the urban Park Improvements installed shall be equal to or exceed a two-to-one cost ratio for the estimated Urban Park Fees of \$41,814. The District has estimated the value of the urban Park Improvements to be \$248,884, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 6 to 1.
- c. The District has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Urban Park Lands Agreement process.
- d. The Park Improvements shall include but are not limited to Copper Chase at Sterling Ranch Filing No. 1 Park, including a gazebo, picnic tables, benches, pet waste station, sod, trees, shrubs, irrigation, and concrete pedestrian trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$41,814 will be immediately paid to the County by the District. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the District a Letter of Acceptance to finalize the conditions of this Urban Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the District and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the District for the benefit of the public.

3. Installation. The District, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

**STERLING RANCH METROPOLITAN
DISTRICT NO. 2**

By: _____
Chair

By: _____
Charles Collins, Board Member

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

April 24, 2024

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Copper Chase at Sterling Ranch – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 2, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metropolitan District No. 2 Urban Park Credits in the following amounts:


- Sterling Ranch Filing 4: 138 lots
 - o \$41,814.00 Urban Park Fees

Sterling Ranch Metropolitan District No. 2 will install improvements of an equal or greater value through construction of the neighborhood park. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 2 the Urban Park Credits.

Thank you in advance for your consideration in this matter. If you have any questions, please do not hesitate to call.

Thank you,

Sterling Ranch Metropolitan District No. 2


Charles Collins

Copper Chase Park							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Challenger Homes				Unit Price Date: 2024			
Project Name: Copper Chase				Date: 04/19/2024			
Location: Tract H Park				Preparer: NES Inc.			
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
2-4" Cobble	0	SF	\$ 2.15	\$ -	\$ 1.25	\$ -	\$ -
3/4" Rock Mulch	4,147	SF	\$ 2.15	\$ 8,916	\$ 1.25	\$ 5,184	\$ 14,100
				\$ 8,916		\$ 5,184	\$ 14,100
Ground							
Rough Grading	56,483	SF		\$ -	\$ 0.06	\$ 3,389	\$ 3,389
				\$ -		\$ 3,389	\$ 3,389
Turf/Seed							
Sod	46,969	SF	\$ 0.85	\$ 39,924	\$ 0.25	\$ 11,742	\$ 51,666
Sod Amendments	46,969	SF	\$ 0.05	\$ 2,348	\$ 0.30	\$ 14,091	\$ 16,439
				\$ 42,272		\$ 25,833	\$ 68,105
Trees							
1.5" Deciduous	22	EA.	\$ 500.00	\$ 11,000	\$ 83.00	\$ 1,826	\$ 12,826
6' Evergreen	9	EA.	\$ 505.00	\$ 4,545	\$ 91.00	\$ 819	\$ 5,364
				\$ 15,545		\$ 2,645	\$ 18,190
Irrigation							
Drip Irrigation/Shrub Beds	2,000	SF.	\$ 1.75	\$ 3,500			\$ 3,500
Spray/Rotor Irrigation	46,969	SF.	\$ 1.00	\$ 46,969			\$ 46,969
				\$ 50,469			\$ 50,469
Trails							
Concrete Walks 4" deep	4,192	SF	\$ 7.00	\$ 29,344			\$ 29,344
				\$ 29,344			\$ 29,344
Landscape Amenities							
Benches (with back)	3	EA.	\$ 808.00	\$ 2,424			\$ 2,424
Table	2	EA.	\$ 2,700.00	\$ 5,400			\$ 5,400
Gazebo	1	EA.	\$ 25,000.00	\$ 25,000			\$ 25,000
				\$ 32,824			\$ 32,824
				Total Material	\$ 179,370	Total Labor	\$ 37,051
							\$ 216,421
				Subtotal		\$	216,421
				15% Contingency		\$	32,463
				Total Estimated Cost		\$	248,884

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 - 25 Officer Elections

Agenda Date: May 8, 2024

Agenda Item Number: #7 - B

Presenter: Chairperson

Information: **Approval: X**

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting.
The 2024 - 25 officers include:

Chairperson -	Thomas Lachocki
Vice-Chairperson -	Terry Martinez
Second Vice-Chairperson -	John Wallace
Third Vice-Chairperson -	Kiersten Steel
Secretary -	Susan Jarvis-Weber

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

Recommended Motion:

Move to elect _____ as the _____ for the Park Advisory Board for the 2024 - 2025 year.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Park Advisory Board Tour
Agenda Date: May 8, 2024
Agenda Item Number: #7 - C
Presenter: Brian Bobeck, Park Operations Division Manager
Information: X **Endorsement:**

Background Information

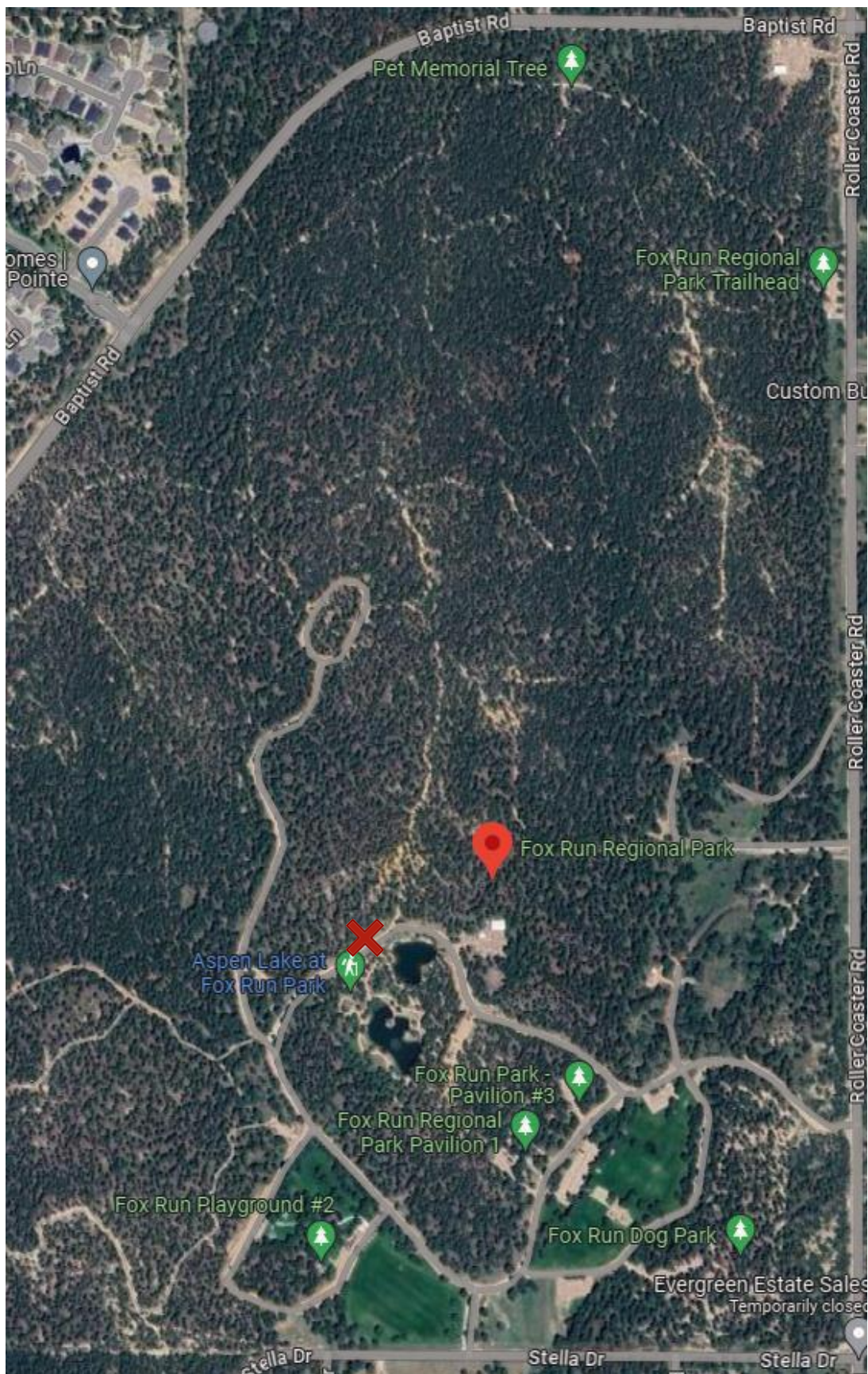
The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The 2024 tour will be Friday, May 17 from approximately 10:00 a.m. to 2:00 p.m. We will tour the following North District park properties.

- Fox Run Regional Park
- Black Forest Regional Park
- Black Forest Section 16
- Pineries Open Space

We will meet at Park Administration located in Bear Creek Regional Park, 2002 Creek Crossing, Colorado Springs and depart by 9:30 a.m. for those that wish to ride in the van to Fox Run Regional Park. Those that prefer to drive to Fox Run Regional Park, we will meet you at the parking area adjacent to the Fox Run Warming Hut / Restroom at 10:15 a.m. (X marked on attached map). Lunch will be provided.

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

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
April 2024 Monthly Report								
Facility Revenue Totals To Date		2024				2023	2022	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 103,089	\$ 76,911		\$ 136,871	\$ 110,483	
County Fair / Fairgrounds		\$ 301,000	\$ 143,958	\$ 157,042		\$ 127,382	\$ 121,372	
Total		\$ 481,000	\$ 247,047	\$ 233,953		\$ 264,253	\$ 231,855	
Fundraising Revenue		2024	2024			2023	2022	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 107,500	\$ (27,500)		\$ 27,500	\$ 56,500	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 47,500	\$ (2,500)		\$ 57,500	\$ 45,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 6,195	\$ 3,805		\$ 5,971	\$ 21,895	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,827	\$ 22,173		\$ 2,608	\$ 4,874	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 80,000	\$ (40,000)		\$ 70,000.00	\$ 40,000	
Total		\$ 200,000	\$ 244,022	\$ (44,022)		\$ 163,579	\$ 168,269	
Grant / 3rd Party Funding		Awarded						
Parks Division Reservations	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	15	898	N/A	15	778	5	446	
March	15	292	N/A	51	1306	29	702	
April	278	7613	4.3	299	10619	271	8698	
May								
June								
July								
August								
September								
October								
November								
December								
Total	318	9875	4.3	376	13669	308	10356	

<u>Parks Facility Reservations</u>		2024	2024	2023	2023	2022	2022	
<u>April</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				37	1935	44	1570	
Athletic Fields		29	1270	35	1316	43	1395	
Pavilions		27	1000	1	200	2	300	
Trails		2	150	7	26	3	8	
Vendor		9	32					
Tennis Courts								
Pickleball Courts		14	54	7	110			
Vita Course								
Meeting Room		8	92	5	38	2	30	
<u>Black Forest Regional Park</u>								
Athletic Fields		5	150	14	450	8	200	
Pavilions		2	73	2	99	2	70	
Vendor								
Tennis Courts / Pickleball Courts		19	76					
<u>Falcon Regional Park</u>								
Baseball Fields		75	1680	81	2775	52	1450	
Athletic Field		9	360	27	825			
Vendor				3	12			
<u>Fountain Creek Regional Park</u>								
Athletic Fields		2	200			8	210	
Pavilions		15	817	19	651	26	968	
Trails								
Disc Golf Course				5	455			
Vendor				5	20			
<u>Fox Run Regional Park</u>								
Athletic Fields		41	1025	28	1025	51	1755	
Gazebo		1	35	2	125	9	285	
Warming Hut				1	20	5	47	
Pavilions		9	340	10	305	9	316	
Vendor								
Trails				1	20	1	40	
<u>Homestead Ranch Regional Park</u>								
Pavilions		4	130	1	50	1	30	
Athletic Fields		1	100					
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>		6	29	7	112	5	24	
<u>Rock Island Trail</u>				1	50			
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		278	7613	299	10619	271	8698	

<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		19	770	N/A	14	735	19	726
March		22	1000	N/A	12	1160	13	471
April		26	6873	N/A	18	7161	50	2781
May								
June								
July								
August								
September								
October								
November								
December								
Total		84	9,028	N/A	52	9,229	89	4,128
<u>Fairgrounds Facility Reservations</u>		2024	2024	2023	2023			
<u>April</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	25			
4-H Club Meeting		1	20	0	0			
Hitch N' Post 4H Meeting		1	40	1	20			
4-H Livestock Record Book Seminar		1	20	1	20			
Lion's Club 6SE Distract Convention		1	50	1	26			
Kevin w/ Special Elections Tour		1	2	1	20			
Special Elections Team Tour		1	5	1	25			
Fair Advisory Board		0	0	1	200			
4-H Livestock Judging Practice		1	20					
4-H Swine Tag Pickup		1	200					
Rental - Birthday Party & Set Up		2	115	2	250			
FCCLA Banquet		1	80	1	6000			
Jr. Livestock Sale Committee Meeting		1	20					
<u>Grand Stands Building</u>								
<u>FSB Pavilion</u>				1	200			
PM School Field Trip Lunch		1	34	2	70			
<u>Track</u>				1	75			
<u>Barns</u>				1	50			
<u>Livestock Arena</u>				1	50			
4-H Beef Blow N' Go		1	200					
4-H Beef Project Meeting		1	20	1	100			
Fair Queen Horsemanship Practice		1	25					
4-H Mini Horse Project Meeting & Show		1	100					
<u>Whittemore - Fairgrounds</u>								
Rental - United Methodist Rummage Sale		3	150					
4-H Mock Dog Show		1						
<u>Arena</u>								
BTS Test & Tune		2	5					
BTS Race Day		1	5,727					
Month Total Fair Facility Reservations		26	6,873	18	7,161			

<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				
Fireworks set off in portable restroom	2/22/2024	Black Forest	North	\$900				
"Site of New Northern Nature Center" sign stolen	3/27/2024	Fox Run	North	\$600				
Tunnel - Graffiti removal	3/19/2024	Widefield Park	South	\$1,400				
Tunnel - Graffiti removal	3/19/2024	Cruz Gulch	South	\$200				
			Total	\$3,525				
<u>Volunteerism</u>		2024		2023		2022		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		167	827	138	728	180	609	
February		272	1,259	292	1,302	60	327	
March		234	1,009	229	932	118	682	
April		421	1,724	413	1,701	407	1,830	
May								
June								
July								
August								
September								
October								
November								
December								
Totals		1094	4,819	1072	4,663	765	3,448	
		2024						
April		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		15	96					
Fairgrounds Corporation		5	10					
Fair and Events Center		40	168					
Friends of the Nature Centers		45	467					
Adopt-A-Park / Trail / Volunteer Projects		307	948					
Total		421	1,724					
<u>Programming</u>		2024	2024	2024	2023	2023	2022	2022
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		48	1434	4.98	45	1152	29	452
February		49	1995	4.99	43	2032	37	952
March		79	3920	4.96	89	2376	48	986
April		172	4379	4.97	161	5139	109	3003
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	348	11728		338	10699	223	5393

		2024	2024	2024				
<u>April</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	13	158	5.00				
Habitat	BCNC	29	369	4.90				
Incredible Insects	BCNC	14	216	4.90				
Colorado Wildlife Detectives	BCNC	2	32	5.00				
Kids' Morning Out: Nature's Small Gifts	BCNC	1	20					
Nature Explorers: Birds of Prey	BCNC	2	50					
Pikes Peak Mycological Society public Program	BCNC	1	38					
Group Visit: Foundation for Successful Living	BCNC	3	22					
Bear Creek Garden Club Member Meeting	BCNC	1	36					
Forest Bathing Walk:	BCNC	1	8					
Children's Mindfulness	BCNC	1	5					
Little Wonders: Lucky Ladybugs	BCNC	2	50					
Family Wildlife Detectives	BCNC	1	25					
Group Visit: Adult with Disabilities Groups	BCNC	3	30					
Outreach: Rock Ledge Ranch Homeschool Fair	BCNC	1	280					
Bear Den Rental: Discover Girl Scouts	BCNC	1	5					
Watershed Roundtable Meeting	BCNC	1	65					
Outreach: MER End of Winter Event	BCNC	1	65					
Outreach: Fox Run Public Gathering	BCNC	1	120					
Walk the Wetlands	FCNC	41	807	5.00				
Discover the Wetlands	FCNC	16	293	5.00				
Volunteer Training: DW, WW, Trailability	FCNC & BCNC	4	16					
Nature Adventures: Who Gives a Hoot?	FCNC	2	64	5.00				
2s & 3s Outdoors: The Eyes Have It	FCNC	2	54	5.00				
Program Room Rental	FCNC	1	40					
Birthday Party: Walk the Wetlands	FCNC	2	38	5.00				
Birthday Party: Rad Reptiles	FCNC	1	12	5.00				
Birthday Party: Happy Bird-thday	FCNC	1	24	5.00				
Broadmoor Garden Club: Intro to Birding Visit	FCNC	1	10					
Homeschool Fridays: Discover Wetlands	FCNC	1	16	5.00				
Outreach: YMCA Healthy Kids Family Day	FCNC	1	91					
Group Visit: Adult Care, Group Hikes, Schools	FCNC	10	162					
Spring Bunco	FCNC	1	18	4.83				
Paint Mines Field Trip	PMIP	1	40					
Cornhole League	FEC	3	240					
GLS Beer Dock Cleaning	FEC	1	200					
BST Test & Tune	FEC	2	600					
BST Race Day	FEC	1	60					
Boots in the Park	FEC	1						
TOTALS		172	4379	4.97				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	604	659	0	0				
February	702	634	0	0				
March	1166	1327	0	0				
April	1137	1197	985	0				
May								
June								
July								
August								
September								
October								
November								
December								
Totals	3609	3817	985	0				

ADMINISTRATIVE SERVICES MONTHLY REPORT

April 2024

General Updates:

1. Facility rentals have generated \$103,089 which is 58% of our \$180,000 annual revenue goal.

Special Events:

1. The Friends of the Equestrian Skills Course hosted their annual Poker Run on the East trail system of Bear Creek Regional Park. Despite the snowy day, the event had a great turnout. Horses, mules, donkeys, ponies, and a few goats were part of the event. The animals that were walked by their owners complied by park rules and were leashed to include the goats.
2. The Arizona State University Alumni Association hosted their annual Pat Tillman Shadow Run on the East trail system of Bear Creek Regional Park. This fundraising supports the Pat Tillman Foundation's scholars' program.
3. School District 49 brought 300 mostly disabled children to Homestead Ranch Regional Park for a day of fishing related activities. Several stations were set up on the field to teach kids about types of fish, how to tie knots, bait hooks and to teach them how to cast a line. A few kids later took to the lake for an opportunity to cast with the hopes to catch a fish.



Friends of the Equestrian Skills Course Event

COMMUNITY OUTREACH Monthly Report – April 2024

Adopt A Park / Trail Program:

We currently have thirty-two active groups! We are so happy to have our volunteer groups back in our outdoor spaces.

El Paso County Fair:

We have surpassed our financial goal and sponsors have committed **\$107,500** towards the County Fair this year. Please mark your calendars for the VIP Luncheon at noon, hosted by the County Commissioners opening day, Saturday, July 13 at the Fair and Events Center, 366 10th Street, Calhan, 80808.

Fox Run Nature Center:

Thank you to all who attended our last **Open House, at Pikes Peak Brewing Co.** The Fox Run Nature Center was featured in the Springs Magazine as one of the top 17 Big Ideas Shaping the Future of Colorado Springs! To learn more and stay up to date, please visit our project website at www.tdg-frnc.com.

Great American Clean Up:

Due to rain and snow, our clean-ups have all been rescheduled to weekends in May. **For more information** please visit <https://www.fountain-crk.org/great-american-cleanup/>

Good News:

Bear Creek Dog Park is in the top 10 Dog Parks in the Country and **Fox Run Dog Park** was number 50!

<https://www.fox21news.com/top-stories/colorado-springs-dog-park-made-top-10-list-of-hidden-gems-in-the-u-s/>



PARKS & COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services DIVISION
MONTHLY REPORT: April 2024

Programs & Special Events:

- On Friday, On Friday, April 19, the sounds of dice rolling, laughter, and the smell of nachos filled the air at Fountain Creek Nature Center as the spring **Bunco night** was held with astonishing success. 18 previous and new players came from around the County to play for the highest score, lowest score, most buncos, and least buncos. The Buncos nights that take place at both Nature Centers are picking up steam and gaining momentum as each event gets easier to fill and larger in size.
- April has been a robust month for **Field Trip Programs** at Bear Creek Nature Center, with at least one and often two field trip groups visiting every day. Nature Center staff and invaluable volunteers led environmental education programs for 58 groups, serving a total of 775 participants. Programs served a range of grade levels, from pre-school through 5th grade. Evaluation scores averaged 4.95/5 and teacher comments included, "Loved it. Thanks for making it engaging and experiential."
- An intrepid group of sluthers braved the cold on Saturday, April 20 to join Hercule Poirot and Sherlock Hemlock in the **Family Wildlife Detectives** program. First, they solved the nature mystery of "Who preyed on the deer?". Then they hiked to discover tracks and use their resources to identify them. By the end of the afternoon, our nature detectives could identify many tracks on sight! Along the way, they also analyzed signs of bear and beaver. A great time was had by all!
- Fountain Creek Nature Center hosted the **Broadmoor Garden Club** for an introduction to birding! Club members were shown the wide variety of habitats and parks El Paso County contains and how that makes for some spectacular outdoor recreation opportunities through birding. After a classroom time we headed out onto the trails with binoculars made possible by Wild Birds Unlimited. The participants loved seeing the park's diversity, including our Great Horned Owl Nest. We will continue to partner with the Broadmoor Garden Club after receiving a grant from them to refresh the landscaping behind the nature center, adding beauty and habitat for birds and bugs!
- Fountain Creek Nature Center was bustling with **Birthday Parties** this month! Five children and their guests celebrated with puppet shows, live animals, games, and springtime hikes. Walk the Wetlands remains an old favorite theme and Happy Bird-thday and Rad Reptiles



continue to be new favorites! The best party perhaps was a group of boys who loved reptiles, and despite the rain went for a hike to save earthworms off the flooded trails... though some of those worms ended up in our box turtle's food dish!

Outreach Events and Other Items:

- Starting at the beginning of April, the **Paint Mines Interpretive Park** season officially began with our two interpreters returning from their off-season break. The beginning of this spring season is already off to a heavy start with park visitors as the interpreters are interacting with an average of about 200 people on cooperative weather days. This team also met with park planners and designers to discuss the master plan and the future of Paint Mines Interpretive Park. The interpreters have spent the last few years with us learning every inch of that amazing space. Their input on special features and areas of the park are truly priceless. We are excited to see what the master plan will turn out for the site.
- On Saturday, April 27, Bear Creek Nature Center staff attended an **outreach event at MER** (Mountain Equipment Recyclers) as part of their End of Winter Sale public event. Mountain Equipment Recyclers is an ongoing supporter of El Paso County Nature Centers, including Sponsoring the annual Bear Run. This event, which included live music and partner tables, was a great opportunity to network with other organizations and to connect with nature-enthusiasts in the community while promoting the Fox Run Nature Center and other El Paso County Nature Centers endeavors.
- Fountain Creek Nature Center attended the **Security-Widefield YMCA's Healthy Kids Family Day** along with many other health-centered organizations. The Nature Center of course is a wonderful place to seek better physical and mental health! Visitors explored pond water to discover the diversity of creatures in our pond, admired pictures of our beautiful site, and discovered the programs and opportunities we provide.
- Nature Center staff is always striving to meet people where they're at and encourage environmental education for all! Thanks to our partners at Rock Ledge Ranch, we were able to connect with 279 people at the **Homeschool Day hosted at Rock Ledge Ranch**. Brenda McCreight, Bear Creek Nature Center's part-time interpreter, presented information about the Nature's Classroom programs, Family Outdoor Club, and our ever-popular bear pelt and skull. We were grateful to have the opportunity to share the Nature Center's mission and programs with folks from around El Paso County and beyond.
- April unfolded as a dynamic and diverse month at the **El Paso County Fair & Events Center**, offering a spectrum of engaging activities for all to enjoy. The kickoff to the 2024 Race Season drew an impressive crowd of over 5,000 attendees, setting the stage for an exhilarating season ahead. Alongside the races, the Fair & Events Center hosted the annual Boots in the Park Fundraiser Casino night, where guests indulged in the thrill of casino games while supporting a worthy cause. The center also hosted many animal shows, including a Beef show and Mock Dog Show. Along with our community activities and private rentals, April exemplified the center's commitment to providing a diverse array of entertainment, from high-octane thrills to heartwarming moments, fostering community engagement and creating memories for all who attended.





Special Events and Program Calendar

May 8 - June 12, 2024

Date	Day of Week	Program	Location	Target Audience	Notes*
May 8	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 10	Friday	25 & 35 Outdoors: The Five Senses	Fountain Creek Nature Center	2-3 years olds with family	10-11:15am & 2-3:25pm, \$3 per person
May 11	Saturday	SoCo Collab Frost Fest	Bear Creek Regional Park	Adults over 21	1-5pm, \$30-preregister, \$35 Day-of
May 11	Saturday	Spring Bird Count	Fountain Creek Nature Center	All! Best for adults.	7-11am
May 11	Saturday	Forest Bathing Walk	Bear Creek Nature Centers	All Ages	10am-12:30pm, \$30/person
May 11	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
May 15	Wednesday	Nature Explorers - Metamorphosis Magic	Bear Creek Nature Center	Children ages 3-5 with an adult	10-11:30am and 1-2:30pm, \$3/person
May 15	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 16-19	Wednesday-Sunday	Pikes Peak Birding & Nature Festival	Multiple, FCNC & BCNC	Birding & Nature lovers, best for adults	All day, every day. Registration closed, \$35-40 per person
May 22	Wednesday	Little Wonders - Knowing Our Noses	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am and 1-2:15pm, \$3/person
May 22	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 23	Thursday	Hiring Event: 2024 EPC Fair Gate Attendants	Fair & Events Center	Adults 17+	2:30pm - 5:30pm
May 24	Thursday	Nature's Classroom- Homeschool Field Trips: Foothills Habitats	Bear Creek Nature Center	Children ages 5-7 with adult	1-3pm, \$4/person
May 24	Thursday	Nature's Classroom- Homeschool Field Trips: Bear Creek Rocks	Bear Creek Nature Center	Children ages 8+	1-3pm, \$4/person
May 25	Saturday	Sommunity Science Training: Beautiful Butterflies	Fountain Creek Nature Center	All! Best for adults.	9am-4pm. Free!
May 25	Saturday	Free Archery Day	BCRP	ages 6+	10am-3pm, FREE, Pre-registration required
May 25	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
May 28-30	Tues-Thurs	Archery Camp Week 1	BCRP	Ages 6-17	9-noon, \$115 per camper
May 29	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 30	Thursday	Teen Volunteer Training	Fountain Creek Nature Center	Teens age 14-18	6-8pm, Free! Interview & application required
May 31	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Grades pre-k to 2nd with families	2-4pm, \$4 per person
May 31	Friday	Looking for Flowers Hike	PMIP	All Ages	9:30-11:30, \$3/person
June 1	Saturday	Get Outdoors Day	Memorial Park	All!	9am-2pm, Free!
June 3-7	Monday-Friday	Nature Camp: Surfin' the Food Web	Fountain Creek Nature Center	Grades 1-5	9am-3pm/ \$165 per camper
June 3-7	Monday-Friday	Nature Camp: SUN POWER	Bear Creek Nature Center	Grades 1-5	9am-3pm/ \$165 per camper
June 5	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6-10pm, \$10/person
June 8	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
June 10-14	Monday-Friday	Nature Camp: Surfin' the Food Web	Fox Run Regional Park	Grades 1-5	9am-12pm
June 11-13	Tues-Thurs	Archery Camp Week 2	BCRP	Ages 6-17	9-noon, \$115 per camper
June 12	Wednesday	Nature Explorers - Let's Explore	Bear Creek Nature Center	Children ages 3-5 with an adult	10-11:30am and 1-2:30pm, \$3/person
June 12	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person

* Nature Center Members may receive an additional discount

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

MONTHLY REPORT APRIL 2024

Park 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. Geotechnical engineering has been completed and additional structural engineering with helical piers was added to the shade structure footings due to existing soils. The contractor is obtaining additional pricing for the helical pier installation and will be submitting revised engineered drawings to obtain necessary building permits.

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. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A pre-bid meeting was conducted in February 2024. Bids have been reviewed and project is currently in contracting phase. Construction is expected to begin in mid-May 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 the 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 April 18 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, with the design being completed by Design Edge in 2023. Construction is planned for summer 2024. Currently, procurement is scheduled to be completed in April with construction commencing immediately after the contract award to ensure construction is completed before winter 2024.

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. Project is currently focusing on an inventory of existing conditions and documentation.

Pineries Open Space – El Paso County Parks has been awarded a GOCO / Mile High Youth Corps grant for the construction of a 2-mile natural surfaced singletrack trail in the southwest corner of the open space property. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. Forest mitigation project sites have been identified and the trail corridor flagged in preparation for trail construction. Forestry work will begin in Spring 2024 with trail construction following in late Summer 2024.

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. Trail corridor forestry areas have been flagged in preparation for trail construction.

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. The design for Duckwood and Willow Springs Ponds should be completed in summer 2024.

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

Fountain Creek Watershed, Flood Control and Greenway District - Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production. Staff received training in the new ArcGIS 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 Pinerias 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 April. Parking lot and trail maintenance, landscape bed maintenance, charging irrigation systems, performing irrigation checks, spring fertilization and aeration, playground inspections, and daily illegal camping checks were priorities during the reporting period.

The Central team completed restoration of the footbridge at Bear Creek East adjacent to Park Administration offices. This lengthy project entailed design modifications, replacement of all decking and railing with new material, painting, fabrication of new bridge panels, and installation. The new bridge has been well received by all. Great job team!

The Charmaine Nymann Community Garden was host to 450 weed eating cashmere goats during the reporting period. This annual community favorite event was delayed until the spring this year as the goats were working on the western slope. Park staff assisted with daily meetings, waterings, and set up protection fencing around flower beds and trees and posted informative signage for park visitors.

Equipment shortages stalled progress on the rockslide debris removal project at Rainbow Falls Historic Site. Staff have been onsite to check the property and will continue their efforts clearing debris along trail edges during the next reporting period.

The Downtown team is working with C.S.U. Extension on creating a native plant demonstration garden at 17 N. Spruce St. This garden will provide the community with examples of plant species native to the area, as well as show two different varieties of low water native grasses. Staff removed an existing bluegrass turf area, reworked irrigation, installed a breeze pathway, added moss rock boulders, and installed perimeter fencing. Volunteers will assist with planting, installing drip irrigation, and adding wood and rock mulch to the garden. The project should be completed during the next reporting period.

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 focused on charging all the winterized water systems in buildings to prepare for the rental season. As part of this process, all restrooms were deep cleaned and are ready for the season. Some minor maintenance tasks were completed this month to finish up the fall/winter tasks list.

The Fairgrounds hosted a couple large events this month as well. Staff assisted with support and prep work to host the opening auto race. The team also assisted with building preparations for the annual Boots in the Park event. Both events were successful and well attended.

The parks team charged irrigation systems throughout the park district and are working through necessary irrigation checks. The team also began aeration and fertilization of our active use areas. In addition to active use areas, the team spent time pruning and performing landscape bed maintenance.

The district continues to struggle with staffing shortages for various reasons. We will continue to navigate these challenges and take each day at a time.

North District:

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

Monthly Summary – The North District team has completed several projects this month in anticipation of the spring growing season. All parking lots and the Santa Fe Regional Trail have been box bladed and repaired to start the season. New entry signs were installed at the Baptist Road Trailhead and Highway 105 Santa Fe Trailhead. In addition, all new stop signs and MPH signs were installed in North District properties.

Landscape gravel was installed around the perimeter of the new tennis courts at Black Forest Regional Park. The irrigation system at BFRP was pressured up, and the turf is coming out of winter dormancy nicely.

The North District crew has accomplished a lot of spring clean-up at Fox Run Regional Park. Removing all pine needles from active use areas and repairing the drainage following a wet winter has been our main focus. The lake fountain has also been reinstalled for the season at Fox Run Regional Park.

Multiple projects are underway at Pineries Open Space. Mountain Pine Beetle control, new trail loop planning, trail corridor forestry clearing, and construction of additional puncheons near water crossing are all happening simultaneously. Santa Fe Open Space is also scheduled to receive an additional trail loop expanding visitor options to explore.

We are pleased to welcome Dylan Kennedy as our newest park maintenance seasonal for our district. Congratulations to Brian Rizzo and Tyler Foutz for completing their Class A CDL training this month! We appreciate the Department of Public Works CDL program. They did a great job accommodating our team and adjusting to inclement weather schedules.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – The south team completed 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. We have continued working on a backlog of trail maintenance with the focus being between Ceresa Park and South Academy Blvd.

The trail restoration and stabilization work has included the addition of trail base in several places. Also, we have installed larger rock in places that required a more stable aggregate to help with compaction and filling soft spots in the trail. These areas were then topped with a pea gravel/sand/road base mix to help absorb moisture and stabilize the trail. These areas will be top dressed in the coming weeks with trail base to match the existing trail surface.

We recently completed a walk through with multiple vendors for hazardous tree removal in several of the parks. The work will take place in Widefield Park, Willow Springs, and along the trail between Fountain Creek Regional Park and Willow Springs. The project will also cover thinning trees, raising tree canopies, and removal of declining trees near wildlife observation areas along the trail by the nature center ponds.

All irrigation systems were charged, and staff are dedicating time to go through each system to fine-tune water scheduling and efficiency. We are systematically working through water supply issues with the A-1 well system in Fountain Creek Regional Park.

New traffic control cones, signs, and vests were purchased for the South District team. These are required per the MUTCD (Manual on Uniform Traffic Control Devices) for the crew to work along the section of Grinnell Blvd that we are responsible for maintaining. The new traffic control equipment is just another step to make our crew safer while they conduct their work.