EL PASO COUNTY
COLORADO

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

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, November 13, 2024 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

Item			Presenter	Recommended Action
1.	**Call Meeting to Order**		Chair	
2.	**Approval of the Agenda**		Chair	Approval
3.	**Approval of Minutes**		Chair	Approval
4.	**Introductions / Presentations**			
	N/A			
5.	**Citizen Comments / Correspondence on items not on the agenda** (limited to three (3) minutes unless extended by Chair)		Chair	
6.	**Development Applications**			
	A.	Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Amendment and Final Plat	Ross Williams	Endorsement
	B.	Rolling Hills Ranch North Filing No. 2 Final Plat	Ross Williams	Endorsement
	C.	Sterling Ranch East Filing No. 3 Final Plat	Ross Williams	Endorsement
	D.	Sterling Ranch East Filing No. 6 Preliminary Plan and Rezone	Ross Williams	Endorsement

Item			Presenter	Recommended Action
	E.	Overlook at Homestead Filing No. 1 Final Plat	Jason Meyer	Endorsement
7.	**Information / Action Items**			
	A.	Park Lands Agreement – The Glen at Widefield Filing No. 11	Jason Meyer	Endorsement
	B.	Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 3 Classic SRJ Land, LLC.	Ross Williams	Endorsement
	C.	Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 1 at Meridian Ranch	Ross Williams	Endorsement
	D.	Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 2 at Meridian Ranch	Ross Williams	Endorsement
	E.	2025 Budget Proposals	Todd Marts	Endorsement
	F.	Paint Mines Interpretive Park Master Plan	Ross Williams	Information
8.	**Monthly Reports**		Staff	Information
9.	**Board / Staff Comments**			
10.	**Adjournment**			

Minutes of the September 11, 2024
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado

Members Present:	Staff Present:
Thomas Lachocki, Chair	Todd Marts, Executive Director
Terry Martinez, Vice Chair via TEAMS	Sabine Carter, Administrative Coordinator
John Wallace, 2nd Vice Chair	Brian Bobeck, Division Manager - Park Operations
Kiersten Steel, 3rd Vice Chair	Jason Meyer, Park Planning Division Manager
Susan Jarvis-Weber, Secretary	Kylee Taylor, Interpretive Program Coordinator
Vincent Prins	Dana Nordstrom, Community Outreach Specialist
Jeremy J. Chatelain	Andschana Aljets, Fair & Events Center Supervisor
Jane Newman	

Absent: Janna Blanter

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.

2. Approval of Agenda: **Kiersten Steel made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 7 - 0.**

3. Approval of Minutes: **Kiersten Steel made a motion to approve the July 10, 2024, meeting minutes. The board approved the July meeting minutes due to the board not meeting in August. Jane Newman seconded the motion. The motion carried 7 - 0.**

4. Introductions and Presentations:

A. **Fair Partner Summary Report**
Andschana Aljets highlights the efforts and successes of this year's El Paso County Fair. The 2024 Fair included a sensory day, making it possible for citizens with sensory issues to experience the Fair without loud music or bright flashing lights for 2 hours which was very well received. This year's Fair also featured free afternoon and evening concerts, a silent goat disco, youth bull riding, a petty zoo and much more. The Fair exceeded all attendance, sponsorship and revenue goals.

(Susan Jarvis-Weber joined the meeting at 1:44 p.m.)

B. **2024 Creek Week**

Dana Nordstrom stated that this year's Creek Week Kick-Off event will take place on September 28 at the Fountain Creek Nature Center and concluding with a cleanup event at the Bear Creek Nature Center, on October 5. Additional County Parks cleanup locations include Fox Run Regional Park, Bear Creek Dog Park, and the Santa Fe Regional Trail. Mrs. Nordstrom encouraged all to choose a date, choose a location, and make a difference. All clean up materials will be provided.

C. **Bear Creek Restoration Crew**

Kylee Taylor stated that in 2023, Volunteer Restoration Days was created to tackle restoration and conservation projects around the Bear Creek Nature Center. Projects included creek health, fire mitigation and community investment. 65 volunteers and 30 middle school students participated and were directly involved in successfully increasing the number of fish seen in streams, increase in macroinvertebrates, succession plants on forest floor and fewer dams being built in streams.

D. **Bear Creek Regional Park – Pickleball Shade Structures**

Brian Bobeck presented PowerPoint slides of the recently completed shade structures at the Bear Creek Regional Park pickleball courts. Mr. Bobeck thanked the Pikes Peak Pickleball Association for the ongoing support for the courts and contributing $7,000 towards this project.

5. Citizen Comments:

Commissioner Stan VanderWerf provided public comment regarding wildfire mitigation, Space Command staying in Colorado Springs and the possibility for a local federal courthouse.

Susan Davies, Trails and Open Space Coalition (TOSC), commented on the success of the Happy Trails fundraiser and Park Advisory Board member Jeremy J. Chatelain's keynote speech. Mrs. Davies stated that 3,800 people participated in the City of Colorado Springs E-bike survey. 60% are in favor of allowing E-bikes on urban and soft surface trails. TOSC is also in favor. Susan Jarvis-Weber commented on the speed limit for E-bikes and would like to see other landowners/stake holders being invited to the E-bike policy discussions.

Cory Sutela, Medicine Wheel Trail Advocates, announce that the organization, in partnership with Fountain Valley School, created a high school mountain bike racecourse compliant with the state league. Fountain Valley School will be hosing the first high school league mountain bike race on the Front Range on September 21 and 22.

6. Development Applications:

N/A

7. Information / Action Items:

Brian Bobeck provided an update on the Fox Run wedding gazebo redesign/construction. The project is under contract with MATRIX design group. The project is in the early stages with surveys being conducted to include geological studies, soil testing etc., A conceptual design is expected in the near future. Susan Jarvis-Weber inquired about the potential for paddleboarding on the Fox Run lakes. Mr. Bobeck stated that the small lakes are for aesthetic purposes and introducing any kind of watersport would be a real challenge due to the small lake sizes. Vincent Prins inquired about an update regarding fundraising for the Fox Run Nature Center. Todd Marts stated that staff has applied for many grants and the status will be knows in the next few months. Private donations are steady. Mr. Marts will provide additional information in November when the 2025 County budget is presented.

8. Monthly Reports:

Chair Thomas Lachocki commented on the great condition of the Widefield Community Park disc golf course. He stated that the 3-day Colorado State Disc Golf Championship was held over the Labor Day weekend with up to 150 attendees each day. Todd Marts announced the Paint Mines Interpretive Park masterplan Open House on September 19th at Swink Hall at the El Paso County Fairgrounds.

9. Board/Staff Comments:

Todd Marts updated the board on the Outdoor Accessibility Day which was held at Fox Run Regional Park showcasing the "Terrain Hopper" vehicles, was a great success. The event was a collaboration of El Paso County Parks & Community Services, Cheyenne Mountain State Park, the City of Colorado Springs, Trails and Open Space Coalition, Visit Colorado Springs, and The Independence Center. Mr. Marts announce the Fall Demolition Derby at the Fairgrounds on September 22. This is the second derby of the year and will feature a school bus derby, buss races and boat races.

10. Adjournment:

Vincent Prins made a motion to adjourn. Kiersten Steel seconded the motion. The meeting was adjourned at 2:47 p.m.

_____

Susan Jarvis-Weber, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title:	Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Amendment and Final Plat
Agenda Date:	November 13, 2024
Agenda Item Number:	#6 - A
Presenter:	Ross Williams, Park Planner
Information:	**Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Plan Amendment and Final Plat. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 5 includes 21 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 115.13 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

Background: In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan (included in packet). At that time, Flying Horse North consisted of 283 single-family rural residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space (22%), and a 199.1-acre 18-hole golf course. A portion of the original 2016 PUD Development Plan was abandoned with the submittal of the Flying Horse North Phase II Sketch Plan / PUD Development Plan and Preliminary Plan in June 2022. Consistent with the previously endorsed plan, the Phase II Plan proposed a dedication of open space that far exceeded the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open space, but also included approximately three miles of the proposed Fox Run Regional Trail. As such, El Paso County Parks integrated the realigned Fox Run Regional Trail into its 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

Current Submittal. The current Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Plan Amendment and Final Plat have reverted back to the original 2016 PUD Development Plan. Because of the new stormwater regulations and updated engineering criteria, each filing henceforth will be submitted under a similar arrangement: a PUD amendment alongside a final platting. Upon receipt of this current Amendment, Parks staff was immediately concerned about the future of the Fox Run Regional Trail and contacted HR Green for clarification. HR Green staff explained the situation and also submitted a plan for the Fox Run Regional Trail for the remainder of this development. The representative also stated that the amended PUD Development Plans and Preliminary Plans and Final Plats would also show more open space than was included in the original 2016 plan.

HR Green explained that their staff sought to create a trail alignment that is constructable and sustainable by following the terrain and avoiding steep areas. The attached Flying Horse North Trail Exhibit included in this packet shows the planned alignment, which is included within the bounds of Filing No. 5. Future filings will show more of the trail alignment, as well as the planned open space.

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

- *"Filing No. 5 also provides the first of many regional trail connections within the overall FHN PUD that will ultimately connect to the existing trails south of the property boundary. A regional trail easement is platted within the Tract A Park Area in this filing to connect the trail through Filing 3 (south and west) and provide a connection to Old Stagecoach Road's existing trail to be extended due north in a future filing up to Hodgen Road."*

- *"As previously stated, Tract A is a large open space area designated for a Park that includes a 25' width regional trail easement to provide connection of existing and future regional trails within the subdivision."*

- *"The Filing No. 5 parcel within FHN has a ~53-acre open space and park tract located within its boundaries. This tract encompasses forty-six percent of the land area within Filing No. 5, which is substantially more land than the ten percent required for PUD Preliminary Plans. Within the open space park tract there will be a dedicated twenty-five-foot regional trail easement that will link for future trails that are planned to the north and south of Filing No. 5. It is intended that all other amenity improvements within Tract A will be owned and maintained by the metropolitan district, which will alleviate any resource or financial obligations by El Paso County Parks and Recreation."*

- *"Trail connections are proposed throughout Filing No. 5, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south and north to Old Stagecoach Road for future extension up to Hodgen Road via future filing(s)."*

- *"Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN, Tract A within this filing."*

- *"Future Park land, open space and trail connections will continue to be provided with future filings in FHN."*

Although El Paso County Parks staff supports the general alignment of regional trail as shown in the Flying Horse North Trail Exhibit, staff continues to encourage the applicant to plan and develop a constructable and sustainable trail corridor in all future PUD Amendments and Final Plats. A well-planned trail alignment will allow for an easily constructable and maintainable trail in areas of rolling terrain, natural drainages, and

other natural or manmade constraints, such as stormwater detention facilities and roadways.

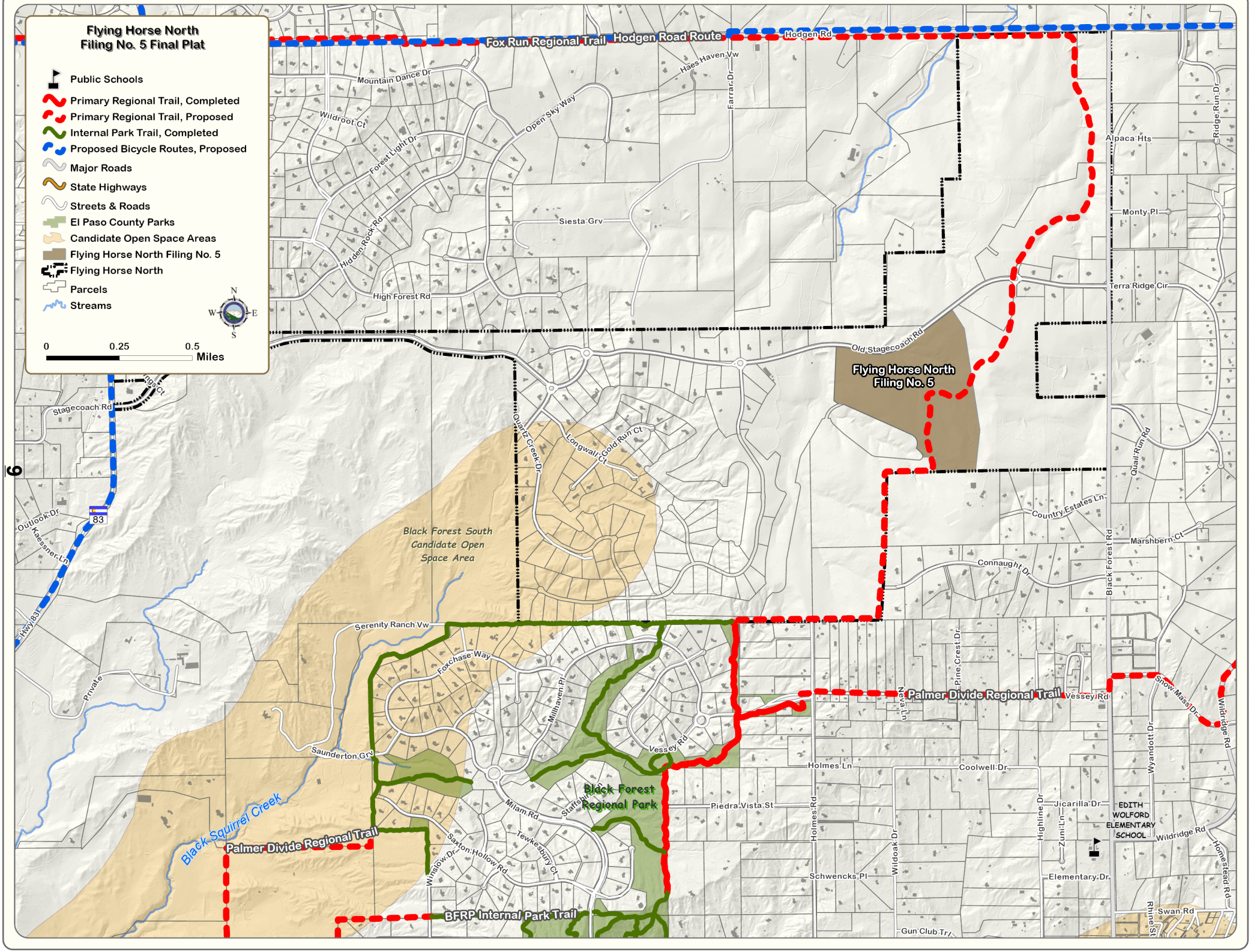
Furthermore, and as shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail does traverse the northern boundary of Flying Horse North, following the south side of Hodgen Road as it travels to the west. The current Flying Horse North Trails Exhibit does not show this alignment and instead terminates the trail when it reaches Hodgen Road. Staff recommends the applicant add this particular section of the Fox Run Regional Trail to all future plans and final plats.

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

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

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing No. 5 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via this Final Plat; and (2) fees in lieu of land dedication for regional park purposes in the amount of $10,605 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat.


Flying Horse North
Filing No. 5 Final Plat
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Internal Park Trail, Completed
Proposed Bicycle Routes, Proposed
Major Roads
State Highways
Streets & Roads
El Paso County Parks
Candidate Open Space Areas
Flying Horse North Filing No. 5
Flying Horse North
Parcels
Streams
N
W
E
S
0
0.25
0.5
Miles
Fox Run Regional Trail - Hodgen Road Route
Hodgen Rd
Haes Haven Vw
Farrar Dr
Mountain Dance Dr
Wildroot Ct
Open Sky Way
Forest Light Dr
Hidden Rock Rd
Siesta Grv
High Forest Rd
Alpaca Hts
Ridge Run Dr
Monty Pl
Terra Ridge Cir
Old Stagecoach Rd
Flying Horse North
Filing No. 5
Quail Run Rd
Stagecoach Rd
Quartz Creek Dr
Longwall Gold Run Ct
Country Estates Ln
Marshbern Ct
Black Forest Rd
Connaught Dr
Outlook Dr
Kaessner Ln
83
Hwy 83
Black Forest South
Candidate Open
Space Area
Serenity Ranch Vw
Foxchase Way
Millhaven Pl
Saunderton Grv
Private
Black Squirrel Creek
Palmer Divide Regional Trail
Vessey Rd
Pine Crest Dr
Neva Ln
Palmer Divide Regional Trail
Snow Mass Dr
Wildridge Rd
Holmes Ln
Coolwell Dr
Piedra Vista St
Holmes Rd
Wyandott Dr
Highline Dr
Jicarilla Dr
Zuni Ln
EDITH
WOLFORD
ELEMENTARY
SCHOOL
Wildridge Rd
Homestead Rd
Black Forest
Regional Park
Miam Rd
Staffshire Ct
Tewkesbury Ct
Saxton Hollow Rd
Winslow Dr
Wildoak Dr
Schwencks Pl
Elementary Dr
BFRP Internal Park Trail
Gun Club Trl
Swan Rd
Rhinestone St

Development Application Permit Review

EL PASO COUNTY

PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 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: Flying Horse North Filing No. 5 PUD Prelim Plan Amendment

PCD Reference #: PUDSP-24-005

Application Type: PUD / Prelim Plan

Total Acreage: 115.13

Total # of Dwelling Units: 21

Dwelling Units Per 2.5 Acres: 0.46

Regional Park Area: 2

Urban Park Area: 1,2

Existing Zoning Code: PUD

Proposed Zoning Code: PUD

Applicant / Owner:
PRI #2, LLC.
Drew Balsick
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Owner's Representative:
HR Green Development, LLC.
Richie Lyon / Blaine Perkins
1975 Research Parkway, Suite 230
Colorado Springs, CO 80920

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 21 Dwelling Units = 0.407

Total Regional Park Acres: 0.407

Urban Park Area: 1,2

Neighborhood: 0.00375 Acres x 21 Dwelling Units = 0.00

Community: 0.00625 Acres x 21 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 21 Dwelling Units = $10,605

Total Regional Park Fees: $10,605

Urban Park Area: 1,2

Neighborhood: $119 / Dwelling Unit x 21 Dwelling Units = $0

Community: $184 / Dwelling Unit x 21 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 Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Plan Amendment: (1) add the missing section of the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (2) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat; and (3) fees in lieu of land dedication for regional park purposes in the amount of $10,605 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

Development Application Permit Review

EL PASO COUNTY

PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 2024

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Name: Flying Horse North Filing No. 5 Final Plat

PCD Reference #: SF-24-027

Application Type: Final Plat

Total Acreage: 115.13

Total # of Dwelling Units: 21

Dwelling Units Per 2.5 Acres: 0.46

Regional Park Area: 2

Urban Park Area: 1,2

Existing Zoning Code: PUD

Proposed Zoning Code: PUD

Applicant / Owner:
PRI #2, LLC.
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LAND REQUIREMENTS

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0.0194 Acres x 21 Dwelling Units = 0.407

Total Regional Park Acres: 0.407

Urban Park Area: 1,2

Neighborhood: 0.00375 Acres x 21 Dwelling Units = 0.00

Community: 0.00625 Acres x 21 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 21 Dwelling Units = $10,605

Total Regional Park Fees: $10,605

Urban Park Area: 1,2

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Community: $184 / Dwelling Unit x 21 Dwelling Units = $0

Total Urban Park Fees: $0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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Park Advisory Board Recommendation:

FLYING HORSE NORTH

PUD PRELIMINARY PLAN MINOR AMENDMENT / FINAL PLAT

Filing No. 5

Letter of Intent

October 3, 2024

Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC

PCD File Number:
PUDSPXXX & SFXXXX

Owner / Applicant Information

Owner:

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

Applicant

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

Property Tax Schedule Nos.

The following property is included in this filing: Schedule No. 5131000002

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North Filing No. 5* by Entech Engineering, Inc.
  Flying Horse North Filing No 3 Traffic Impact Study by SM Rocha, LLC.
- *Wastewater Study, Flying Horse North Filing No. 5 by Entech Engineering, Inc.*

Application Request

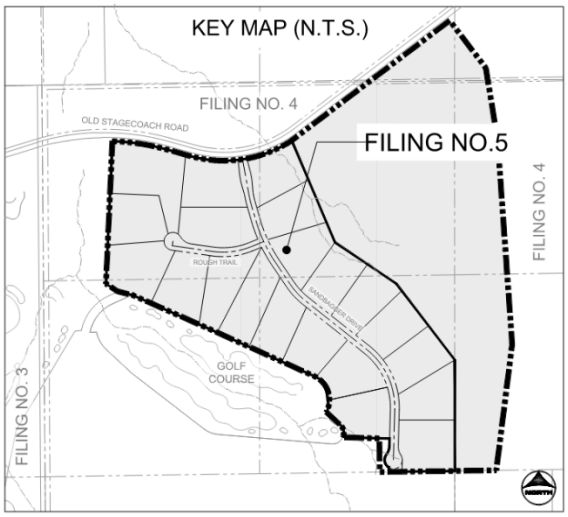
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following applications within El Paso County.

- A Minor Amendment to the approved 2016 Flying Horse PUD, PUD Preliminary Plan Flying Horse North No. 5.
- A Final Plat for Flying Horse North No. 5 consisting of 21 single-family residential lots on 115.13 acres, more or less.
- A finding of water sufficiency for quantity, quality and dependability with both applications to be approved administratively.

Project Description

The overall Flying Horse North community (hereafter called "FHN") is generally located east of Highway 83, north and south of Old Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. The total overall FHN community consists of approximately 1473.6 acres, however, this minor amendment to the approved 2016 PUD, Filing No.5 PUD Preliminary Plan, proposal is for 21 single-family detached residential units on 115.13 acres. The existing and approved Filings 1 and 2 are NOT included. Additionally, Filing 3 (51 estates lots – 2.5-acre minimum lot size) and Filing 4 (48 estate lots – 2.5-acre minimum lot size) are NOT included in this submittal application.

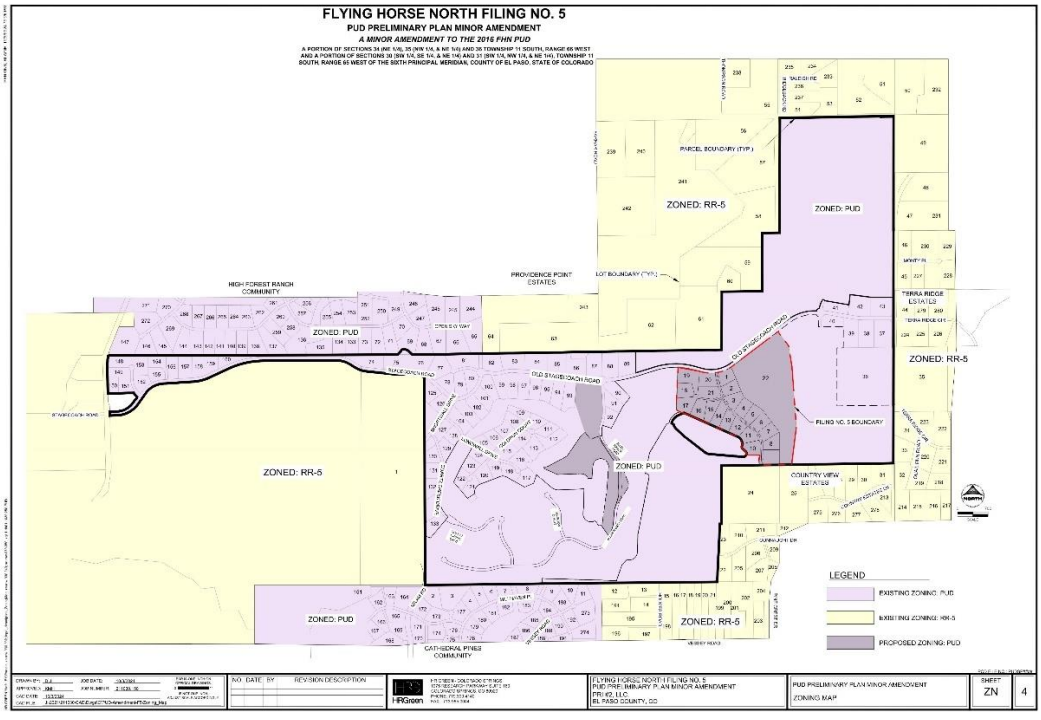
FLYING HORSE NORTH #5 PUD PRELIM PLAN



LAND USE TRANSITION

In the context of the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning, the proposed Filing No. 5 provides an appropriate land use transition within this area of El Paso County. Although the minimum lot size for the Filing No. 5 PUD Preliminary Plan is 2.5-acres. Filing No. 5 also provides the first of many regional trail connections within the overall FHN PUD that will ultimately connect to the existing trails south of the property boundary. A regional trail easement is platted within the Tract A Park Area in this filing to connect the trail through Filing 3 (south and west) and provide a connection to Old Stagecoach Road's existing trail to be extended due north in a future filing up to Hodgen Road

ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants prepared an updated traffic analysis for FHN Filing No. 5, which can be found within the Final Plat submittal documents. Based on the proposed subdivision layout one new connection from Old Stagecoach Road is provided which terminates at a cul-de-sac (firetruck turnaround) that is considered a temporary turnaround condition as a future extension of this roadway (Sandbagger Drive) is anticipated. Platting of this roadway termination point is such that a 60' width right-of-way extends through the cul-de-sac and there are Utility, Drainage, and Access Easements adjacent to the right-of-way to provide access for the temporary turnaround. This connection is one of the two new public rural local roads proposed within Filing No. 5. Each roadway meets the design criteria outlined in the El Paso County ECM and EPC Fire. Consistent with other existing rural local roads in FHN, a 5' public improvement easement and 10' MVEA electric utility easement is proposed adjacent to the right of way. Roadside swales will convey surface stormwater runoff to downstream full spectrum detention ponds (Pond B within Filing 4 and the Irrigation Reservoir within Filing 1) and 5' gravel trail will be provided connecting to existing gravel trails within the subdivision. As previously stated, Tract A is a large open space area designated for a Park that includes a 25' width regional trail easement to provide connection of existing and future regional trails within the subdivision.

FLOODPLAIN

FHN Filing No. 5 does not lie within a designated floodplain per the FEMA flood insurance rate map 08041CO315G, effective date December 7, 2018.

GEOLOGIC HAZARDS

Entech Engineering has provided an updated Soils and Geology Report within the Filing No. 5 PUD Preliminary Plan and Final Plat. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. A map of these constraints showing their location has also been provided within the PUD Preliminary Plan that was submitted for review. There are no prohibitive geologic hazards within the Filing No. 5 boundary that are considered no-build areas and all listed geologic constraints can be mitigated with construction measures such as earthwork, over-excavation, and/or foundation perimeter drains. Shallow groundwater preventing the construction of permanent dwelling unit structures was not identified.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHN Filing No. 5 Final Plat application showing that there was not a mineral estate owner on the property.

WATER

The FHN Filing No. 5 development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

The FHN Filing No. 5 development consists of estate lots that are a minimize of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by

certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The Final Plat application includes a Wastewater Report and a Soils and Geology Report that assesses the greater Filing No. 5 area in regard to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots and any identified geologic hazards can be mitigated with construction activities such as grading and earthwork. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

There are no proposed full spectrum detention ponds within FHN Filing No. 5. Part of the developed/disturbed area within this filing is tributary to Filing 4's Pond B located north of Old Stagecoach Road. The remaining portion the filing is tributary to Filing 1's Irrigation Reservoir and this area of Filing No. 5 was accounted for as future developed tributary area to that detention facility. Final Drainage Report and Stormwater Management Plan reports prepared by HR Green Development, LLC were submitted with the final plat application for Filings 4 and 5 describing the drainage patters and stormwater mitigation and detention. Natural tertiary drainageways throughout the site were assessed for any required permanent erosion and sediment control measures and any proposed turf rolled matting to be installed is shown on the Grading and Erosion Control Plan set within the Final Plat application. None were identified in this filing and only roadside ditches are to be permanently matted with seeding. Overland flow across undisturbed areas is the most common method of conveyance within this filing and proposed roadside swales, public and private culvert pipes, and proposed drainage swales are implemented within the design to convey stormwater to the respective downstream ponds for full spectrum detention. The ponds and their outlet structures were designed for detention and release rates to drain off-site at or below historical rates, as required. Water quality is provided within the ponds for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within this filing will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

FHN Lies within the Lewis-Palmer School District #38 and Academy School District #20. Neither school district has requested land for a future school site within FHN.

ECOLOGIC/WILDLIFE ANALYSIS

The FHN property does not have any significant environmental issues and there is no known threatened species on the property per the environmental report prepared by Bristlecone Ecology. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such

as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

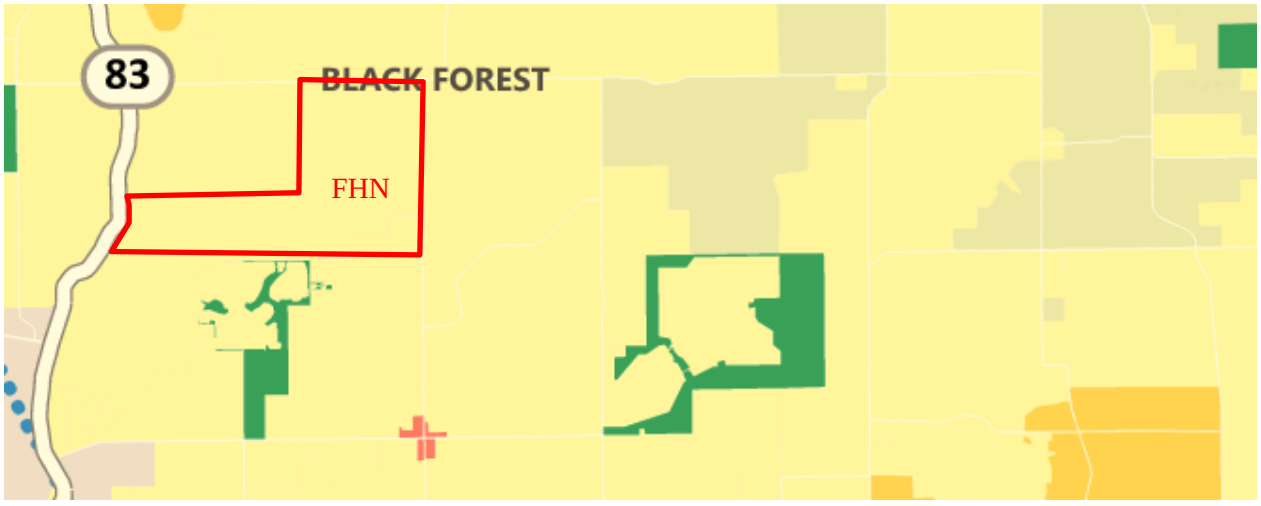
- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.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

PARKS & OPEN SPACE

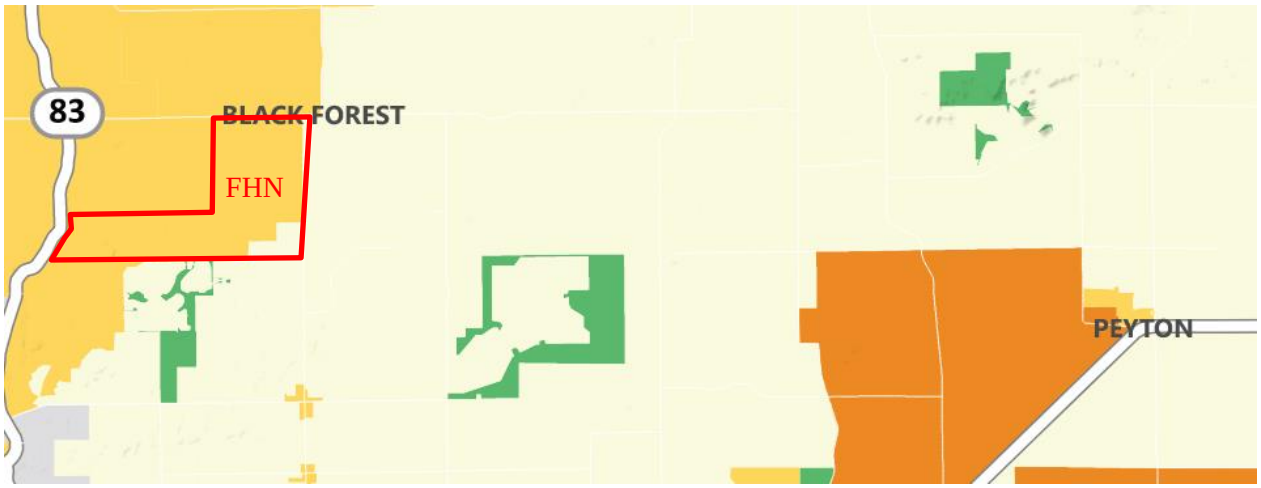
The Filing No. 5 parcel within FHN has a ~53-acre open space and park tract located within its boundaries. This tract encompasses forty-six percent of the land area within Filing No. 5, which is substantially more land than the ten percent required for PUD Preliminary Plans. Within the open space park tract there will be a dedicated twenty-five-foot regional trail easement that will link for future trails that are planned to the north and south of Filing No. 5. It is intended that all other amenity improvements within Tract A will be owned and maintained by the metropolitan district, which will alleviate any resource or financial obligations by El Paso County Parks and Recreation.

EL PASO COUNTY MASTER PLAN

Per the 2021 *'Your El Paso County Master Plan'* FHN is listed as Large-Lot Residential placetype. The existing 2016 FHN PUD and the proposed minor amendment are both in keeping with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5-acre minimum lot size conforms with the "character" of the large-lot residential placetype.



Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, “these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” FHN is categorized as a planned subdivision with its approval in 2016 but still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a "priority development area" for housing and communities within this graphic. More specifically, FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. Based on the previous statements of preserving the natural forest and prairie environments in this area FHN further complies with the planning strategies outlined in this section of the master plan.

WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN Filing No. 5 as all 21 private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.

Project Justification

Per Chapter 4.2.6.D, 7.2.1.D2(e), and 7.2.1.D3(f), the following criteria listed below outline the approval process for a PUD Preliminary Plan within El Paso County. The proposed Minor Amendment to the overall 2016 Flying Horse North PUD Plan, Filing No. 5, substantially complies with all approval criteria.

PUD ZONING

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

   PUD zoning is not being proposed with this application. The PUD zoning for FHN has already been approved with the original 2016 PUD that was approved. This proposed minor amendment to that original 2016 PUD continues to advance the stated purposes that were agreed upon.

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

   The proposed FHN Filing No. 5 minor amendment generally conforms to all EPC adopted plans including, 'Your El Paso County Master Plan' with an adopted date of May 26, 2021.

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

   No elements within the proposed minor amendment will be detrimental to the health, safety, or welfare of the present or future inhabitants of EPC. 2.5-acre minimum lot sizes are being adhered to with this Filing No. 5 plan and the framework for future trail connections will begin linking existing systems to the south of FHN.

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

   As mentioned previously in the section regarding EPC placetypes, this proposed minor amendment completely conforms with the character of the large-lot residential primary use. The proposed lot sizes conform with the surrounding RR-5 zoning and further enhance the value of the surrounding neighborhoods.

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

   There are no proposed or identified detrimental use to use relationships associated with this application that would require additional buffering or separations.

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

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

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

   There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural features associated with this Filing in FHN.

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

   Trail connections are proposed throughout Filing No. 5, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south and north to Old Stagecoach Road for future extension up to Hodgen Road via future filing(s).

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

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

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIROMENTAL FEATURES, AESTHETIC

FEATURES AND HARMONIOUS DESIGN, AND ENERGY OF EFFICIENT SITE DESIGN;

There are no proposed full spectrum detention facilities and the revised lot layout in Filing No. 5 provides better opportunities to capture existing and future conveyed flows preserving natural drainageways within FHN to proposed facilities within previous filings. Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN, Tract A within this filing.

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

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

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

    No zoning deviations or zoning exceptions are being requested with this application. There are two Engineering and Traffic related deviations. Deviations for the length of roadway with a cul-de-sac termination point exceeding 1,600 linear feet as a temporary condition, and a deviation for a modified rural local residential roadway section with a license agreement encroachment for a statue structure at the connection to Old Stagecoach Road are the two deviations submitted within the Final Plat application.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

    Yes, the owner of the property has authorized this application.

PUD PRELIMINARY PLAN

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

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

    - Goal 1.1: Ensure compatibility with established character and infrastructure capacity.
    - Goal 1.4: Continue to encourage policies that ensure “development pays for itself”.
    - Goal 2.2: Preserve the character of rural and environmentally sensitive areas.
    - Goal 4.1: Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.
    - Goal 4.2: Promote walkability and bike-ability where multimodal transportation systems are feasible.
    - Goal 5.4: Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

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

    See above information. The proposed application substantially complies with all provisions and requirements of the current EPC Land Development Code.

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

    The proposed PUD minor amendment complies with all development guidelines set forth in the original 2016 FHN PUD. A list of the FHN Development Guidelines and Standards, including lot typical, can be found on the cover sheet of the PUD.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S § 30-28-133(6)(a)] AND THE

REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFFERED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);

Yes, water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

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

   There is no proposed public sewage disposal system for this Filing. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.

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

   All areas within the application that present geologic hazard constraints have been identified within the Soils and Geology Report prepared by Entech Engineering. Mitigation measures for development can be found within the report. Based on the findings within Entech's report, this site is suitable for development as proposed.

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

   The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. Full Spectrum Detention Ponds are proposed for detention and designed release rates at or below historical rates. Hydraulic design of the filing via drainageways and storm system infrastructure such as culvert pipes are designed to meet criteria for the minor and major storm events.

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

   The proposed public improvements, including utilities, drainage and roadways, have been designed to provide adequate service for the future single-family residential lots without overburdening the existing infrastructure in place.

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

   Each lot within this subdivision will have public access to the proposed public rural-local roadways that were planned and designed accordingly with the current ECM. Connection onto Old Stagecoach Road has been designed with the appropriate intersection spacing. The subdivision filing proposes 21 lots, not exceeding the number of lots requiring secondary access and as such a single access with an emergency vehicle turnaround is proposed as a temporary condition until such time that this roadway can be extended further and secondary access is to be provided in future filing(s).

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
    a. (1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

       Based on the new lotting configuration proposed with this amendment more well thought out open space areas are being proposed to compliment existing drainage corridors and low spots within FHN. This filing matches the drainage pattern and downstream conditions of the original 2016 PUD to provide stormwater detention. Consideration was given to adding additional trail

connections to existing trails within this PUD amendment.

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

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

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

   Per the zoning map context provided earlier in the letter there was not a need to provide physical buffers between FHN Filing No. 5 and the adjacent subdivision to the south. The PUD framework of FHN is complimentary in lot size to the RR-5 that surrounds the property.

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

   There are no environmentally sensitive areas identified within FHN Filing No. 5.

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

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

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

    The existing Black Forest Fire Station #2 is nearby off Hogden Road and the existing Monument Fire Station #5 is located off Highway 83 will provide fire protection if needed for FHN. Future Park land, open space and trail connections will continue to be provided with future filings in FHN. An updated traffic analysis has also been provided showing this filing is in compliance with anticipated trip generations. A centralized fire cistern apparatus is to be proposed within Tract A of this filing to provide an accessible location for fire pump trucks to provide fire protection to the rest of the subdivision, including this filing and Filing 4.

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

    FHN in its entirety lies within the Black Forest Protection District. A letter of service commitment has been provided with this application. All roadways and termination points of public right-of-way have been designed for fire protection vehicle maneuvering with sufficient cul-de-sac turnarounds. There is no proposed fire cistern for this Filing at present. Discussions with Black Forest Fire Protection District are to take place to site and size a cistern apparatus within Tract A to provide fire protection for this filing as well as future filings in the rest of the subdivision. A Fire Protection Engineer is to present a design report supporting the siting and sizing of this apparatus.

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

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

FINAL PLAT

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

   See above information for reference.

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

   The proposed Final Plat for FHN Filing No. 5 is being submitted concurrently with the PUD/Preliminary Plan minor amendment and conforms with all design standards and code sections.

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

   The proposed Final Plat application is consistent with all applicable design standards, with the exception of two deviations. There are two Engineering and Traffic related deviations. Deviations for the length of roadway with a cul-de-sac termination point exceeding 1,600 linear feet as a temporary condition, and a deviation for a modified rural local residential roadway section with a license agreement encroachment for a statue structure at the connection to Old Stagecoach Road are the two deviations submitted within the Final Plat application.

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

   Yes, water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

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

   There is no proposed public sewage disposal system for this Filing. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.

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

   See above information the PUD Preliminary section.

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

   The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. Full Spectrum Detention Ponds were proposed for detention and designed release rates at or below historical rates in previous filings that will provide stormwater detention for this filing. Hydraulic design of the filing via drainageways and storm system infrastructure such as culvert pipes are designed to meet criteria for the minor and major storm events.

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

See above information the PUD Preliminary section.

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

   See above information the PUD Preliminary section.

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

    See above information the PUD Preliminary section.

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

    Off-site impacts were evaluated for stormwater drainage as well as traffic impacts. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings. Full spectrum detention ponds from previous filings were designed to detain stormwater and release at rates at or below historical runoff quantities have been constructed to be in compliance with drainage criteria. The Filing No. 5 Final Drainage Report assesses these downstream facilities for compliance with developed conditions of this filing. A Traffic Impact Report has been provided with the Final Plat application to demonstrate compliance with the County Traffic Criteria Manual. Off-site roadways are assessed within the study and any improvements shown within the engineering design plans are included to follow the recommendations within the report.

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

    An SIA has been provided with the Final Plat application.

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

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

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

    There are no known commercial mining deposits located with FHN.

PERKINS, BLAINE, 10/11/2024 8:33 AM

FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN

A MINOR AMENDMENT TO THE 2016 FHN PUD

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

PURPOSE AND INTENT:

A MINOR AMENDMENT TO THE APPROVED 2016 PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 4 AREA ADJACENT TO OLD STAGECOACH ROAD WITH A PROPOSED CONNECTION TO BLACK FOREST ROAD. THE FILING IS FOR 48 SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2016 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 283 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 180 LOTS (FILING 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS, PROPOSED FULL SPECTRUM DETENTION PONDS, AND PUBLIC ROADWAY IMPROVEMENTS.

AUTHORITY

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

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD PARCELS 1-6 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN; IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS PUD/PRELIMINARY PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FLYING HORSE NORTH PUD PARCELS 1-6, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD/PRELIMINARY PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD/PRELIMINARY PLAN CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

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

CONFLICT

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

MAXIMUM LEVEL OF DEVELOPMENT

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

PROJECT TRACKING

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

OVERALL PROJECT STANDARDS

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

LEGAL DESCRIPTION:

SEE SHEET 2

FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

A. PROJECT DESCRIPTION
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,1417 ACRES OF LAND. FLYING HORSE NORTH IS A PLANNED UPSCALE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.

B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.

C. PERMITTED ACCESSORY USES SHALL INCLUDE AND BE SUBJECT TO THE REGULATIONS OF SECTION 5.2.2 OF THE 2024 LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. IN ADDITION, ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED TWO-THOUSAND (2,000) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILING FOR RECORDING WITH THE CLERK AND RECORDED ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ALL ELECTRIC, GAS CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS.

D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDING.

E. SIGNS
a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.
b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 45' IN HEIGHT MEASURED FROM FINISHED GRADE.
c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10' IN HEIGHT MEASURED FROM FINISHED GRADE.
d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.
e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.

F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.

G. DEVELOPMENT REQUIREMENTS
a. MAXIMUM LOT COVERAGE: TWENTY (20) PERCENT
b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET. THE GOLF CLUBHOUSE OR RECREATIONAL FACILITY MAY HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET.
c. SETBACK MINIMUMS:
- FRONT YARD: THIRTY (30) FEET MINIMUM
- SIDE YARD: TEN (10) FEET MINIMUM
- CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM
- REAR YARD: THIRTY-FIVE (35) FEET MINIMUM

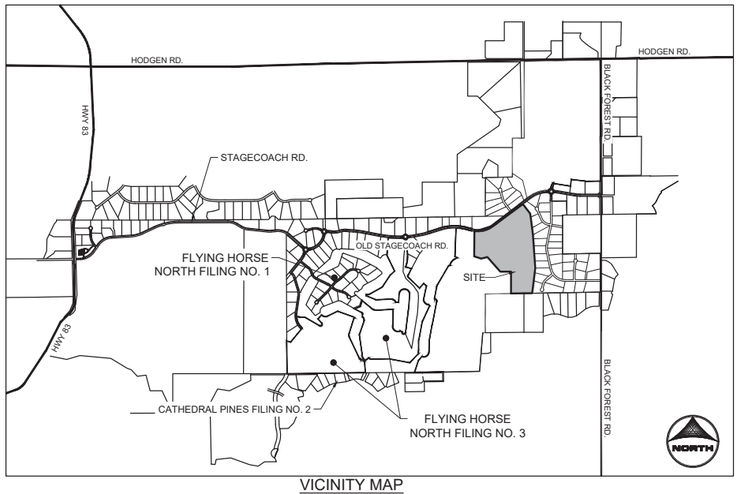
d. MINIMUM LOT SIZE: 2.5 ACRES
e. ACCESSORY BUILDING MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ABUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.

H. STREETS
a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.

I. LANDSCAPE
a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT.
b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
e. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.

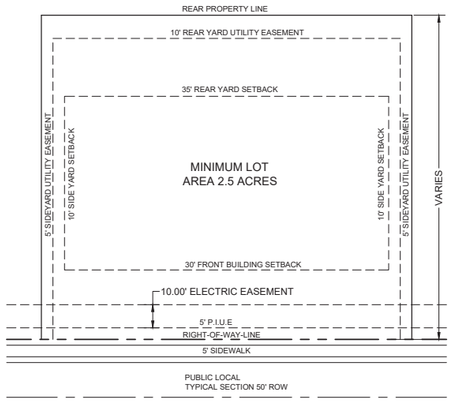
J. STRUCTURES IN TRACTS
a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.

K. ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS
a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.



VICINITY MAP
NOT TO SCALE

TYPICAL RURAL RESIDENTIAL LOT
(NOT TO SCALE)



SITE DATA

TAX ID NUMBER:	**5131000002**
EXISTING LAND USE:	**AGRICULTURAL (VACANT)**
PROPOSED LAND USE:	**SINGLE FAMILY RESIDENTIAL**
EXISTING ZONING:	**PUD**
SITE ACREAGE:	**115.13 AC - 100% RI**
PROPOSED NUMBER OF UNITS:	**21**
PROPOSED GROSS DENSITY:	**.18 DU/AC**
OPEN SPACE REQUIRED:	**501,502 SF (10% OF SITE AREA)**
OPEN SPACE PROVIDED:	**2,293,479 SF (46% OF SITE AREA)**
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED:	**125,376 SF**
25% CONTIGUOUS USABLE OPEN SPACE PROVIDED:	**2,293,479 SF (Tract A)**

CONTACTS

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

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

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

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

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

EL PASO COUNTY PLANNING:
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: RYAN HOWSER

EL PASO COUNTY ENGINEERING:
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: DANIEL TORRES, PE

NATURAL GAS
BLACK HILLS ENERGY
ATTN: ADAM MAGOON

ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION
ATTN: GINA PERRY

GENERAL NOTES:

1. **MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.**
2. **EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.**
3. **THERE SHALL BE NO DIRECT LOT ACCESS TO BLACK FOREST ROAD.**
4. **THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.**
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 LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).**
6. **THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 5, ENTECH ENGINEERING, OCTOBER 2, 2024 IN FILE PUDSPXXXX AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED WITHIN THIS PUD.**
   - **ARTIFICIAL FILL OF HOLOCENE AGE (MAN-PLACE FILL DEPOSITS ASSOCIATED):**
   - **ALLUVIUM OF HOLOCENE AGE (RECENT WATER DEPOSITED SEDIMENTS ALONG DRAINAGES):**
   - **COLLUVIUM OF QUATERNARY AGE OVERLYING THE DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE (SHEETWASH AND RESIDUAL SOIL DEPOSITS OVERLYING ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE):**
7. **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 08041CO315G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).**

PROJECT HISTORY TRACKER			
COUNTY FIL. NO.	PROJECT NAME	RECORDING NO.	RECORDING DATE
PUD162	FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT	217032585	6/14/2022
SKP223	FLYING HORSE NORTH SKETCH PLAN	RESOLUTION NO. 22-404 (222141808)	11/16/2022
PUDSP244	FLYING HORSE NORTH FILING NO. 4 PUD PRELIMINARY PLAN MINOR AMENDMENT	TBD	TBD
PUDSPXXX	FLYING HORSE NORTH FILING NO. 5 PUD PRELIMINARY PLAN MINOR AMENDMENT	TBD	TBD

OVERALL DEVELOPMENT DWELLING UNIT TRACKER*	
FILING	DWELLING UNITS
1	81
2	N/A
3	51
4	48
5	21
TOTAL	201

*PER THE APPROVED 2016 FLYING HORSE PUD PLAN, 283 RESIDENTIAL UNITS ARE ALLOWED.

LAND USE TABLE		
LAND USE	AREA (ACRES)	% OF LAND
RESIDENTIAL	57.97 AC	50.4%
RIGHT-OF-WAY	4.51	3.9%
TRACTS	52.65	45.7%

LAND OWNER CERTIFICATION

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

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

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

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___, AND WAS RECORDER AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY

_____ _____
EL PASO COUNTY CLERK AND RECORDER DATE

EL PASO COUNTY CERTIFICATION

THIS PUD PRELIMINARY PLAN AMENDMENT (MINOR) FOR FLYING HORSE NORTH FILING NO. 4 WAS APPROVED BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF, _____, _____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. ALL PREVIOUS CONDITIONS OF APPROVAL AND NOTATIONS APPLY.

_____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SHEET INDEX

1 - COVER
2 - LEGAL
3 - TYPICAL ROADWAY SECTIONS
4 - ZONING MAP
5 - OVERALL SITE PLAN AND ADJACENT OWNERS
6 - SITE PLAN 1
7 - SITE PLAN 2
8 - 2016 PUD AMENDMENT - AREA OF CHANGE

PCD FILE NO.: PUDSP####

DRAWN BY: DLH JOB DATE: 10/11/2024
APPROVED: KMH JOB NUMBER: 211030.150
CAD DATE: 10/11/2024
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
COVER

SHEET C 1

HR GREEN Xrefs: xg1-ut101-1030; xc-row-201; xc-row-202; xc-dsgn-201; Lot_Typicals; xg1-sf101-1030;250-PUD

PERKINS, BLAINE, 10/11/2024 8:33 AM

FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN

A MINOR AMENDMENT TO THE 2016 FHN PUD

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

LEGAL DESCRIPTION

FLYING HORSE NORTH FILING NO. 5

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
4. N52°41'25"E A DISTANCE OF 1,280.10 FEET;

THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES, MORE OR LESS.

PCD FILE NO.: PUDSP####

DRAWN BY: DLH	JOB DATE: 10/11/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 211030.150	0 1"	
CAD DATE: 10/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Cover			

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT

LEGAL

SHEET L

2

HR GREEN Xrefs: xg1-tdr01-1030_xc-ctrw-202_xc-dwgr-201: Lot_Typicals: xg1-tdr01-1030;230-PUD

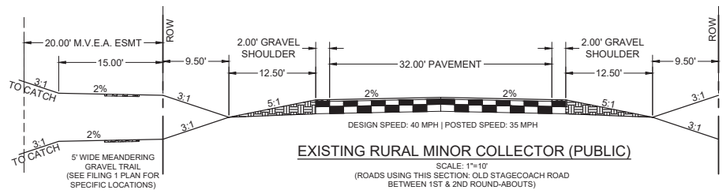
PERKINS, BLAINE, 10/11/2024 8:33 AM

FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

A MINOR AMENDMENT TO THE 2016 FHN PUD

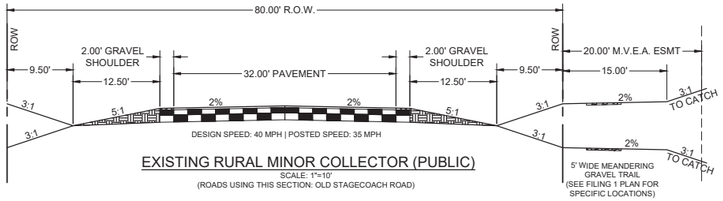
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'

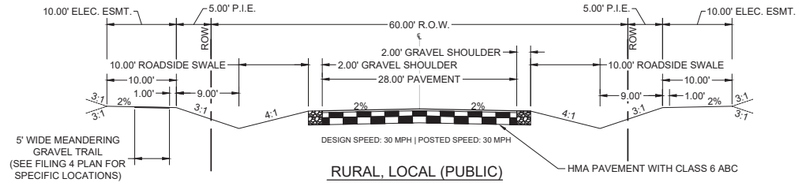
(ROADS USING THIS SECTION: OLD STAGECOACH ROAD BETWEEN 1ST & 2ND ROUND-ABOUTS)



EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'

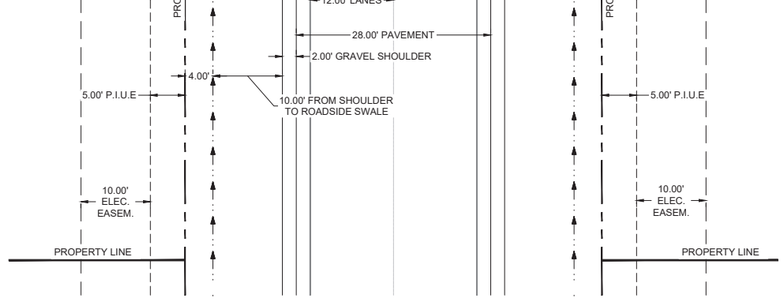
(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)



RURAL, LOCAL (PUBLIC)

SCALE: 1"=10'

(ROADS USING THIS SECTION: RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, FRINGE PLACE)



PCD FILE NO.: PUDSP####

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CAD DATE: 10/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Typ_lot_and_roads			

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT

TYPICAL LOT AND ROADWAY SECTIONS

SHEET TRS

3

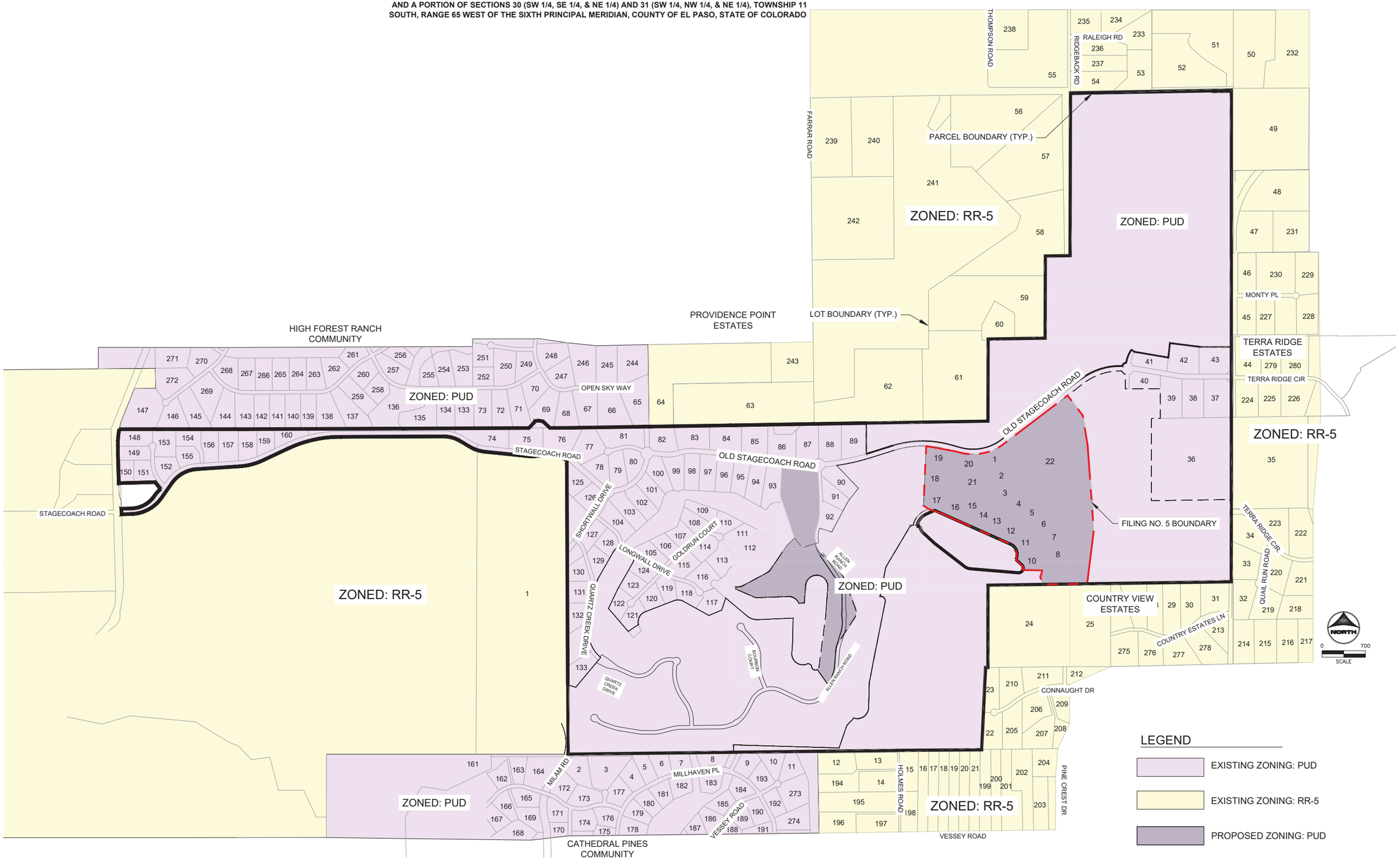
HR GREEN Xref: Lot_Typicals: lot_corner_layout_typicals; rdwy_typicals; xp1-dr01-1030.230-PUD

FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

A MINOR AMENDMENT TO THE 2016 FHN PUD

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



LEGEND

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

PCD FILE NO.: PUDSP####

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APPROVED: KMH	JOB NUMBER: 211030.150	0 1"	
CAD DATE: 10/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Zoning_Map			

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
ZONING MAP

SHEET ZN | 4

PERKINS, BLAINE, 10/11/2024 8:34 AM
HR GREEN Xrefs: EX-Parcels; xc-row-030.202; legal_description_ZoningMap; xc-row-030.240; xc-row-030.250; xg=1-ih01-1030.250-PUD

PERKINS, BLAINE, 10/11/2024 8:34 AM

S)

30

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	45	425
S2	RURAL LOCAL	RURAL LOCAL	205	184

ADJACENT PROPERTY OWNERS:

OWNER	LOCATION
1. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
2. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
3. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO
4. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000508
ZONING: RR-5
~35.1 AC.

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000507
ZONING: RR-5
~35.1 AC.

FILING NO. 1

FILING NO. 4

FILING NO. 5

2016 PUD RESTRICTED PARCEL FOR OPEN SPACE BOUNDARY INCLUDED TRACT B AREA NORTH OF OLD STAGECOACH RD.

OLD STAGECOACH ROAD
(100' PUBLIC R.O.W - MODIFIED RURAL COLLECTOR)

OLD STAGEC
(100' PUBLIC R.O.W - MO

FRINGE PLACE
(60' PUBLIC R.O.W - RURAL LOCAL)

GIMME WAY
(60' PUBLIC R.O.W - RURAL LOCAL)

TRACT B
(POND)
7.72 AC.

UNDEVELOPED OPEN SPACE AREA (54.29 AC. INCLUDING TRACT B AREA)
[2016 PUD WAS 59.40 AC. INCLUDING TRACT B AREA]

TRACT A
2,293,558 SF
(52.65 AC.)

2016 PUD RESTRICTED PARCEL FOR OPEN SPACE BOUNDARY

FILING NO. 5 BOUNDARY (TYP.)
AREA = 62.54 AC.

ADJUSTED OPEN SPACE BOUNDARY (TYP.)

APPROX. RESIDENCE BUILD LOCATION (TYP.)

TEST BORE (TYP.)

ROADSIDE SWALE (TYP.)

UNDEVELOPED AREA
UNPLATTED PROPERTY
SCH. NO. 5100000080
ZONING: RR-5
~40 AC.

EX. RETENTION POND

ROUGH TRAIL
(60' PUBLIC R.O.W RURAL LOCAL)

SANDBAGGER DRIVE
(60' PUBLIC R.O.W - RURAL LOCAL)

RUBBLE DRIVE
(60' PUBLIC R.O.W - RURAL LOCAL)

BUNKER TRAIL
(60' PUBLIC R.O.W - RURAL LOCAL)

STABLEFORD TERRACE
(60' PUBLIC R.O.W - RURAL LOCAL)

5' GRAVEL TRAIL (TYP.)

19	190,479 SF	(4.38 AC.)
20	129,946 SF	(2.97 AC.)
21	127,012 SF	(2.92 AC.)
18	121,743 SF	(2.79 AC.)
17	137,962 SF	(3.17 AC.)
16	125,259 SF	(2.88 AC.)
15	116,335 SF	(2.67 AC.)
14	127,134 SF	(2.92 AC.)
13	109,513 SF	(2.51 AC.)
12	109,228 SF	(2.51 AC.)
11	109,181 SF	(2.51 AC.)
10	115,298 SF	(2.60 AC.)
9	132,740 SF	(3.05 AC.)
8	109,906 SF	(2.52 AC.)
7	109,869 SF	(2.52 AC.)
6	109,799 SF	(2.52 AC.)
5	109,403 SF	(2.51 AC.)
4	109,689 SF	(2.52 AC.)
3	109,958 SF	(2.52 AC.)
2	109,781 SF	(2.51 AC.)
1	108,143 SF	(2.48 AC.)

EX ASPHALT PAVED ROADWAY

2016 PUD ACCESS TO BE RMOVED

ALLEN RANCH RD
(EX. PUB. 60' ROW
URBAN LOCAL)

EXISTING GOLF COURSE

EXISTING GOLF COURSE

PROPOSED RURAL LOCAL RESIDENTIAL ROADWAYS: 32' ASPHALT MAT W/ ROADSIDE SWALES (TYP.)

PR. UTIL., DR., AND ACCESS ESMT.

UNDEVELOPED AREA

NOTES:

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 4, DATED _____ 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE ARE A TOTAL OF _____ (#) FAUX GATE STRUCTURES THAT ARE SITED WITHIN THE THREE RAISED MEDIANS WITHIN THE FILING. FAUX GATE STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

GEOHAZARD SYMBOLS:
Qaf - Artificial Fill of Holocene Age. Man-place fill deposits associated.
Qal - Alluvium of Holocene Age. Recent water deposited sediments along drainages.
Qc/Tkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age. Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone.

er - recognizable surface erosion
psw - potential seasonally shallow groundwater area (to be monitored)
sp - seasonally areas of ponded water (to be monitored)

NOTE: ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

FUTURE FILING

14820 BLACK FOREST ROAD
SCH. NO. 5100000291
UNPLATTED
ZONING: RR-5
~60 AC.

EX. GRAVEL DRIVEWAY

EX. SFR

COUNTRY VIEW ESTATES SUBDIVISION
ZONING: RR-5

LOT 6 COUNTRY VIEW ESTATES
LOT 7 COUNTRY VIEW ESTATES
LOT 8 COUNTRY VIEW ESTATES
LOT 9 COUNTRY VIEW ESTATES
LOT 10 COUNTRY VIE ESTATES

LOT 80 FIL. NO. 1
LOT 79 FIL. NO. 1
LOT 78 FIL. NO. 1

NORTH
0 200
100

PCD FILE NO.: PUDSP####

DRAWN BY: AXB JOB DATE: 10/1/2024
APPROVED: KMH JOB NUMBER: 211030.150
CAD DATE: 10/11/2024
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Overall_Site_Plan

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0 1"
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
OVERALL SITE PLAN

SHEET ZN 5

HR GREEN Xrefs: xx-dwgs-1030; xx-row-1030; xx-efil-1030; xx-row-030 240; xx-row-030 250; xx-dwgs-250; xg-gethaz-030 240; 250; xg-l-dr01-1030 250-PUD

PERKINS, BLAINE, 10/11/2024 8:45 AM

HR GREEN X-refs: xv-dsgn-1030; xv-cow-1030; xv-dsgn-240; xv-cow-030-240; xv-aerialNM-1030; key_map; Site_Plan_Linework; Legend; Site_Schedule; Site_Plan_Notes; xc-cow-030-250; xc-dsgn-250; xgf-1-df01-1030-250-PUD

FILING NO. 4

EX. F.S.D. POND B (FIL NO. 4)

TRACT B
130,744 SF
(3.00 AC.)

2016 PUD RESTRICTED PARCEL FOR OPEN SPACE BOUNDARY INCLUDED TRACT B AREA NORTH OF OLD STAGECOACH RD.

EX. UTIL. LINES WITHIN POND FOOTPRINT TO BE RELOCATED

EX. GAS LINE (TYP.)

EX. FIBER LINE (TYP.)

EX. FENCE TO BE REMOVED

OLD STAGECOACH ROAD
(100' PUBLIC R.O.W. - MODIFIED RURAL COLLECTOR)

FILING NO. 5 PARK AREA
(52.67 AC.

10' LANDSCAPE SETBACK

25.00' REGIONAL TRAIL ESMT.

SECTION LINE (TYP.)

ADJUSTED OPEN SPACE BOUNDARY (TYP.)

2016 PUD RESTRICTED PARCEL FOR OPEN SPACE BOUNDARY

UNDEVELOPED OPEN SPACE AREA
(52.67 AC.)
[2016 PUD WAS 59.40 AC. INCLUDING TRACT B AREA]

TRACT A
2,293,558 SF
(52.65 AC.)

FILING NO. 4

FILING NO. 5 RESIDENTIAL AREA
(62.83 AC.

SANDBAGGER DRIVE

(60' PUBLIC R.O.W RURAL LOCAL)

ROUGH TRAIL

(60' PUBLIC R.O.W RURAL LOCAL)

2.00' GRAVEL SHOULDER (TYP.)

ROADSIDE SWALE PER ROADWAY SECTION (TYP.)

28.00' ASPHALT MAT. (TYP.)

10.00' MVEA ELEC. ESMT.

5.00' P.I.E. (TYP.)

MATCHLINE - SEE SHEET 7

KEY MAP (N.T.S.)

FILING NO. 4

FILING NO. 3

OLD STAGECOACH ROAD

COURSE

GOLF

FILING NO. 4

LINEWORK LEGEND

- MATCH LINE
- PR FILING LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE POTENTIAL
- GEOLOGICAL HAZARD
- PR TRACTS
- NOT WITHIN SCOPE OF PUD

NOTES:

1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

1. PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
2. PR 5' DIRT TRAIL
3. PR 10' REGIONAL TRAIL
4. PR EPC TYPE B VERTICAL CURB & GUTTER
5. PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
6. PR CONCRETE FOREBAY (PRIVATE)
7. PR CONCRETE TRICKLE CHANNEL (PRIVATE)
8. PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
9. PR CONCRETE OUTLET STRUCTURE (PRIVATE)
10. PR CONCRETE MICRO-POOL (PRIVATE)
11. PR MONUMENT SIGN
12. PR STATUE / SCULPTURE

NORTH

0 100

50

PCD FILE NO.: PUDSP####

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APPROVED: RDL	JOB NUMBER: 211030.150	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/11/2024			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-Amendment-F5\Site_Plans			

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT

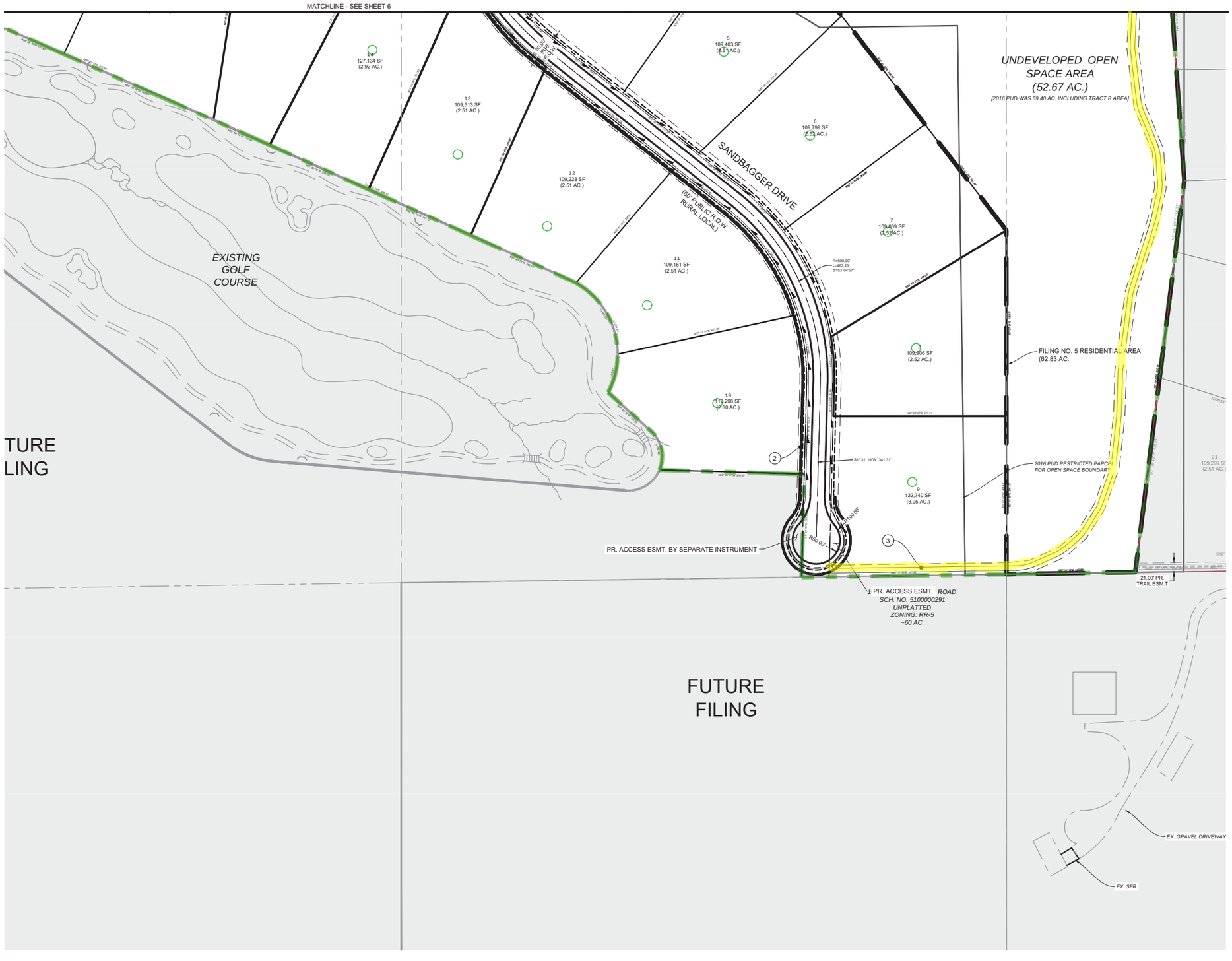
SITE PLAN 1

SHEET SP1

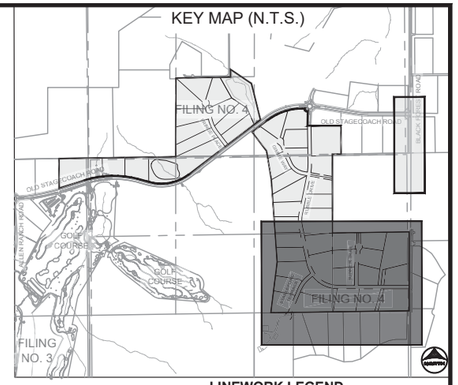
6

PERKINS, BLAINE, 10/11/2024 8:46 AM

MATCHLINE - SEE SHEET 6



KEY MAP (N.T.S.)



LINEWORK LEGEND

- MATCH LINE
- PR FILING LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE POTENTIAL
- GEOLOGICAL HAZARD
- PR TRACTS
- NOT WITHIN SCOPE OF PUD

NOTES:

1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
2. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

1. PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
2. PR 5' DIRT TRAIL
3. PR 10' REGIONAL TRAIL
4. PR EPC TYPE B VERTICAL CURB & GUTTER
5. PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
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9. PR CONCRETE OUTLET STRUCTURE (PRIVATE)
10. PR CONCRETE MICRO-POOL (PRIVATE)
11. PR MONUMENT SIGN
12. PR STATUE / SCULPTURE

NORTH

0 100

50

PCD FILE NO.: PUDSP####

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APPROVED: RDL	JOB NUMBER: 211030.150	0 1"	
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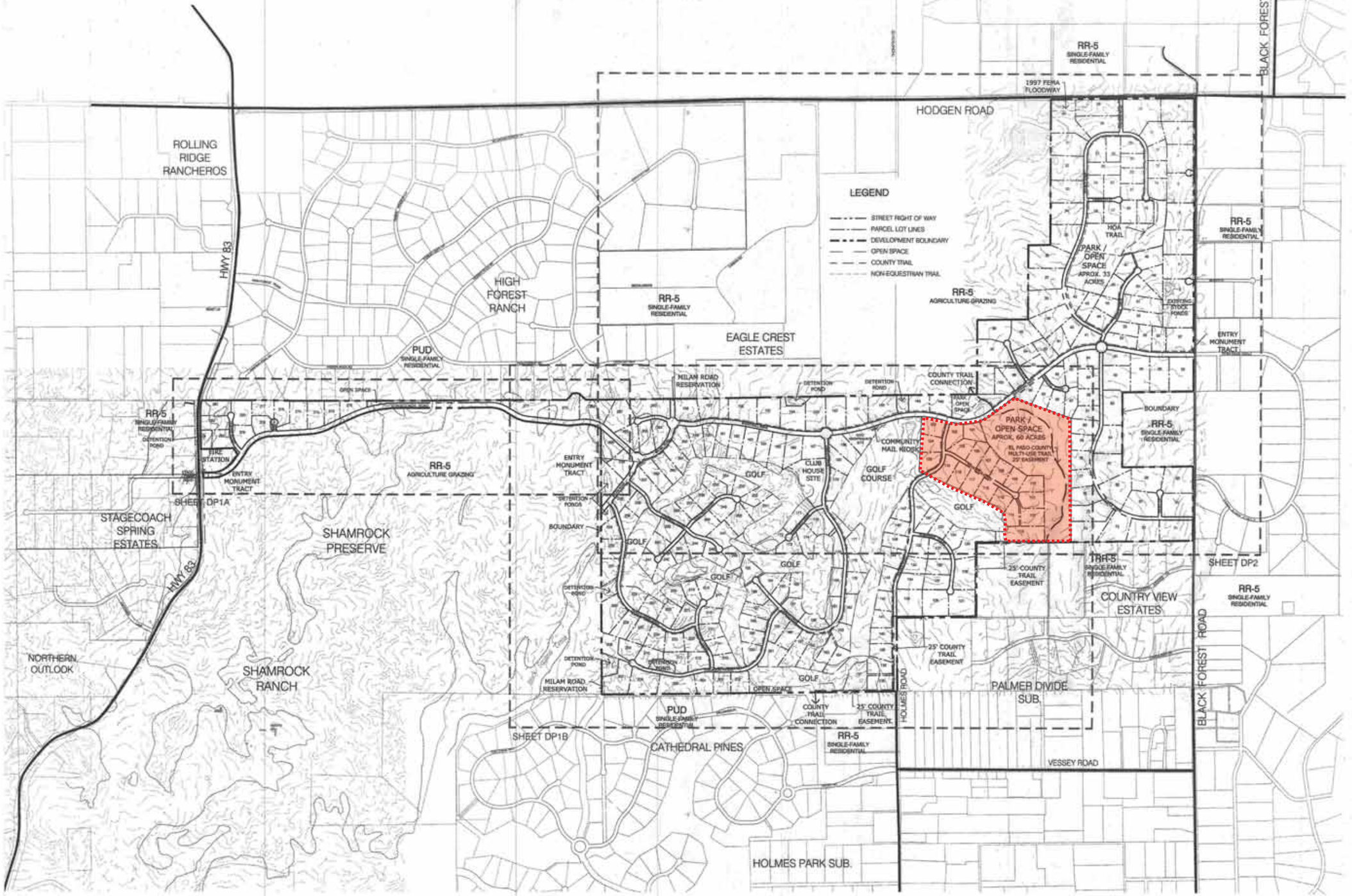
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT

SITE PLAN 2

SHEET SP2 | 7

HR GREEN Xrefs: xv-dgn-1030; xv-row-1030; xv-ufl-1030; xc-dgn-240; to-row-030.240; xv-aerialNM-1030; key_map; Site_Plan_Linework_Legend; Site_Schedule; Site_Plan_Notes; xv-row-030.250; xc-dgn-250; xg-1-afrh1-1030.250-PUD



3/22/2017 217032585

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Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

DATE: 04-18-2016
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

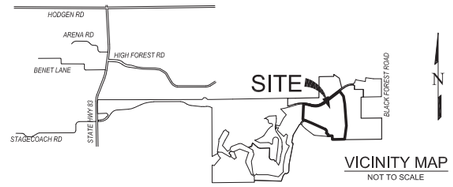
DATE:	BY:	DESCRIPTION:
07-25-16	KMM	Per review comments
09-07-16	KMM	Per 2nd review comments
11-28-16	KMM	Milam Revisions

DEVELOPMENT PLAN OVERALL SITE

8

FLYING HORSE NORTH FILING NO. 5

A PORTION OF THE SOUTH HALF OF SECTION 30, AND A PORTION OF THE NORTH HALF OF SECTION 31,TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	PARK AND OPEN SPACE, PUBLIC UTILITIES, DRAINAGE, LANDSCAPING	FLYING HORSE METROPOLITAN DISTRICT NO. 3	FLYING HORSE METROPOLITAN DISTRICT NO. 3	52.651 ACRES

SUMMARY:		
21 LOTS	57.965 ACRES	50.348%
1 TRACTS	52.651 ACRES	45.732%
PUBLIC RIGHT-OF-WAY	4.513 ACRES	3.920%
TOTAL	115.129 ACRES	100.000%

DENSITY 0.18 D.U. PER ACRE

BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
4. N52°41'25"E A DISTANCE OF 1,280.10 FEET;

THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365: THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 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, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 5. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF _____, 20__, A.D.

BY:
JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D.,BY JEFFREY B. SMITH AS GENERAL PARTNER OF OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF FLYING HORSE COUNTY CLUB, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS SEPTEMBER 29, 2024.
2. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 30 AND 3, TOWNSHIP 11 SOUTH, RANGE 65WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO._____, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF _____, 2024 AT 8:00 A.M. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
9. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE 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 THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUD162).
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. SP-17-012 OR FINAL PLAT FILE NO. SF-22-26 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
13. THE NUMBER OF LOTS BEING PLATTED IS 21, THE NUMBER OF TRACTS BEING PLATTED IS 2.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
17. THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
18. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMHERSELF 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.
19. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
20. THE PROPERTY OWNER IS 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 OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
21. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
22. UTILITY PROVIDERS:
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY
23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

GENERAL NOTES CONTINUED:

24. INDIVIDUAL WELL PERMITTING IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
25. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
26. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
27. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
28. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 4 BY ENTECH ENGINEERING, INC. MARCH 5, 2024 IN FILE PCD FILE NO. SF2326, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:

-EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
-DRAINAGE AREAS OF INTEREST (FLOODPLAIN AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS)

MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS, MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS.
29. GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
30. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO._____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
31. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
32. THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 AND RECORDED IN BOOK 571 AT PAGE 55, OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECORDATION OF THIS PLAT.
33. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AND EASEMENT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY. THE FLYING HORSE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTAIN OF THE SUBJECT DRAINAGE FACILITIES.
34. THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER RECEPTION NUMBER _____. THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION RESERVES THE RIGHT TO BUILD STRUCTURES IN THESE AREAS.
35. PER ECM SECTION I.7.1.B., THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
36. ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS_____DAY OF _____, 20_____.

DRAFT

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

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

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT — DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __.M., THIS _____ DAY OF _____, 202__, A.D., AND WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
DEPUTY

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

OWNER:
PRI #2 LLC
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921

FILE NO. SF _____

NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

FLYING HORSE NORTH FILING NO. 5
PLAT

A PORTION OF THE SOUTH HALF OF SECTION 30, AND A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-02
DATE CREATED	9/29/24
DATE ISSUED	DRAFT
SHEET NO	1 OF 3

FLYING HORSE NORTH FILING NO. 5

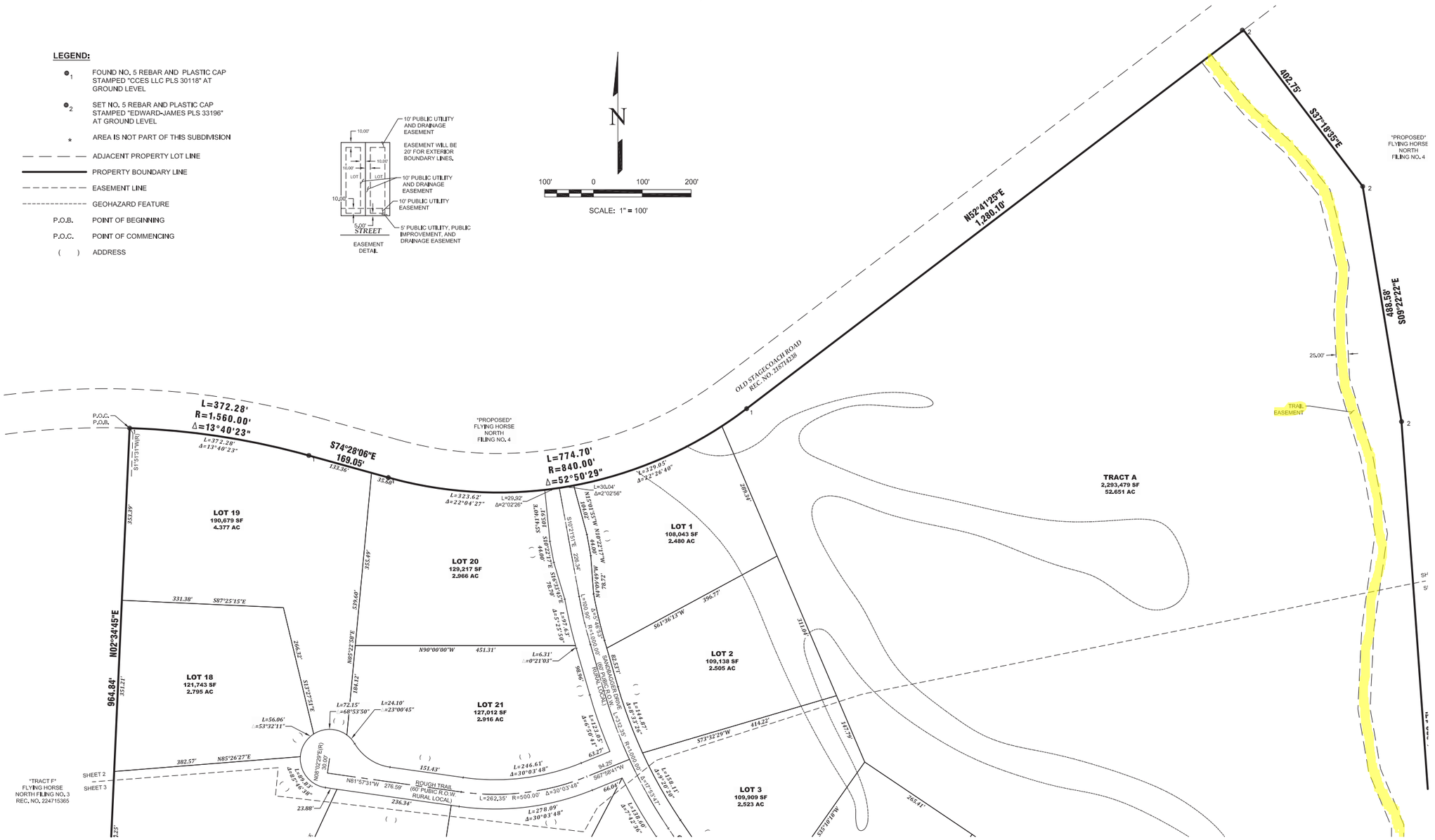
A PORTION OF THE SOUTH HALF OF SECTION 30, AND A PORTION OF THE NORTH HALF OF SECTION 31,TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LEGEND:

- ●1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
- ●2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
- * AREA IS NOT PART OF THIS SUBDIVISION
- ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- GEOHAZARD FEATURE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ( ) ADDRESS

EASEMENT DETAIL

SCALE: 1" = 100'



FILE NO. SF _____

NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

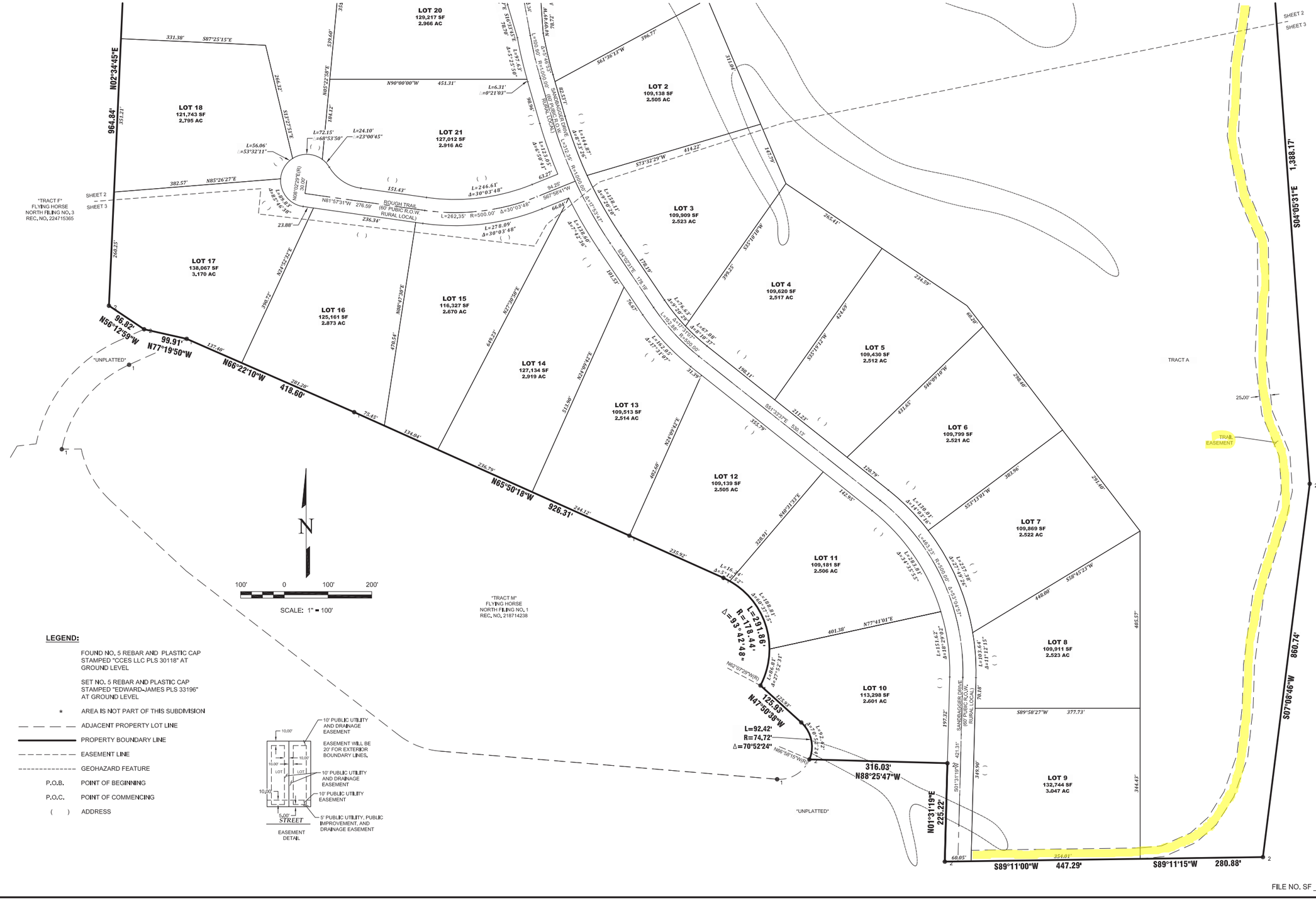
FLYING HORSE NORTH FILING NO. 5
PLAT

A PORTION OF THE SOUTH HALF OF SECTION 30, AND A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-02
DATE CREATED	9/29/24
DATE ISSUED	DRAFT
SHEET NO	2 OF 3

FLYING HORSE NORTH FILING NO. 5

A PORTION OF THE SOUTH HALF OF SECTION 30, AND A PORTION OF THE NORTH HALF OF SECTION 31,TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



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DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-02
DATE CREATED	9/29/24
DATE ISSUED	DRAFT
SHEET NO	3 OF 3

FILE NO. SF _____

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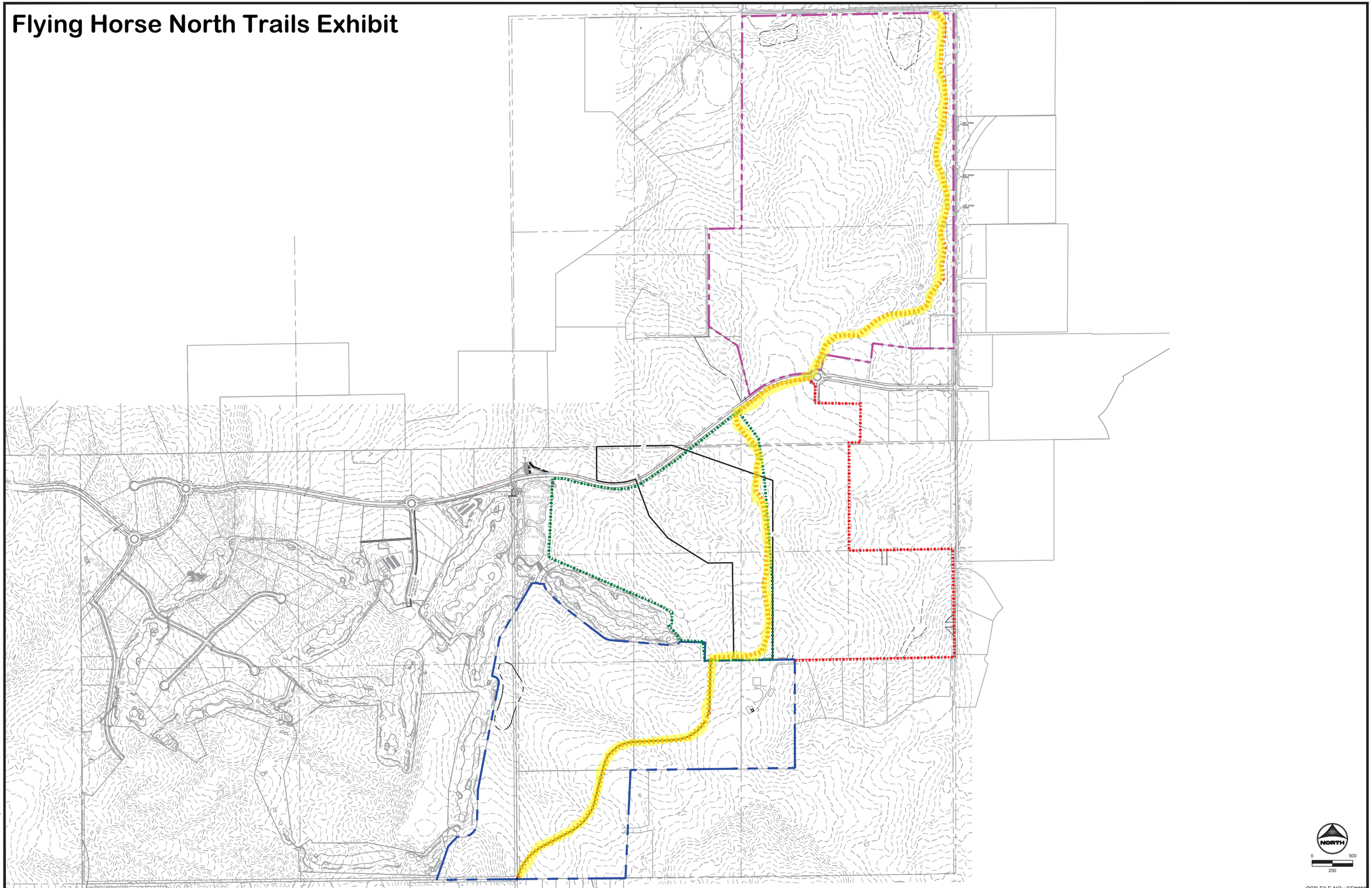
Flying Horse North Trails Exhibit



PCD FILE NO.: SF####

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APPROVED: KMH	JOB NUMBER: 211030	0 1"	
CAD DATE: 9/27/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\Exhibit\FILINGS 4-7_EXHIBIT_2024.07.25			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

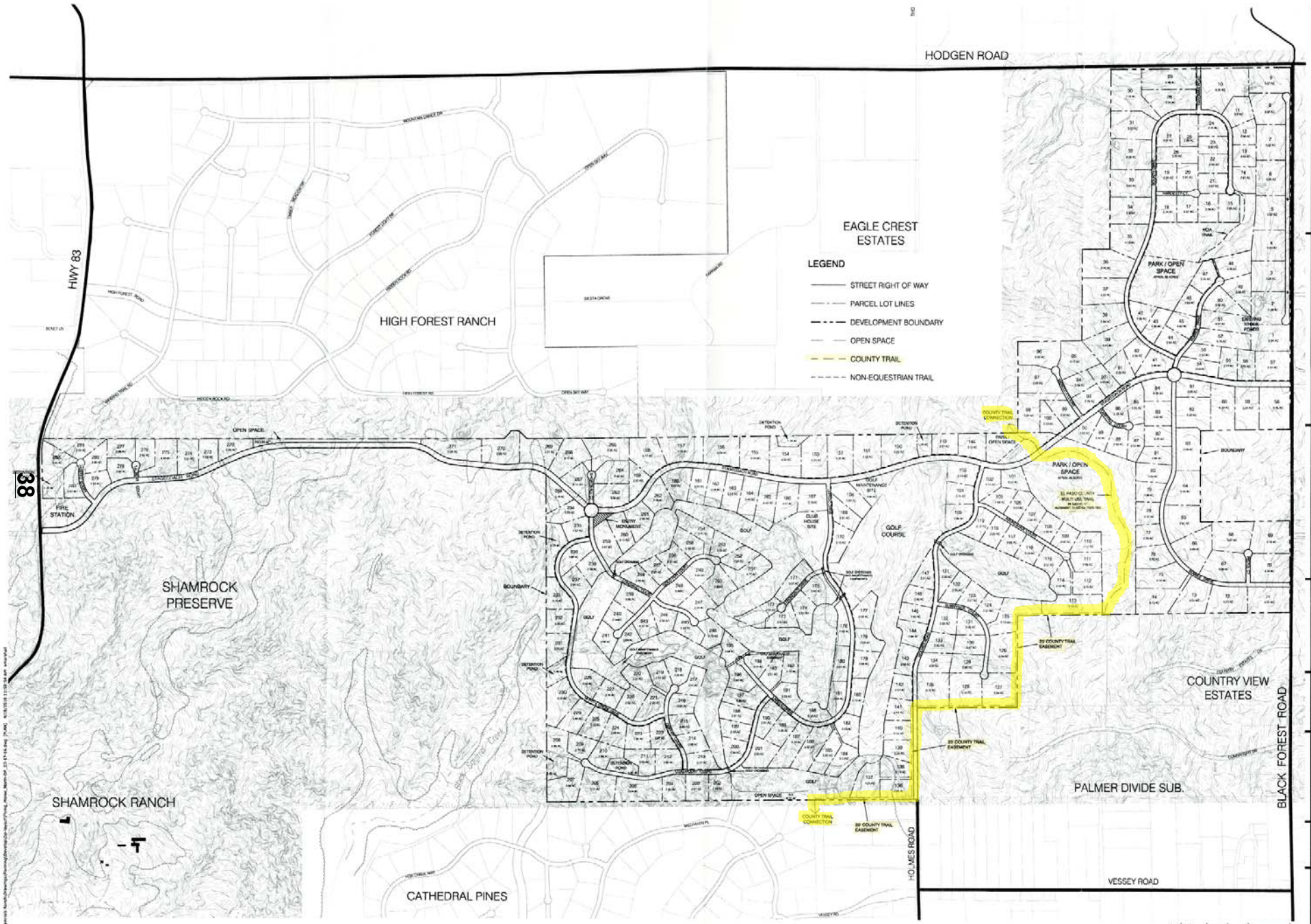
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH

EL PASO COUNTY, CO

SHEET

HR GREEN Xrefs: xv-dsgn-1030; xv-cow-1030; xv-afb-1030; xgf-1-dh01-1030.24f; xv-cow-030.24f; xv-aerialHM-1030; xv-cow-030.25f0; xv-cow-030.26f0; xv-cow-030.27f0; xv-cow-030.29f2



Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

DATE: 04-18-2016
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DEVELOPMENT PLAN

2

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Hills Ranch North Filing No. 2 Final Plat

Agenda Date: November 13, 2024

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc., on behalf of GTL Development, Inc., for endorsement of the Rolling Hills Ranch North Filing No. 2 Final Plat. Rolling Hills Ranch North is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon and east of the intersection of Meridian Road and Rex Road. The proposed 88.17-acre filing will include 202 single-family residential lots, with a minimum lot size of 6,000 square feet.

The 2022 El Paso County Parks Master Plan shows the proposed Meridian Ranch Secondary Regional Trail running east-west through the northernmost section of the Meridian Ranch development and located within Tract A of Rolling Hills Ranch North Filing No. 2. Within Meridian Ranch, this paved concrete trail is completed to the west of the Rolling Hills Ranch North, eventually reaching Londonderry Drive at its intersection with Meridian Road. Once completed, the Meridian Ranch Secondary Regional Trail will continue eastward into adjacent Falcon Regional Park, where it connects to the Eastonville Primary Regional Trail near the eastern boundary of Falcon Regional Park. In 2020, both trails were constructed within the boundary of the park, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

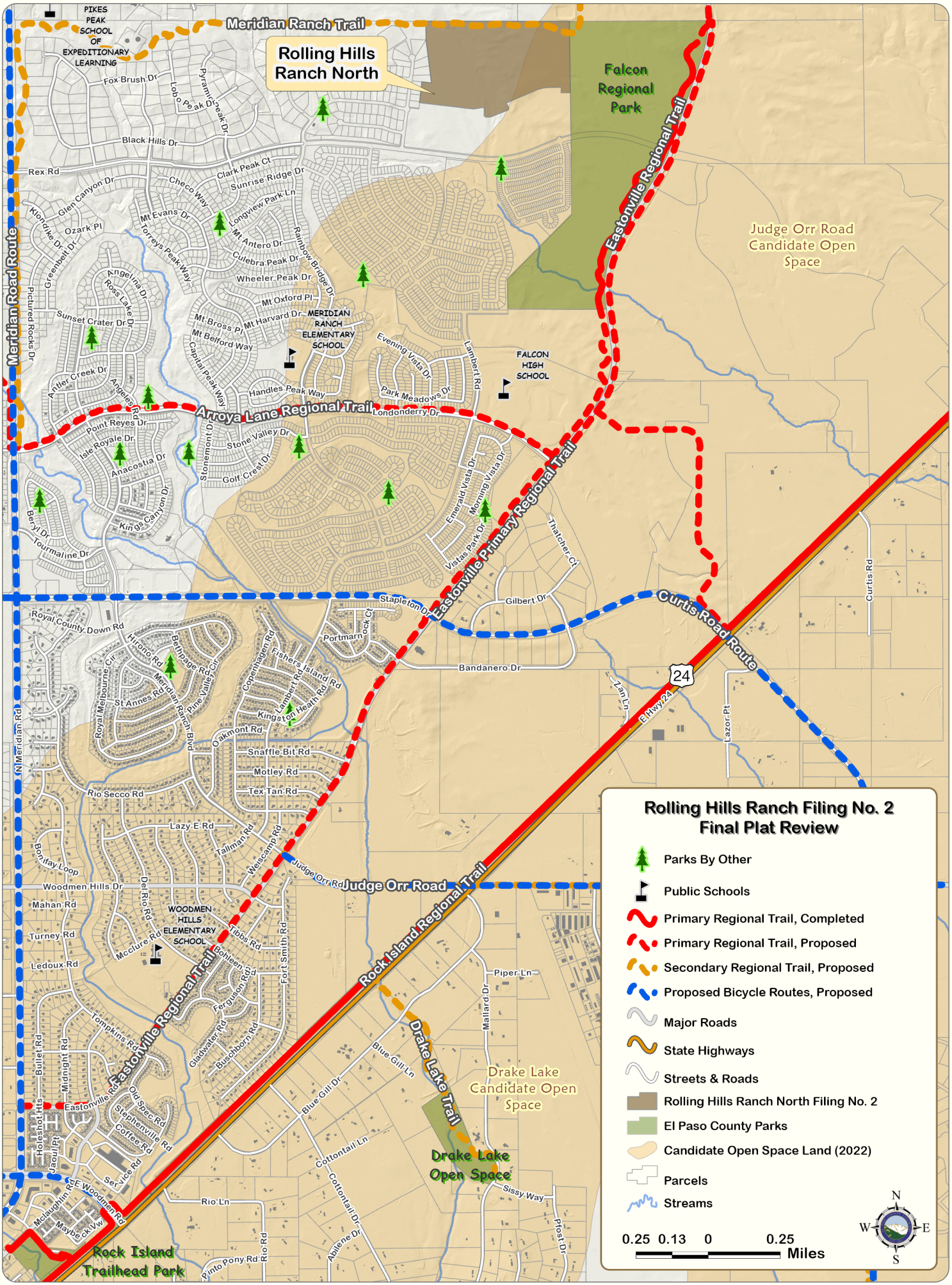
The open space dedication proposed within the overall Rolling Hills Ranch North development comprises 46.5 acres, or 31.2% of the subdivision, and therefore far exceeds the El Paso County Land Development Code's required PUD 10% open space dedication. Alone, Filing No. 2 contains 39.8 acres or 45% of the filing's acreage. The previously approved PUD Development Plan and Preliminary Plan shows a six-foot wide concrete trail along the northern plat boundary, comprising the Meridian Ranch Secondary Regional Trail, with additional internal trails connecting to the nearby neighborhoods. While Rolling Hills Ranch North does not include a neighborhood park, it is within close proximity to parks located immediate adjacent and south of the development in The Sanctuary at Meridian Ranch, as well as Falcon Regional Park. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

During the review of the Rolling Hills Ranch North PUD Development Plan and Preliminary Plan, staff recommended that the applicant consider the inclusion of an internal trail through the northern portion the central open space tract, north of Sunrise Ridge Drive, to connect to the internal trail as shown in the southern portion of the tract. A second review of the PUD Preliminary Plan showed the inclusion of the recommended trail, which will allow for direct connection between the northern residences of Rolling Hills Ranch North, as well as users of the Meridian Ranch Regional Trail, with the neighborhood park at The Sanctuary at Meridian Ranch, located on the south side of Rex Road. A pedestrian crossing at Sunrise Ridge Drive will allow for a safe crossing between the northern and south sections of Rolling Hills Ranch North.

County Parks acknowledges the waiver of $102,010 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intended to and has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction and landscaping of the aforementioned trail corridors and open spaces. Parks staff has reviewed the agreement and found it acceptable, and as such, is submitting it for endorsement at this Park Advisory Board meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Filing No. 2 would total $61,206, as shown on the attached Development Application Review Form.

Recommended Motion (Filing No. 2 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 Rolling Hills Ranch North Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of $61,206 to be paid at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.


Rolling Hills Ranch North
Meridian Ranch Trail
PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING
Falcon Regional Park
Eastonville Regional Trail
Judge Orr Road Candidate Open Space
Meridian Road Route
MERIDIAN RANCH ELEMENTARY SCHOOL
FALCON HIGH SCHOOL
Arroya Lane Regional Trail
Eastonville Primary Regional Trail
Curtis Road Route
Stapleton Dr
Bandanero Dr
Judge Orr Road
Judge Orr Rd
Rock Island Regional Trail
Eastonville Regional Trail
WOODMEN HILLS ELEMENTARY SCHOOL
Drake Lake Trail
Drake Lake Candidate Open Space
Drake Lake Open Space
Rock Island Trailhead Park
Rolling Hills Ranch Filing No. 2
Final Plat Review
Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Major Roads
State Highways
Streets & Roads
Rolling Hills Ranch North Filing No. 2
El Paso County Parks
Candidate Open Space Land (2022)
Parcels
Streams
0.25 0.13 0 0.25
Miles
N
W
E
S

Development Application Permit Review

EL PASO COUNTY

PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 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: Rolling Hills Ranch North Filing No. 2 Final Plat

PCD Reference #: SF-24-024

Application Type: Final Plat

Total Acreage: 88.17

Total # of Dwelling Units: 202

Dwelling Units Per 2.5 Acres: 5.73

Regional Park Area: 2

Urban Park Area: 3

Existing Zoning Code: PUD

Proposed Zoning Code: PUD

Applicant / Owner:
GTL Development, Inc.
Raul Guzman
3575 Kenyon Street, Suite 200
San Diego, CA 92110

Owner's Representative:
N.E.S., Inc.
Andrea Barlow
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 202 Dwelling Units = 3.919

Total Regional Park Acres: 3.919

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 202 Dwelling Units = 0.76

Community: 0.00625 Acres x 202 Dwelling Units = 1.26

Total Urban Park Acres: 2.02

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 202 Dwelling Units = $102,010

Total Regional Park Fees: $102,010

Urban Park Area: 3

Neighborhood: $119 / Dwelling Unit x 202 Dwelling Units = $24,038

Community: $184 / Dwelling Unit x 202 Dwelling Units = $37,168

Total Urban Park Fees: $61,206

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 Rolling Hills Ranch North Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of $61,206 to be paid at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.**

Park Advisory Board Recommendation:

ROLLING HILLS RANCH NORTH FILING NO. 2 FINAL PLAT

LETTER OF INTENT

SEPTEMBER 2024

PROPERTY OWNER:
MERIDIAN RANCH INVESTMENTS INC.
RAUL GUZMAN
PO BOX 80036
SAN DIEGO, CA 92138
RAUL@TECHBILT.COM
(619) 223-1663

DEVELOPER:
GTL DEVELOPMENT, INC
RAUL GUZMAN
3575 KENYON STREET, SUITE 200
SAN DIEGO, CA 92110
RAUL@TECHBILT.COM
(619) 233-1683

CONSULTANT:
N.E.S. INC.
ANDREA BARLOW
619 NORTH CASCADE AVENUE
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

TSN: 4200000477

ADDRESS: MERIDIAN RANCH

ACREAGE: 88.17 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT RESIDENTIAL LAND

FILE #: SF-24-XXX

REQUEST

GTL Inc. requests approval of a Final Plat for Rolling Hills Ranch North Filing No. 2 at Meridian Ranch, consisting of 202 single-family dwelling lots, landscaping, open space, and trails on 88.17 acres.

LOCATION

Rolling Hills Ranch North Filing No. 2 at Meridian Ranch is located north of Rex Road and west of the Falcon Regional Park. The site comprises 88.17 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch residential subdivision. To the south is Rolling Hills Ranch North Filing No. 1, which includes similar lot sizes as proposed in Filing No. 2. To the south of Rolling Hills Ranch North Filing No. 1 and Rex Road is the recently approved Sanctuary at Meridian Ranch PUD, with a density of 4.6 du/ac.

PROJECT JUSTIFICATION

Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5th, 2021. The approved Sketch Plan includes a residential density cap of 5,000 lots. Rolling Hills Ranch North Filing No. 2 is the last remaining residential subdivision within Meridian Ranch and will maximize the residential density within Meridian Ranch at 5,000 lots as approved by the Sketch Plan.

The Sketch Plan designates the area comprising the Rolling Hills Ranch North Filing No. 2 at Meridian Ranch as MR-R4 (max. 4 du/ac). The Final Plat for Rolling Hills Ranch North Filing No. 2 comprises 202 lots on 88.17 acres, which represents a gross density of 2.3 dwellings per acre, which is consistent with the maximum allowed density of 4 du/ac.

Consistency with Approved PUD/Preliminary Plan

The site comprises 88.17 acres of the approximately 149 acre Rolling Hills Ranch North PUD/Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 (PUDSP 23-005). The Rolling Hills Ranch North Filing No. 2 Final Plat is wholly consistent with the Rolling Hills Ranch North Filings 1 & 2 PUD/Preliminary Plan,

which was approved by the Board of County Commissioners on May 9, 2024. The PUD/Preliminary Plan approval included PUD modifications/ deviations from ECM Section 2.5.2.(C)(4) relating to mid-block crossings to be spaced no greater than 600 feet apart and ECM 2.3.2 relating to intersection spacing for an urban local street.

County Master Plan Compliance

Your El Paso County Master Plan

Meridian Ranch is primarily identified as a Suburban Residential placetype on the County Master Plan adopted in May 2021, which assumes a primary land use of single-family detached residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre. However, the area covered by the proposed Rolling Hills Ranch North Filing No. 2 is identified as Large-Lot Residential placetype, which assumes a primary land use of single-family detached residential, typically 2.5-acre lots or larger. Previous Rolling Hills Ranch North Filing No. 1 had the same primary land use. These parcels have been identified for 1-acre lot development since the 2011 approval of the Meridian Ranch Sketch Plan, and the Rolling Hills Ranch North area was amended to 4 du/ac density in 2021. Identifying these areas as Large-Lot Residential placetype does not reflect the approved Sketch Plan, which takes precedent over the more recently approved County Master Plan.

The proposed density and lot size of Rolling Hills Ranch North Filing No. 2 is more consistent with Suburban Residential Placetype, which is the designation of the remainder of Meridian Ranch. The primary land use in the Suburban Residential placetype is detached single-family land uses with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre. Supporting land uses include Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institution. Rolling Hills Ranch North Filing No. 2 proposes single-family detached residential development at a density of 3.9 du/ac, with supportive open space and trails, which is consistent with the placetype land use objectives.

Characteristics of the Suburban Placetype include connectivity to trails, hiking paths, and bike lanes to provide access to parks, open space, other neighborhoods, jobs, and services. Neighborhood scale parks and open space should be distributed throughout the residential development to support community gathering and recreation. Rolling Hills Ranch North Filing No. 2 is an integral part of Meridian Ranch and is a continuation of a long-term development with a distinct vision. The Meridian Ranch community centers on a recreational lifestyle by providing opportunities such as a golf course, recreation centers, parks and open space, and trails for residents to enjoy. Overall, Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The recreation centers and neighborhood parks are in areas of higher density to provide accessible focal elements for the neighborhoods.

In the Areas of Change chapter of the County Master Plan, Rolling Hills Ranch North Filing No. 2 is identified as a "Minimal Change: Developed." The plan notes that these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see

more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Rolling Hills Ranch North Filing No. 2 is one of two remaining unplatted residential development parcels within Meridian Ranch (the other being Rolling Hills Ranch North Filing No. 1). The development of the parcel in a manner consistent with the Sketch Plan and the established character of Meridian Ranch is anticipated by this Area of Change designation.

Rolling Hills Ranch North Filing No. 2 aligns with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" as well as Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". The development provides lots ranging in size from 6,000 sf to 16,000 sf, which adds to the overall variety of housing options and price points available Meridian Ranch.

Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county." Goal 1.1 seeks to "ensure compatibility with established character and infrastructure capacity." The proposed range of lot sizes and the preservation of drainage areas as open space ensures consistency with these goals by a development that is compatible with adjacent subdivisions within Meridian Ranch.

Objective TM1-4, Transportation and Mobility, encourage sidewalks and other multimodal facilities in all new development. The Final Plat includes tracts for open space and trails to provide recreation opportunities and connection to adjacent neighborhoods. It is part of the larger Meridian Ranch community which promotes extensive interconnected opens spaces and parks throughout the development.

El Paso County Water Master Plan

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

> "Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections."

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

6,403-acre feet. The proposed subdivision lies within the Meridian Service Metropolitan District (MSMD) service area. The Water Resources Report indicates that MSMD has sufficient supply to meet the expected need at full build out by 2040 and 2060. A finding of adequate supply of water in terms of quantity, quality, and dependability to meet El Paso County's the 300-year requirement was issued with the approved PUD/Preliminary Plan for Rolling Hills North Filing Nos. 1 and 2.

MSMD currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve, the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated. The District's current use is based on an average of 20% renewable water sources and has a state approved replacement plan with Cherokee Metro Water District as partners that will be a renewable water source in the near future.

The MSMD service area is in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface. MSMD currently services over 15,500 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user. The water system that serves Meridian Ranch is classified as a "public water system" and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would *allow shared infrastructure costs.*

The proposed subdivision is located within MSMD and a commitment letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

The proposed development is located within the MSMD service area and is proposed to connect to the existing central water and wastewater. A service commitment letter is provided for the proposed development.

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

A finding of adequate supply of water in terms of quantity, quality, and dependability to meet El Paso County's the 300-year requirement was issued with the approved PUD/Preliminary Plan.

El Paso County Parks Master Plan (Updated 2022)

Falcon Regional Park is identified as a new regional park in the Master Plan. This park was dedicated to the County by the owners and developers of Meridian Ranch. All regional park fees are offset by the dedication of this land to the County per the overall Parks Land Agreement for Meridian Ranch.

The Arroya Lane Regional Trail is identified as a 5.38 mile proposed primary regional trail that is 29% complete. Part of that trail runs through the northern section of Meridian Ranch. The western portion has either been constructed or platted with previous subdivisions. The remaining trail section is within Rolling Hills Ranch North Filing No. 2 and will complete the regional trail through Merdian Ranch to provide a continuous connection to the adjacent Falcon Regional Park.

El Paso County Major Transportation Corridor Plan (MTCP)

Rex Road to the south of the proposed Rolling Hills Ranch North subdivision, and Eastonville Road to the on the east boundary of Merdian Ranch, are identified as minor arterials on the 2040 Functional classification map of the MTCP. The construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat. As agreed with the El Paso County Engineer, the approved design is for a half-section of the Urban Minor Arterial street-section, as the projected long-term (2040) traffic volumes are less than originally anticipated by the MTCP. The half section roadway has been constructed within an 80-foot right of way with a 20-foot right-of-way reservation is identified in Tract A on the Sanctuary at Meridian Ranch PUD and Plat to accommodate the future full width section when the County determines it is necessary. El Paso County created and accepted the Rex Road right-of-way through Falcon Regional Park on April 2, 2024, which completes the connection of Rex Road between Meridian Road and Eastonville Rd.

Parks and Open Space

Rolling Hills Ranch North Filing No. 2 includes 39.8 acres of open space tracts with trail connections to the extensive trail, parks and open space system within Meridian Ranch and the proposed extension of the regional trail. This remaining trail section completes the connection to Falcon Regional Park to the east. There is also a neighborhood park within The Sanctuary subdivision on the south side of Rex Road, which is within 0.5 miles for the lots within Rolling Hills Ranch North No. 2.

The proposed 39.8 acres of open space for the project substantially exceeds the 10% requirement for open space within PUDs as noted in LDC Chapter 4.2.6.(F)(8)(b) (10% of 88.17 acres is a requirement of 8.8 acres). The subdivision also exceeds the LDC requirement that 25% of the 10% total open space be contiguous and usable; 25% of 8.8 acres is a requirement of 2.2 acres. This requirement is satisfied by Tract A of Filing No. 2, which provides a contiguous and usable 38.9-acre open space area with regional and local trail connections.

As required by Section 8.5.3 of the LDC, the fees in lieu of park land dedication are currently $295 per subdivision lot for Urban Parks and $467 per subdivision lot for Regional Parks. The required fees in lieu of for this 202-lot development are:

Urban	$59,590
Regional	$94,334
Total	$153,924

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement to offset the costs of constructing the proposed trail and landscape improvements within the open space tracts.

Drainage

A Final Drainage Report for Rolling Hills Ranch North Filing No. 2 is submitted with this application package. The storm drain runoff will be collected by a series of inlets and storm drainpipe, then discharged into an existing natural drainage course to existing Pond G. Pond G is sized to safely convey the storm water flows away from the project without damaging adjacent property. A water quality facility is located on the south boundary of the project at Rex Rd. Runoff will be collected by the proposed storm drainage system and diverted through the water quality facility to allow for suspended solids to settle from the stormwater prior to being discharge downstream of Rex Rd.

Traffic

A Traffic Report prepared by LSC was submitted with the PUD/Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2. This study is in keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study. The future extension of Rex Road abuts the southern boundary of Rolling Hills Ranch North. The construction of Rex Road as a half-section Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat immediately to the south of Rex Road. This section of Rex Road is under construction and is expected to be open in the summer 2024. All subdivision streets will be classified as urban local

residential roads and two points of access onto Rex Road are provided at Shelter Creek Drive to the east and via a connection to Estate Ridge Drive in Estates at Rolling Hills Ranch Filing 2.

Geotechnical Report

A Geotechnical and Soils Report prepared by Entech Engineering Inc. was submitted with the PUD/Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2. The report notes that consideration should be given to several conditions on this site in planning and excavating the development including groundwater, expansive soils and sandstone/claystone materials. While groundwater should not impact the development of this site, an underdrain system can be considered for long term groundwater mitigation. Expansive soils are present on the site which will require mitigation for residential construction such as moisture treatments and over-excavation.

CRITERIA FOR APPROVAL

The Final Plat for Rolling Hills Ranch North Filing No. 2 is consistent with the Final Plat approval criteria set forth in Chapter 7.2.1.(D)(3)(f) of the LDC as follows:

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**

  The proposed application conforms to the most recent 2021 Approved Sketch Plan and County Master Plans as noted above.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

  The Rolling Hills Ranch North Filing No. 2 Final Plat is wholly consistent with the PUD/Preliminary Plan for Rolling Hills Ranch Filings 1 & 2 (PUDSP 23-005), which was approved by the Board of County Commissioners on May 9, 2024. The PUD/Preliminary Plan approval included PUD modifications/ deviations from ECM Section 2.5.2.(C)(4) relating to mid-block crossings to be spaced no greater than 600 feet apart and ECM 2.3.2 relating to intersection spacing for an urban local street.

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

  The Final Plat for Rolling Hills Ranch North Filing No. 2 is consistent with all subdivision design standards, subject to the approved PUD modification/deviation and alternative landscape plan referenced above.

- **Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final**

plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

A finding of adequate supply of water in terms of quantity, quality, and dependability to meet El Paso County's the 300-year requirement was issued by the County Attorney's Office and approved by the BoCC with the PUD/Preliminary Plan.

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

  Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility. The current capacity allocated to MSMD at the PBHWTP is 0.086 MGD and the total capacity available at the BSWTF is 2.2 MGD for a total of just under 2.3 MGD. The available capacity of the wastewater treatment facilities is sufficient to accept the anticipated flows from Meridian Ranch at full build-out.

- **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 Geotechnical and Soils Report notes that consideration should be given to several conditions on this site in planning and excavating the development including groundwater, expansive soils, and sandstone/claystone materials. These conditions can be mitigated by established engineering methods.

- **Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

  The Final Drainage Report indicates that storm drain runoff will be collected by a series of inlets and storm drainpipe, then discharged into an existing natural drainage course to existing Pond G. Pond G is sized to safely convey the storm water flows away from the project without damaging adjacent property. A water quality facility is located on the south boundary of the project at Rex Rd. Runoff will be collected by the proposed storm drainage system and diverted through the water quality facility to allow for suspended solids to settle from the stormwater prior to being discharge downstream of Rex Rd.

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

  All lots will be accessible by new public streets that comply with the LDC and ECM.

- **Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;**

  The road, utility, stormwater, and parks infrastructure for Meridian Ranch is already established or approved with previous subdivision. Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas. Falcon Fire Protection Department will provide fire protection services to the proposed development.

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

  A Fire Protection Report demonstrating compliance with the International Fire Code and Chapter 6.3.3. of the Land Development Code is included with the Final Plat submittal.

- **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 traffic impacts were evaluated in the Traffic Report prepared for the approved PUD/Preliminary Plan. As described above, the future extension of Rex Road abutting the southern boundary of Rolling Hills Ranch North Filing No. 1 is approved and under construction and expected to be open in the summer 2024. The Final Drainage Report evaluates storm drain runoff and the subdivision provides for collection and conveyance to existing Pond G. A water quality facility is located on the south boundary of the project at Rex Rd.

  No other off-site impacts were identified during the PUD/Preliminary Plan process.

- **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;**

  The road, utility, stormwater, and parks infrastructure for Meridian Ranch is already established or approved with previous subdivision. A Subdivision Improvements Agreement identifying the proposed public improvements is included with this Final Plat. The Financial Assurance Estimate submitted with the Final Plat itemizes all proposed public improvements that will be financially guaranteed by the developer.

  Regional Park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement to offset the costs of constructing the proposed trail and landscape improvements within the open space tracts.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8; and**

  The proposed subdivision meets the applicable sections of these parts of the Code, subject to the PUD modification/deviation and alternative landscape plan approved with the PUD/Preliminary Plan.

- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].**

  There are no known commercial mining deposits on the site. A search of the County Assessors records indicates that there are no mineral estate owners on the property.

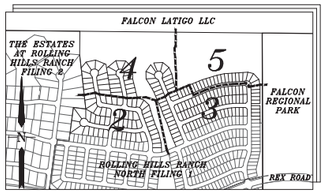
P:\GTL\Meridian Ranch\Admin\Rolling Hills Ranch North\Admin\Submittals\Filing 2 Final Plat\1st Submittal\RHRN Filing 2 Final Plat_LOI_1st submittal.docx

ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH

PLAT NO. _____

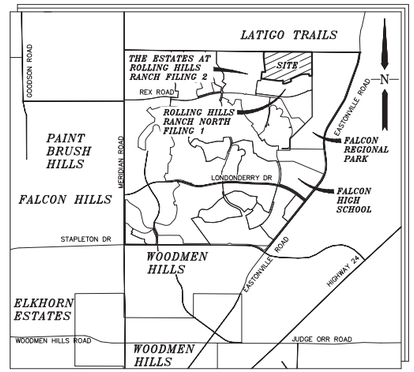
A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.



INDEX MAP

N.T.S.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY; POINT BEING ON THE NORTH LINE OF THE NORTHWEST 1/2 OF SAID SECTION 20;

1. THENCE S89°25'43"E ON SAID NORTH LINE, A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214093227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

2. THENCE S00°13'13"E A DISTANCE OF 1295.07 FEET, POINT BEING ON THE NORTHERN BOUNDARY OF ROLLING HILLS RANCH NORTH FILING NO. 1 RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHTEEN (18) COURSES ARE ON THE BOUNDARY LINE OF SAID ROLLING HILLS RANCH NORTH FILING NO. 1:

3. THENCE S89°46'57"W A DISTANCE OF 160.00 FEET;
4. THENCE N00°13'03"W A DISTANCE OF 99.94 FEET;
5. THENCE S89°46'57"W A DISTANCE OF 225.24 FEET;
6. THENCE S87°17'03"W A DISTANCE OF 98.28 FEET;
7. THENCE S77°08'32"W A DISTANCE OF 97.44 FEET;
8. THENCE S69°55'18"W A DISTANCE OF 97.94 FEET;
9. THENCE S67°33'39"W A DISTANCE OF 215.00 FEET;
10. THENCE S64°41'54"W A DISTANCE OF 100.12 FEET;
11. THENCE S67°33'39"W A DISTANCE OF 230.00 FEET;
12. THENCE S67°33'39"W A DISTANCE OF 230.00 FEET;
13. THENCE S22°26'21"E A DISTANCE OF 103.00 FEET;
14. THENCE S22°33'39"W A DISTANCE OF 31.11 FEET;
15. THENCE N67°33'39"E A DISTANCE OF 278.06 FEET TO A POINT OF CURVE TO THE RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 29°52'23", AN ARC LENGTH OF 166.84 FEET, WHOSE LONG CHORD BEARS S82°29'50"W A DISTANCE OF 164.96 FEET;
17. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO A NON-TANGENT CURVE TO THE LEFT;
18. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 20°26'26", AN ARC LENGTH OF 153.41 FEET, WHOSE LONG CHORD BEARS N02°47'11"W A DISTANCE OF 152.59 FEET;
19. THENCE S76°59'35"W A DISTANCE OF 60.00 FEET;
20. THENCE S83°02'50"W A DISTANCE OF 125.64 FEET;
21. THENCE N82°33'58"W A DISTANCE OF 1005.00 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2:

22. THENCE N07°26'02"E A DISTANCE OF 375.00 FEET;
23. THENCE S82°33'58"E A DISTANCE OF 180.00 FEET;
24. THENCE N06°14'24"W A DISTANCE OF 495.03 FEET;
25. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
26. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 88.173 ACRES, MORE OR LESS.

NOTES:

1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).

2) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

3) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MERIDIAN SERVICE METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.

6) THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, MERIDIAN SERVICE METROPOLITAN DISTRICT. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.

9) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING ANY NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.

10) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

11) ALL LOTS HAVE BEEN FOUND TO POTENTIALLY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES CAN BE FOUND IN THE REPORT TITLED SOILS AND GEOLOGY STUDY MERIDIAN RANCH – ROLLING HILLS RANCH NORTH FILING NOS. 1 AND 2 BY ENTECH ENGINEERING DATED FEBRUARY 12, 2024, IN ROLLING HILLS RANCH NORTH PUD, EPC FILE PUDSP235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT.

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

13) TRACT A SHALL BE UTILIZED AS TRAIL, LANDSCAPE, DRAINAGE, WATER QUALITY AND UTILITY TRACT. OWNERSHIP AND MAINTENANCE OF THESE TRACTS SHALL BE VESTED TO MERIDIAN SERVICE METROPOLITAN DISTRICT AND IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPEMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.

TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AS RECORDED WITH RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY. MERIDIAN SERVICE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT FACILITIES.

14) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _____ BY HERITAGE TITLE COMPANY, DATED _____.

15) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

16) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 OF EL PASO COUNTY RECORDS.

17) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO._____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.

18) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP235 AS RECORDED WITH RECEPTION NO. 224056587 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

19) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

20) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO._____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

21) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG REX ROAD.

22) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

23) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

24) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(COMMUNITY MAP NUMBER 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.

25) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

26) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE PROPERTY. ROOF DRAINS SHALL NOT DISCHARGE/DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTY RIGHT-OF-WAY.

27) LOTS 1-202 ACREAGE: 38.141
TRACT A ACREAGE: 39.841
STREETS ACREAGE: 10.191
TOTAL ACREAGE: 88.173

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: _____
RAUL GUZMAN, VICE PRESIDENT

STATE OF CALIFORNIA)
SS
COUNTY OF SAN DIEGO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

_____ _____
NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: _____

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: _____
MITLON GABRIELSKI, PRESIDENT

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

_____ _____
NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

_____
JAMES F. LENZ
COLORADO REGISTERED PLS NO. 34583

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.

APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR "ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

_____
EL PASO COUNTY CLERK AND RECORDER

FEES:

RECEIPT NO: _____
PLAT FEE: _____
SURCHARGE: _____
SCHOOL: _____
PARK: _____
BRIDGE: _____
DRAINAGE: _____

PREPARED FOR:

GTL, INC., DBA GTL DEVELOPMENT, INC
3575 KENYON ST, STE 200
SAN DIEGO, CA 92110
619-223-1663

PREPARED BY:

TECH CONTRACTORS
11910 TOURMALINE DR, STE 130
PEYTON, CO 80831
719-495-7444

DRAWN BY: LCG	DATE: JULY 2024
CHECKED BY: TAK	SHEET: 1 OF 5

PCD PROJECT NO. SF-XX-XX

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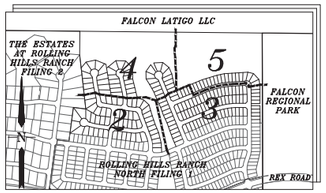
ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND
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- = FOUND #4 REBAR WITH CAP PLS 34583
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- NR = NON-RADIAL BEARING
- (82.62') = EASEMENT OR NO-BUILD DIM.
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- = MATCHLINE

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 RECEPTION NO. 222714944 (NOT A PART)

ROLLING HILLS RANCH NORTH FILING NO. 1 RECEPTION NO. XXXXXXXXX (NOT A PART)

GALEROS DR. (PUBLIC 60 FEET WIDE)
TOROWEAP WAY (PUBLIC 60 FEET WIDE)
BRIGHT ANGEL DR. (PUBLIC 60 FEET WIDE)
ESPLANADE DR. (PUBLIC 60 FEET WIDE)
SUNRISE RIDGE DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX
BRIDGE ANGEL DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX
GALEROS DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX

SHEET 4
SHEET 3
TRACT A
39.841 AC.

DRAWN BY: LCG	DATE: JULY 2024
CHECKED BY: TAK	SHEET 2 OF 5

PCD PROJECT NO. SF-XX-XX

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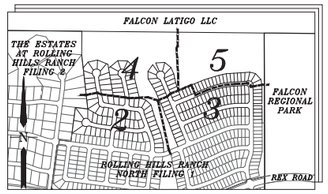
ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.



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SHEET 4

SHEET 5

SHEET 2

CHALK CLIFFS DR. (PUBLIC 60 FEET WIDE)

LAVA FALLS DR. (PUBLIC 60 FEET WIDE)

CARDENAS DR. (PUBLIC 60 FEET WIDE)

SHELTER CREEK DR. (PUBLIC 60 FEET WIDE)

SUNRISE RIDGE DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX

CARDENAS DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX

SHELTER CREEK DR. EXISTING 60' R.O.W. RECEPTION NO. XXXXXXXXX

ROLLING HILLS RANCH NORTH FILING NO. 1 RECEPTION NO. XXXXXXXXX (NOT A PART)

TRACT A 39.841 AC.

UNPLATTED

FALCON REGIONAL PARK RECEPTION NO. 214096227 (NOT A PART)

DRAWN BY: LCG	DATE: JULY 2024
CHECKED BY: TAK	SHEET 3 OF 5

PCD PROJECT NO. SF-XX-XX

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ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

LEGEND
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- ◉ = FOUND #4 REBAR WITH CAP PLS 34583
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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FALCON LATIGO LLC
SCH. #4200000345
UNPLATTED
(NOT A PART)

TRACT A
(NOT A PART)

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 RECEPTION NO. 222714944 (NOT A PART)

SEC. 17 | SEC. 20

S89°25'43"E 2624.85'

ACCESS AND UTILITY EASEMENT FOR MERIDIAN SERVICE METROPOLITAN DISTRICT RECEPTION NUMBER 202158458, EASEMENT "B"

25' TRAIL EASEMENT

30' PUBLIC HIGHWAY ON EACH SIDE OF ALL SECTION LINES PER ROAD BK. A AT PAGE 78 TYPICAL
SOUTH SIDE OF SECTION 17 HEREBY VACATED WITH FINAL PLAT

TRACT A
39.841 AC.

GALEROS DR. (PUBLIC 60 FEET WIDE)

TOROWEAP WAY (PUBLIC 60 FEET WIDE)

CARDENAS DR. (PUBLIC 60 FEET WIDE)

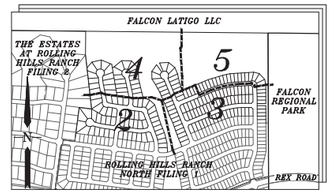
TRACT A
39.841 AC.

SHEET 2

SHEET 3

SHEET 5

INDEX MAP
N.T.S.



DRAWN BY: LCG	DATE: JULY 2024
CHECKED BY: TAK	SHEET: 4 OF 5
PCD PROJECT NO. SF-XX-XX	

57

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ROLLING HILLS RANCH NORTH
FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

FALCON LATIGO LLC SCH. #4200000345
UNPLATTED
(NOT A PART)

NE CORNER SECTION 20,
FOUND 3 1/4" ALUMINUM CAP
ON #6 REBAR
STAMPED PLS 24964

S89°25'43"E 110.01'

SEC. 17 | SEC. 16

SEC. 20 | SEC. 21

S89°25'43"E 2624.85'

ACCESS AND UTILITY EASEMENT
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
RECEPTION NUMBER 202158458, EASEMENT "B"

30' PUBLIC HIGHWAY
ON EACH SIDE OF
ALL SECTION LINES
PER ROAD BK. A AT PAGE 78
TYPICAL
SOUTH SIDE OF SECTION 17
HEREBY VACATED WITH FINAL PLAT

(200.98')

S00°13'03"E

1295.07'

TRACT A
39.841 AC.

TRACT A
39.841 AC.

(Δ=38°11'50" R=28150' L=187.67')
(Δ=38°11'50" R=306.50' L=204.33')
(Δ=32°44'26" R=718.50' L=410.57')
(Δ=32°44'26" R=693.50' L=396.29')
(Δ=30°43'51" R=181.50' L=97.35')
(Δ=30°43'51" R=206.50' L=110.76')
(N82°09'47"E 200.00')
(N82°09'47"E 200.00')
(Δ=19°48'35" R=181.50' L=62.75')
(Δ=19°48'35" R=206.50' L=71.40')
(Δ=30°19'32" R=218.50' L=138.68')
(Δ=30°19'32" R=193.50' L=102.42')
(Δ=9°24'12" R=381.50' L=62.61')
(Δ=9°24'12" R=406.50' L=66.72')
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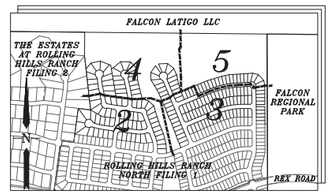
(25.14')
(Δ=12°45'26" R=593.50' L=132.15')



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GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET 5

SHEET 3

CHALK CLIFFS DR.
(PUBLIC 60 FEET WIDE)

SHELTER CREEK DR.
(PUBLIC 60 FEET WIDE)

N67°33'39"E 466.69'
N67°33'39"E 534.65'
N73°04'32"E 218.19'
N77°14'23"E 109.49'
N87°01'16"E 109.49'
N86°05'32"E 230.78'
S75°49'03"E 85.00'
S47°39'05"E 113.06'
S11°28'16"E 79.34'
N86°55'04"E 175.76'
N79°39'50"E(NR) 130.54'
Δ=19°21'25" R=1220.00' L=412.17'

| | | |

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

GENERAL PROVISIONS

A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 206016492 (the "Covenants") as amended by the Eighteen Supplement, El Paso County Clerk and Recorder's Office on May 5, 2023 at Reception No. 223036939.

C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Rolling Hills Ranch North Filings 1 & 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Rolling Hills Ranch North Filings 1 & 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

G. **Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.

I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

ROLLING HILLS RANCH NORTH FILINGS 1&2 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

A. Project Description

Rolling Hills Ranch North Filings 1 & 2 is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below: (Reference: Note G)

PRINCIPAL USES	
CMRS Facility, Stealth	S
Dwellings - Detached Single Family	A
Model Home/Subdivision Sales Office	T
Public Park, Open Space	A
Yard Sales	T

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Accessory Living Quarters	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

LEGEND
A: Allowed Use
S: Special Use**
T: Temporary Use***
Uses not listed in this table are prohibited.

** Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended*

*** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended*

**** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended*

Accessory uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

C. Development Requirements
1. Maximum lot coverage: fifty-five (55) percent
2. Maximum building height: thirty (30) feet
3. Setback minimums:
   a. Front yard: twenty (20) feet
   b. Side yard: five (5) feet
      Corner lot: the side yard setback for the side street shall be ten (10) feet
   c. Rear yard: twenty (20) feet
4. Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD.
5. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
6. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

D. Lot Sizes
1. The minimum lot size is 6,000 SF
2. The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lots sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan
3. The Final Plat will not create any additional building lots.
4. No subdivision of any lot will be allowed if such subdivisions results in the creation of additional building lots.
5. Lot line adjustments, per Chapter 7 of the Land Development Code as amended will not require an amendment of this PUD Development/Preliminary Plan.

E. Streets

Streets within Rolling Hills Ranch North Filings 1 & 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for waivers and modifications described in the Letter of Intent. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

F. Architectural Control Committee Review/Covenants

The Covenants govern Rolling Hills Ranch North Filings 1 & 2 and owners of lots within Rolling Hills Ranch North Filings 1 & 2 may need to obtain the prior written approval of The Design Committee before building an Improvement on the lot or commencing with a particular use of the lot

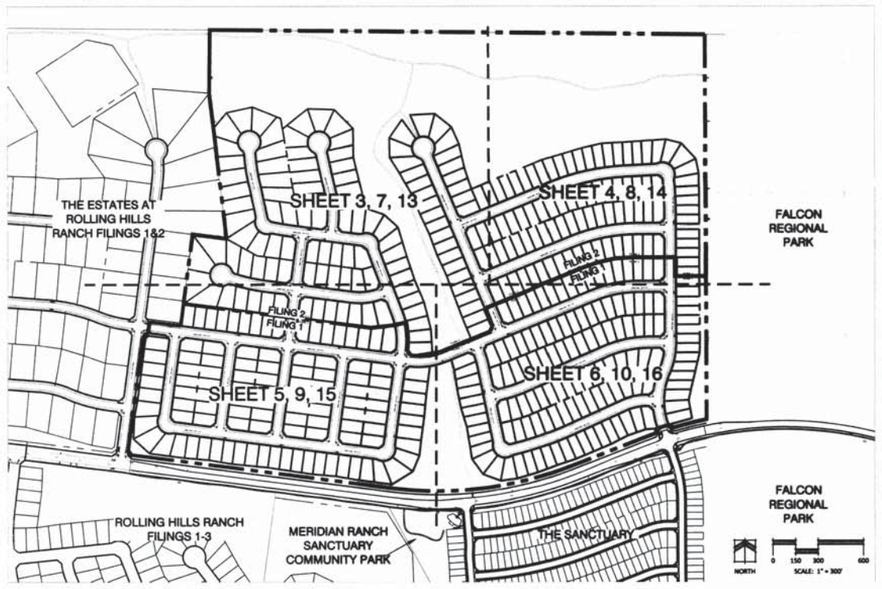
G. Relationship to ARC/Covenants

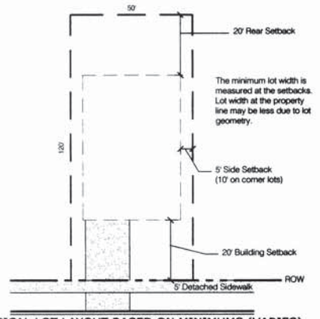
The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply

GENERAL NOTES

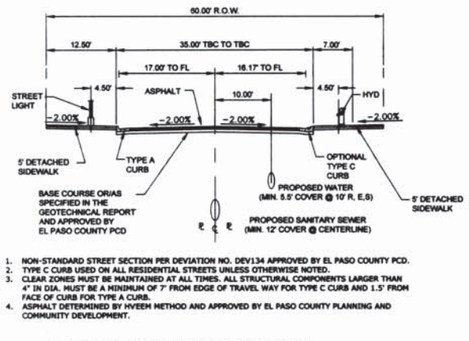
1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except of landscaping as indicated in note #2.
2. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets 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. Contour interval shown on plan 2'.
4. Public utility/drainage easements shall be provided on all lots as follows:
   a. Front: ten (10) feet
   b. Side: five (5) feet
   c. Rear: seven and one-half (7.5) feet
   d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
   e. Subdivision Perimeter: Twenty (20) feet
   f. Tract Perimeter: Twenty (20) feet
5. All easements/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
6. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
7. Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Sketch Plan Amendment (SKP 21-003) approved 8-24-2021 and recorded 9-17-2021, reception number 221179686 (Resolution No. 21-332).
8. Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Zoning & Concept Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036325. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or expressly implemented or otherwise adopted.
9. Per the El Paso County Wildfire Hazards map, dated December 2007, Rolling Hills Ranch North Filings 1 & 2 is situated entirely within the Low Hazard - Non Forested category.
10. Rolling Hills Ranch North Filings 1&2 at Meridian Ranch shall be limited to a total of 441 single family lots.
11. This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
12. The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:
    - **Provision to promote pedestrian safety** - pedestrians entering the roadway from behind parked vehicles where lines of sight are limited or blocked can create a false sense of security along the roadway without looking for traffic. The use of mid-block crossings can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger.
    - **Provision of a more efficient pedestrian system** - pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where midblock crossings are provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to amenities.
    - **Provision of additional open space** - by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
13. Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
14. Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, disturbed area, expansive soils, shallow bedrock, seasonal shallow groundwater and radon. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Evaluation Report prepared by Entech Engineering Inc., dated 04/20/2022, and is held in the Rolling Hills Ranch North Filing No. 1&2 PUD Development Plan file (Filello. PUDSP235) at the El Paso County Planning and Community Development Department.
    - Seasonal shallow groundwater: Per Figure 7 in the attached report all areas with potential seasonal shallow groundwater are located within drainage/open space tracts.
15. All roofdrains must discharge and drain through the landscape area of the lots, roofdrains cannot drain over the driveway or be piped to the back of curb and gutter to ensure continued conformance with WQCV exclusion defined in ECM I.7.1.C.4
16. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically notes on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
17. All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.

SHEET INDEX MAP





TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)



1. NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
2. TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
3. CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7' FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5' FROM FACE OF CURB FOR TYPE A CURB.
4. ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)

County Certification

This PUD Development Plan and Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of ____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) will be accepted upon recordation of the final plat(s), but public improvements therein will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners — date 7/23/24

Director, Planning & Community Development — date 7/2/24

Clerk and Recorder Certification

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this 23rd day of July, 2024, and was recorded at Reception Number 224056587 of the records of El Paso County.

El Paso County Clerk and Recorder — date 7/23/2024

Land Owner Certification

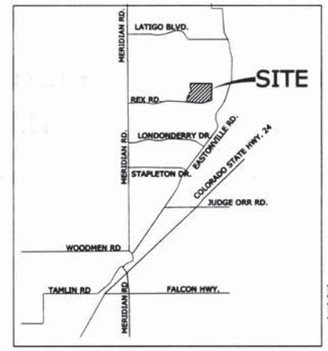
In Witness Whereof:
HAS EXECUTED THESE PRESENTS THIS 29TH DAY OF MAY
20 24 AD, A CALIFORNIA CORPORATION
BY:
RAUL GUZMAN, VICE PRESIDENT
MERIDIAN RANCH INVESTMENTS, INC

State of California
County of San Diego
Signed before me on: May 29, 20 24
by: Raul Guzman (name(s) of individual(s) making statement).

(Notary's official signature)
Notary Public
(Title of office)
July 26, 2027
(Commission Expiration)

Steve Schleiker 07/23/2024 02:43:59 PM
Doc $0.00 16
Rec $163.00 Pages
El Paso County, CO
224056587

VICINITY MAP



OWNER
MERIDIAN RANCH INVESTMENTS, INC.
P.O. BOX 80036
San Diego, CA 92138-0036

PLANNER
N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
(719) 471-0073

CIVIL ENGINEER
Tech Contractors
11910 Tourmaline Drive, Suite 130
Falcon, CO 80831

SUBDIVIDER
GTL, Inc.
3575 Kenyon St., Suite 200
San Diego, CA 92110

DEVELOPMENT DATA

Existing Zoning:	PUD
Tax ID Number:	4200000477
Total Area:	148.873 AC
Number of Lots:	441
Total Lot Area:	78.160 AC (52.5%)
Average Lot Size:	7,720 SF
Gross Density:	2.96 DU/AC
Net Density:	5.64 DU/AC
R.O.W.:	24.252 AC (16.3%)
Total Tract Area:	46.461 AC (31.2%)

TRACT TABLE

TRACT	SIZE (AC)	USE	OWNERSHIP/MAINTENANCE
FILING 1			
Tract A	5.632 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
Tract B	0.988 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
FILING 2			
Tract A	39.841 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		441 Single Family Dwelling Units
Elementary School (.34/DU):150	School District 49	
Middle School (.16/DU): 71	School District 49	
High School (.20/DU): 89	School District 49	
TOTAL: 310		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See LOI & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See LOI & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	Falcon Fire Protection District	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Meridian Ranch Metropolitan District	46.461 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	3,840 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	96	54	131	62

	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181

	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3
DWELLING UNITS	405	209	16	98	725

	THE SANCTUARY FILING 1 AT MERIDIAN RANCH	ROLLING HILLS RANCH NORTH FILINGS 1 & 2
DWELLING UNITS	343	441

TOTAL DWELLING UNITS	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS
5000	0	5.000

SHEET INDEX

SHEET 1 of 16: COVER SHEET
SHEET 2 of 16: LEGAL PLAN
SHEET 3 of 16: SITE PLAN
SHEET 4 of 16: SITE PLAN
SHEET 5 of 16: SITE PLAN
SHEET 6 of 16: SITE PLAN
SHEET 7 of 16: GRADING & UTILITIES PLAN
SHEET 8 of 16: GRADING & UTILITIES PLAN
SHEET 9 of 16: GRADING & UTILITIES PLAN
SHEET 10 of 16: GRADING & UTILITIES PLAN
SHEET 11 of 16: ENTRY SIGNAGE / DETAILS
SHEET 12 of 16: LANDSCAPE DETAILS & NOTES
SHEET 13 of 16: LANDSCAPE PLAN
SHEET 14 of 16: LANDSCAPE PLAN
SHEET 15 of 16: LANDSCAPE PLAN
SHEET 16 of 16: LANDSCAPE PLAN

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: S. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

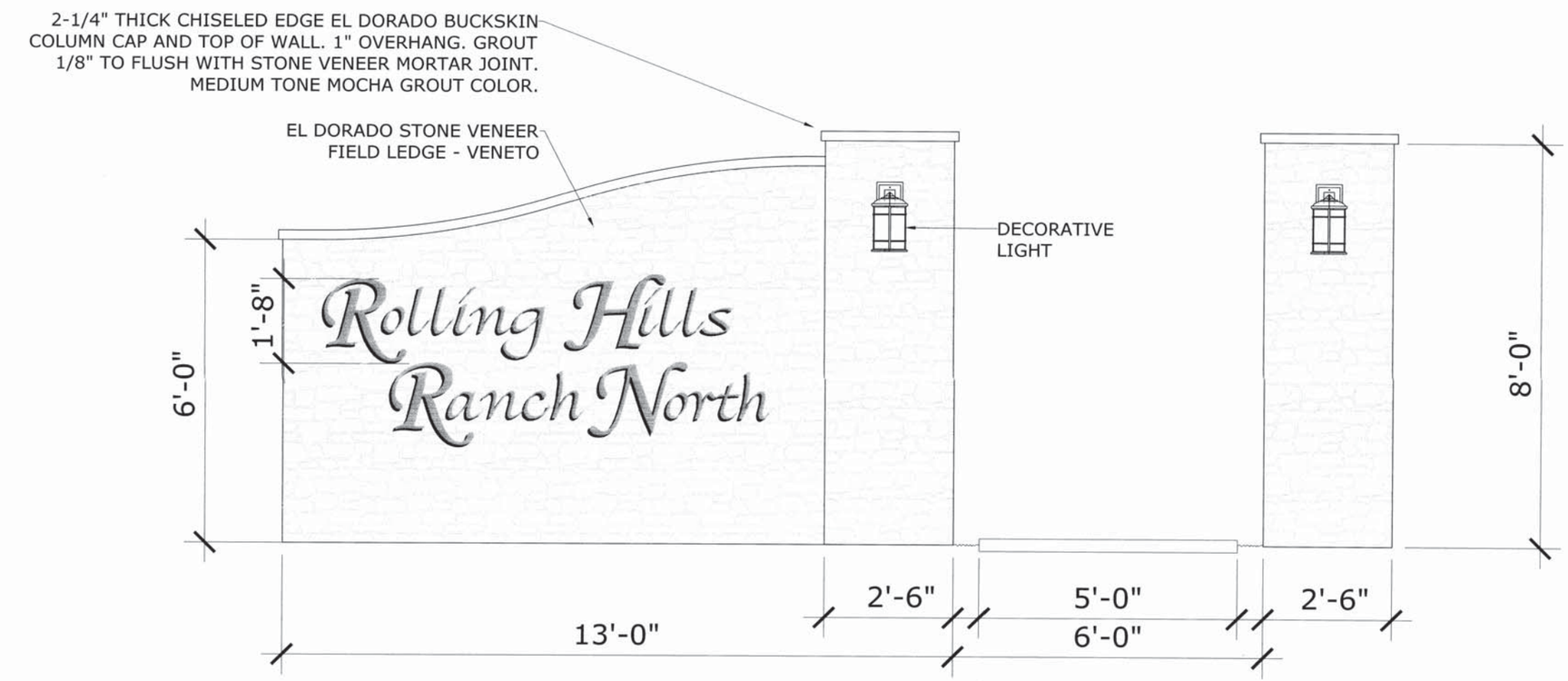
Cover Sheet

1

1 OF 16

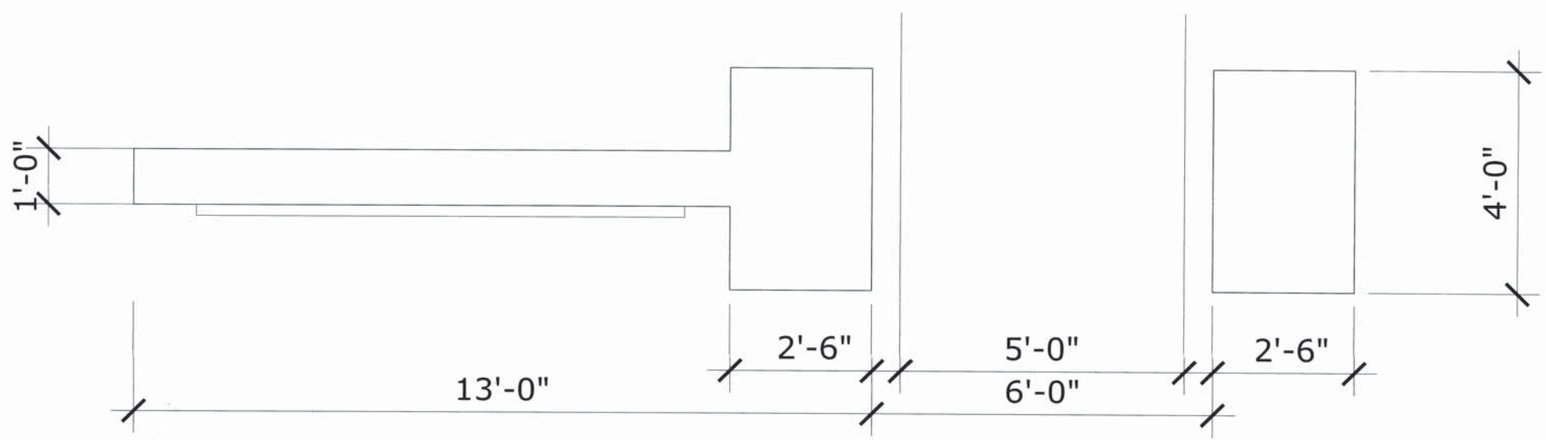
PUDSP235

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch North\Drawings\Planning\GP\Rolling Hills Ranch North PUD.dwg [Cover 1] 2/20/2024 3:43:55 PM BRENKINS



1/16 ENTRY SIGNAGE ELEVATION VIEW

SCALE: 1" = 1'



2/16 ENTRY SIGNAGE PLAN VIEW

SCALE: 1" = 1'

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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

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DATE: 12/07/2023
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2/20/2024	BP	PER COUNTY REVIEW COMMENTS

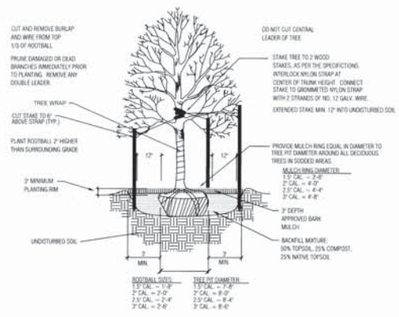
Entry Signage/ Details

11

11 OF 16

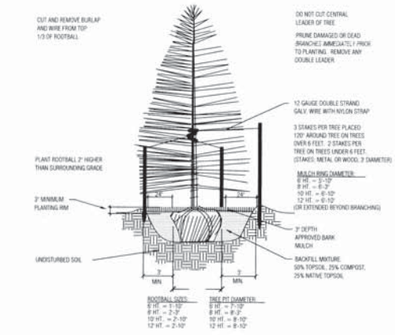
PUDSP235

2240567587 7/23/2024



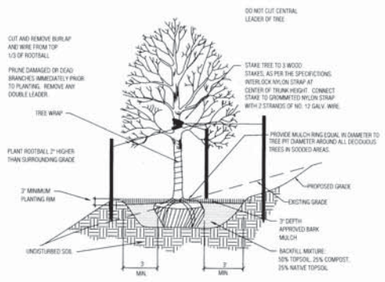
1/12 Deciduous Tree Planting Detail

SCALE: NOT TO SCALE



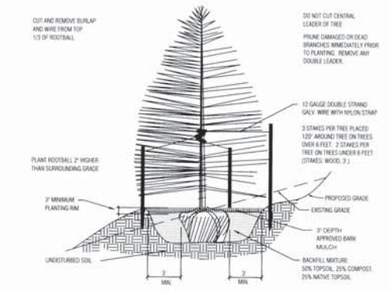
2/12 Coniferous Tree Planting Detail

SCALE: NOT TO SCALE



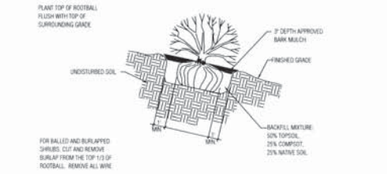
3/12 Deciduous Tree Placement on Slope

SCALE: NOT TO SCALE



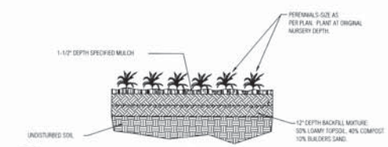
4/12 Coniferous Tree Placement on Slope

SCALE: NOT TO SCALE



5/12 Shrub Placement on Slopes

SCALE: NOT TO SCALE

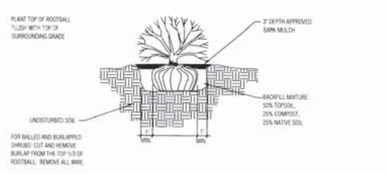


6/12 Perennial / Groundcover Planting

SCALE: NOT TO SCALE

7/12 Triangular Plant Spacing Diagram

SCALE: NOT TO SCALE



8/12 Shrub Planting Detail

SCALE: NOT TO SCALE

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass	Note: Low Gro Mix available from
25% Dwarf Perennial Ryegrass	Arkansas Valley Seed Solutions
20% SR3200 Blue Fescue	(877) 957-3337
15% Rueberns Canada Bluegrass	
10% Chewings Fescue	Wildflower Mix available from:
15% Blue Grama	Applewood Seed Co.
Wildflowers: 615 Western Mix	(303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8- 10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass	15% Little Bluestem
15% Big Bluestem	15% Blue Grama
15% Thickspike Wheatgrass	15% Annual Rye
10% Sideoats Grama	

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
+	Axf	3	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	20`	30`	2.5" Cal.	B&B
+	Gtr	13	Gleditsia triacanthos / Honey Locust	60`	40`	3" Cal.	B&B
EVERGREEN TREES							
+	Ph	61	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	15`	25`	6` HT	B&B
+	Pe	8	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B
+	Pn	31	Pinus nigra / Austrian Black Pine	60`	40`	8` HT	B&B
+	Pp	26	Pinus ponderosa / Ponderosa Pine	80`	40`	8` HT	B&B
ORNAMENTAL TREES							
+	Mr	22	Malus x `Radiant` / Radiant Crab Apple	25`	20`	2" Cal.	B&B
SHRUBS							
+	Cse	15	Cornus sericea / Redoiser Dogwood	8`	8`	5 GAL	CONT
+	Cbd	6	Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster	1`	4`	5 GAL	CONT
+	Jbc	22	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	5 GAL	CONT
+	Rag	22	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3`	4`	5 GAL	CONT
PERENNIALS							
+	Hso	21	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1.5`	1.5`	1 GAL	CONT
+	Lh	15	Lavandula angustifolia `Hidcote` / Hidcote Lavender	2`	2`	1 GAL	CONT

GROUND COVER LEGEND

ROCK COBBLE 2-4" Grey Rose	16,822 sf
ROCK MULCH 1.5" Cimarron Granite	34,262 sf
SOD	25,095 sf
SEED MIX A To Extent of Disturbance	1,902,723 sf
SEED MIX B WITH WILDFLOWERS	162,613 sf

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub/Perennial Subs
(RR)	Rex Road(Urban Minor Arterial)	3,019'	121 (1 per 25')	80* (R)	TBD

*Alternative Landscape Plan Request**
- Code Section - 6.2.2(B)(1)
- Requirement - 1 tree per 25 linear ft of frontage for an Urban Minor Arterial street
- Justification - The 121 trees along Rex Road will be disturbed during construction for its future expansion. This will lead to trees needing to be removed and replaced. A reduction of 41 trees is requested along Rex Rd.
- Proposal - Instead of 121 setback trees, 80 trees will be planted along Rex Rd. The other 41 trees that were required will be relocated interior to the site, where they will not be unnecessarily disturbed by construction.

**Reference Letter of Intent for full justification.

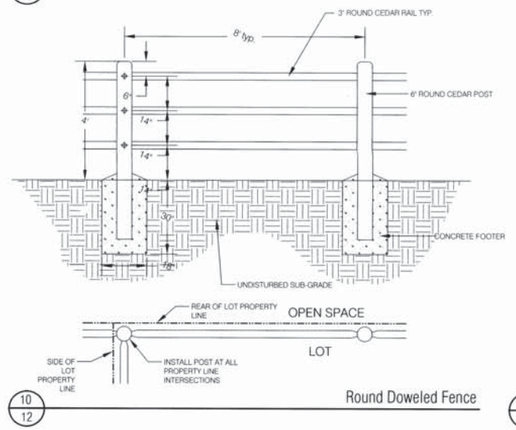
LANDSCAPE NOTES

1. REFER TO MERIDIAN RANCH LANDSCAPE SPECIFICATIONS FOR SOIL AMENDMENT AND PREPARATION FOR ALL SOD, SEED AND PLANTING AREAS.
2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
3. -OR- TOPSOIL TO BE IMPORTED.
4. CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
5. SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FERTILIZER, ETC.
6. LANDSCAPE ARCHITECT (L.A.) TO APPROVE BERMING BEFORE PLANTING CAN BEGIN.
7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
9. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON SHEET L7. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
10. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES. EROSION CONTROL BLANKET TO BE: S150BN WITH 6" STEEL STAKES/PINS AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEX ENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
11. ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"x3" WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.
12. ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% COMPOST, AND 25% EXISTING SOIL.
13. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
14. ALL PLANTS AVAILABLE FROM LITTLE VALLEY WHOLESALE NURSERY AND OTHER NURSERY SOURCES.
15. MINIMUM INSPECTIONS WILL INCLUDE:
    a. SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER,
    b. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED,
    c. 'PUNCH LIST' SITE INSPECTIONS, AND
    d. FINAL INSPECTION SITE VISIT.

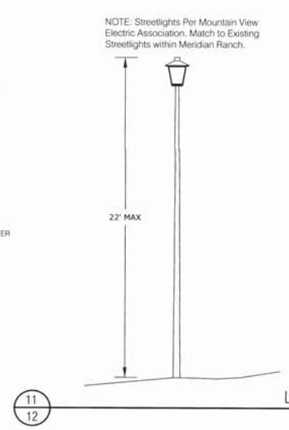
    ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE OF $85/HR.
16. CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
17. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" AVAILABLE FROM C&C SAND COMPANY (719)471-7222 OR PIONEER SAND CO. (719)599-8100. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
18. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
19. PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
20. SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
21. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
22. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. AVAILABLE FROM CPS DISTRIBUTORS (719)574-2400, OR FROM DIRECT LANDSCAPE SUPPLY IN DENVER (303)781-2270. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
23. ALL TREES PLANTED IN ROCK MULCH AREAS TO RECEIVE A 3' RADIUS RING OF WOOD MULCH.
24. ROCK MULCH TO BE: 1.5" DIAMETER ANGULAR CIMARRON GRANITE STONE. GEOTEXTILE/FILTER FABRIC TO BE WEED CONTROL POLYSPUN 350, 3.5 OUNCES/SQ. YARD, OR EQUAL. PLACE FABRIC UNDER ALL ROCK MULCH AREAS, BUT NOT UNDER WOOD MULCH AREAS. SUBMIT ROCK & FABRIC SAMPLES & PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
25. ROCK COBBLE TO BE: 2-4" DIAMETER GREY ROSE STONE. GEOTEXTILE/FILTER FABRIC TO BE WEED CONTROL POLYSPUN 350, 3.5 OUNCES/SQ. YARD, OR EQUAL. PLACE FABRIC UNDER ALL ROCK MULCH AREAS, BUT NOT UNDER WOOD MULCH AREAS. SUBMIT ROCK & FABRIC SAMPLES & PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
26. ALL EXISTING NATIVE AREAS ARE TO REMAIN. CONTRACTOR TO RESEED ALL DISTURBED AREAS WITH THE NATIVE SEED MIX A.

9/12 3-Rail Streetscape Fence

SCALE: NOT TO SCALE



10/12 Round Doweled Fence



11/12 Light Detail

SCALE: NOT TO SCALE

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO
DATE: 12/07/2023
PROJECT MGR: S. PERKINS
PREPARED BY: A. ROMAN

FOR:

ENTITLEMENT

ISSUE RECORD

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

ISSUE REVISION

SHEET TITLE

Landscape Plan Notes & Details

SHEET NUMBER

12

12 OF 16

SCALE FACT #

61

P:\DTL\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch North\Drawings\Planning\DP\RHRN_PUD_LS_Plan.dwg [L6 Details-12] 2/1/2024 2:12:28 PM ASCHAN

224056587 7/23/2024

SHEET INDEX MAP

GROUND COVER LEGEND

- ROCK COBBLE 2"-4" Grey Rose
- ROCK MULCH 1.5" Cimarron Granite
- SOD
- SEED MIX A To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS

NORTH SCALE: 1" = 50'

NES

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PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

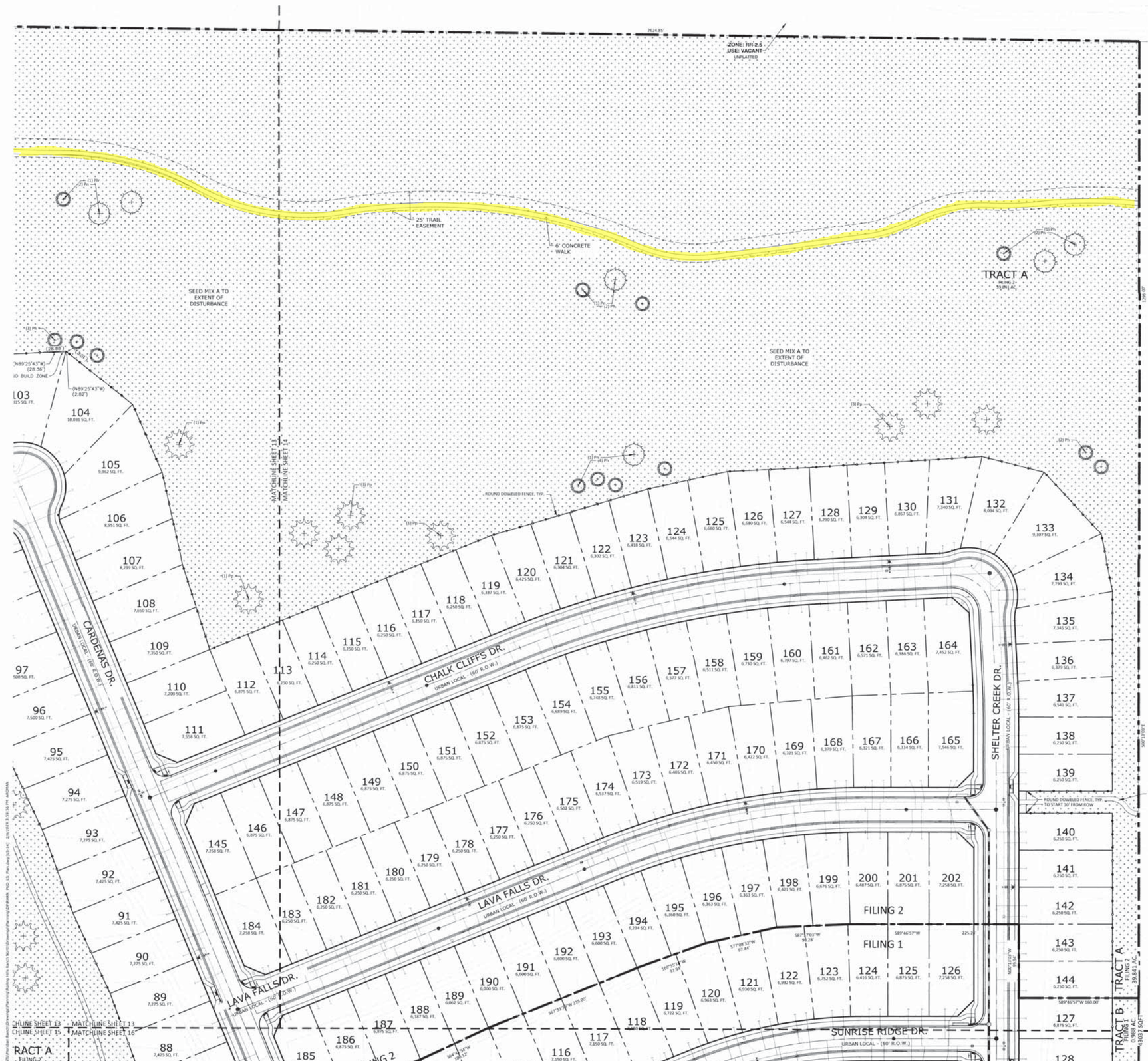
DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

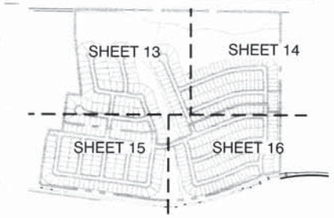
13

13 OF 16

2240056687 7/23/2024



SHEET INDEX MAP



GROUND COVER LEGEND

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NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

SHEET TITLE: Landscape Plan

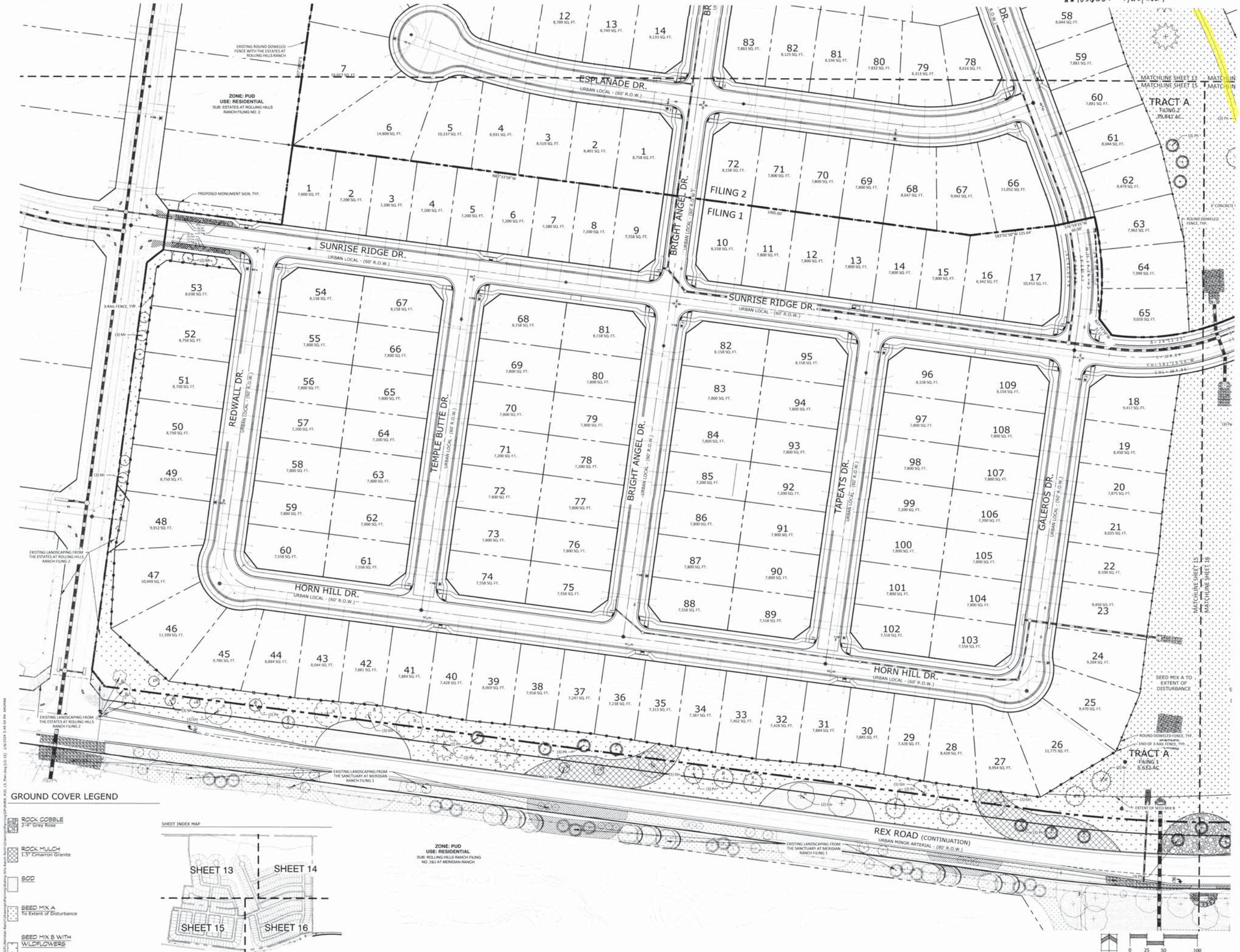
SHEET NUMBER: 14

14 OF 16

63

224056587 7/23/2024

64



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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

15

15 OF 16

224056587 7/23/2024

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DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

16

16 OF 16

GROUND COVER LEGEND

- ROCK COBBLE 2"-4" Grey Rose
- ROCK MULCH 1.5" Cimarron Granite
- SOD
- SEED MIX A To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS

SHEET INDEX MAP

NORTH 0 25 50 100 SCALE: 1" = 50'

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 3 Final Plat

Agenda Date: November 13, 2024

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc., on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 3 Final Plat, which includes 187 single-family urban and rural residential lots on 74.75 acres. Zoned RS-5000 and RR-0.5, the property is located east of Vollmer Road and north of Woodmen Road, situated between the southern boundary of the Sterling Ranch development and the future extension of Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.85 miles northeast of the project site, while the Briargate Parkway Bicycle Route is located approximately 0.50 miles north of the site.

Sterling Ranch East Filing No. 3 lies almost completely within the bounds of the Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Due to the fact that most of this development lies to the east of the Sand Creek corridor and the creek itself if bordered by stormwater detention facilities, this project will have little impact on the creek-related open space values.

The current application shows 7.45 acres, or 10%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, and utilities. An additional 5.25 acres are dedicated to a regional stormwater detention facility, while 11.85 acres are dedicated to a future school site along Sterling Ranch Road. The project area is directly south of the 28-acre Sterling Ranch Community Park and adjacent to a neighborhood park in Sterling Ranch East Filing No. 5, so this filing does not include a neighborhood park facility. However, Tracts D, E, and G include an interconnected trail system that affords the residents easy access to the surrounding neighborhoods, park areas, and the Sand Creek Regional Trail. As Sterling Ranch East Filing No. 3 is zoned RS-5000 and RR-0.5, the El Paso County Land Development Code's 10% PUD open space requirement is not applicable but achieved in this particular instance.

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

- *"The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling*

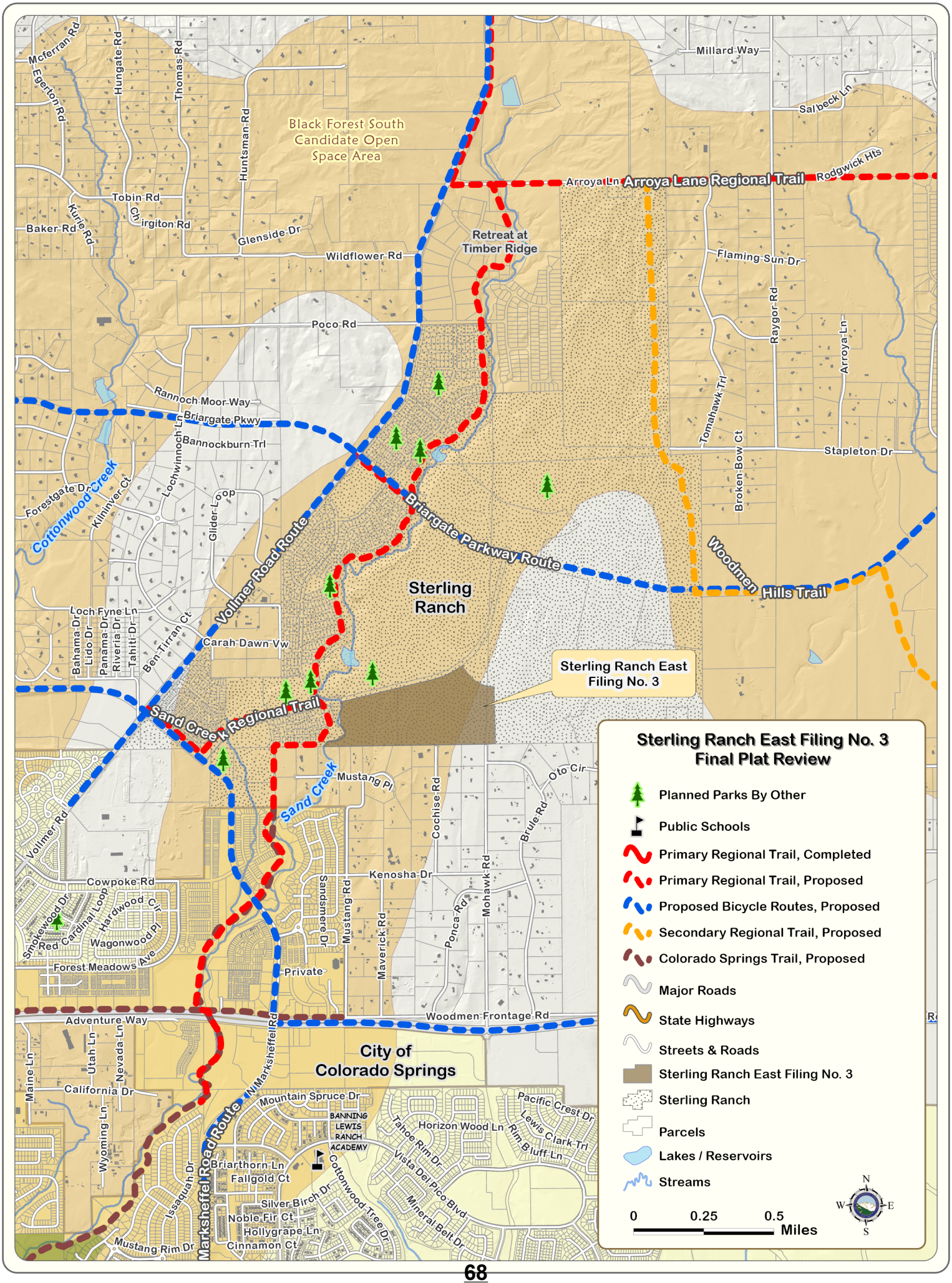
Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. Tract D within Sterling Ranch East Filing 3 Final Plat is 3.62-acres, runs along the southern boundary of the subdivision and will accommodate a trail corridor that runs east/west and will connect with the Sand Creek Regional Trail. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3."

- *"The site is near the future 28.9-acre community park and a segment of a trail will be provided along the southern boundary of the site to meet up with the Sand Creek regional trail to the west."*

County Parks acknowledges the waiver of $94,435 of regional park fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of 2 miles of the Sand Creek Primary Regional Trail. The applicant has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction of the 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1. Parks staff has reviewed the agreement and found it acceptable, and as such, is submitting it for endorsement at this Park Advisory Board meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Sterling Ranch East Filing No. 3 would total $56,661, as shown on the attached Development Application Review Form.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of $56,661 will be required at time of the recording of the forthcoming Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.


Sterling Ranch East Filing No. 3
Final Plat Review
Planned Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Secondary Regional Trail, Proposed
Colorado Springs Trail, Proposed
Major Roads
State Highways
Streets & Roads
Sterling Ranch East Filing No. 3
Sterling Ranch
Parcels
Lakes / Reservoirs
Streams
0
0.25
0.5
Miles
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W
E
S
Black Forest South Candidate Open Space Area
Arroya Lane Regional Trail
Retreat at Timber Ridge
Sterling Ranch
Sterling Ranch East Filing No. 3
Briargate Parkway Route
Vollmer Road Route
Woodmen Hills Trail
Sand Creek Regional Trail
Sand Creek
Cottonwood Creek
Marksheffel Road Route
City of Colorado Springs
Millard Way
Salbeck Ln
Rodgwick Hts
Arroya Ln
Tobin Rd
Baker Rd
Kurie Rd
Glenside Dr
Wildflower Rd
Flaming Sun Dr
Poco Rd
Raygor Rd
Arroya Ln
Tomahawk Trl
Broken Bow Ct
Stapleton Dr
Rannoch Moor Way
Briargate Pkwy
Bannockburn Trl
Lochwinnoch Ln
Forestgate Dr
Kilininver Ct
Glider Loop
Loch Fyne Ln
Bahama Dr
Lido Dr
Panama Dr
Riveria Dr
Tahiti Dr
Ben Tirran Ct
Carah Dawn Vw
Mustang Pl
Cochise Rd
Brule Rd
Oto Cir
Kenosha Dr
Mohawk Rd
Ponca Rd
Maverick Rd
Mustang Rd
Sandspear Dr
Cowpoke Rd
Smokewood Dr
Red Cardinal Loop
Hardwood Cir
Wagonwood Pl
Forest Meadows Ave
Private
Vollmer Rd
Woodmen Frontage Rd
Adventure Way
Maine Ln
Utah Ln
Nevada Ln
California Dr
Wyoming Ln
Mountain Spruce Dr
Briarthorn Ln
Fallgold Ct
Issaquah Dr
Silver Birch Dr
Noble Fir Ct
Hollygrape Ln
Cinnamon Ct
Mustang Rim Dr
Cottonwood Tree Dr
Mineral Belt Dr
Vista Del Pico Blvd
Tahoe Rim Dr
Horizon Wood Ln
Rim Bluff Ln
Lewis Clark Trl
Pacific Crest Dr
BANNING LEWIS RANCH ACADEMY

Development Application Permit Review

EL PASO COUNTY

PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 2024

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

Name: Sterling Ranch East Filing No. 3 Final Plat

PCD Reference #: SF-24-028

Application Type: Final Plat

Total Acreage: 74.75

Total # of Dwelling Units: 187

Dwelling Units Per 2.5 Acres: 6.25

Regional Park Area: 2

Urban Park Area: 2,3

Existing Zoning Code: RS-5000, RR-0.5

Proposed Zoning Code: RS-5000, RR-0.5

Applicant / Owner:
Classic SRJ Land, LLC
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Representative:
N.E.S. Inc.
Andrea Barlow
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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 187 Dwelling Units = 3.628

Total Regional Park Acres: 3.628

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

Urban Park Area: 2,3

Neighborhood: 0.00375 Acres x 187 Dwelling Units = 0.70

Community: 0.00625 Acres x 187 Dwelling Units = 1.17

Total Urban Park Acres: 1.87

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 187 Dwelling Units = $94,435

Total Regional Park Fees: $94,435

Urban Park Area: 2,3

Neighborhood: $119 / Dwelling Unit x 187 Dwelling Units = $22,253

Community: $184 / Dwelling Unit x 187 Dwelling Units = $34,408

Total Urban Park Fees: $56,661

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: **The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of $56,661 will be required at time of the recording of the forthcoming Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.**

Park Advisory Board Recommendation:

STERLING RANCH EAST FILING 3 FINAL PLAT

LETTER OF INTENT

OCTOBER 2024

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

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

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

SITE DETAILS:

TSN: 5233000023; 5233000024

ADDRESS: 33-12-65

ACREAGE: 56.13 AC

CURRENT ZONING: RS-5000 AND RR-0.5

CURRENT USE: VACANT

REQUEST:

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the Final Plat for Sterling Ranch East Filing No. 3 on X-acres. The Final Plat includes 187 single-family lots, 168 of which are within the RS-5000 zoning and 19 of which are in the RR-0.5 zoning. 1 Tract is for a future elementary school site for D20, 1 tract for sub-regional detention, and 4 other tracts for landscaping, public utilities, open space, and/or public improvements.

SITE LOCATION

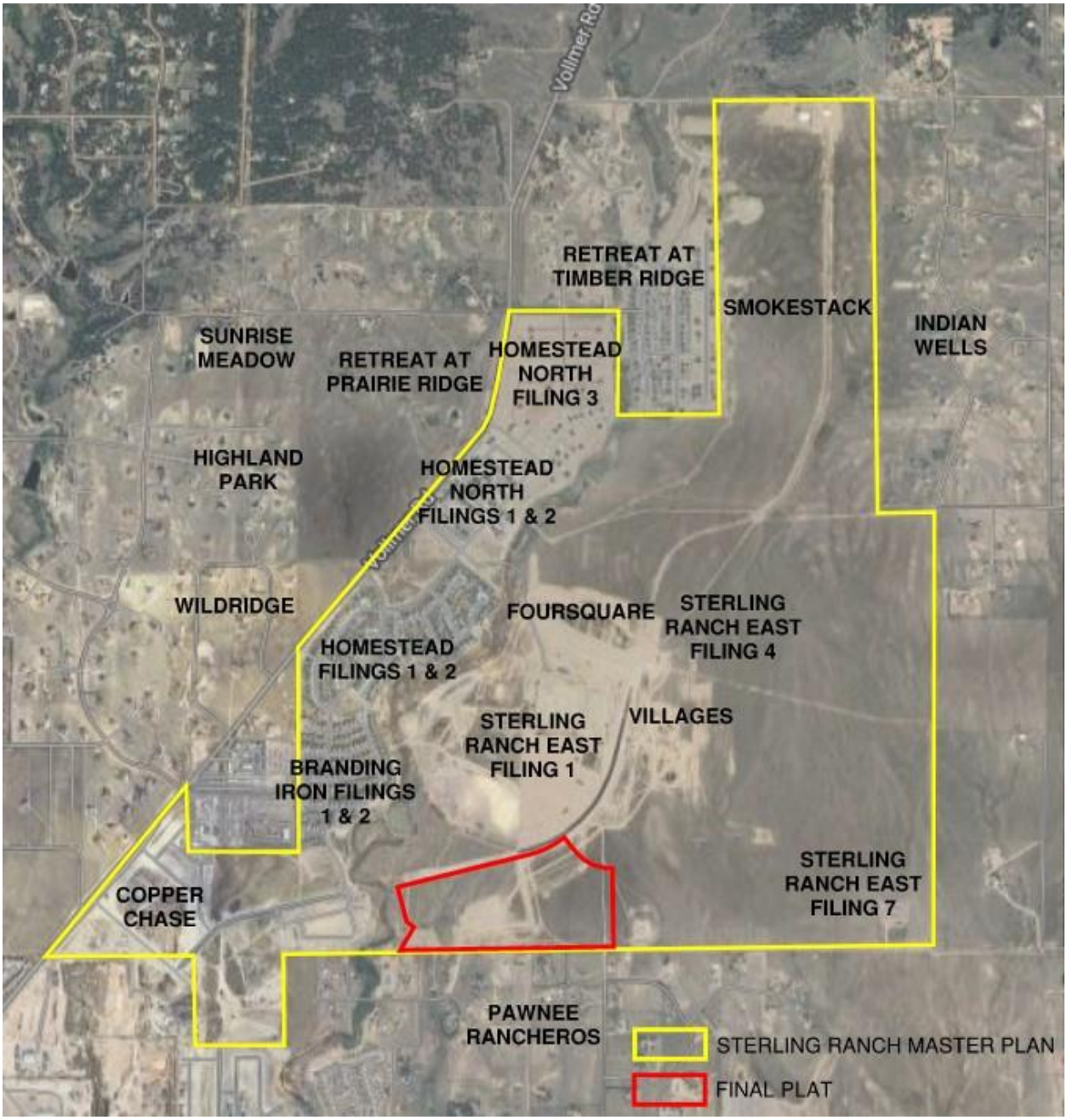
Sterling Ranch East Filing 3 is located southeast of the intersection of Dines Blvd and Sterling Ranch Rd and directly west of Sand Creek. To the south is the Pawnee Rancheros Subdivision (RR-5). The site is surrounded on 3 sides by land within the Sterling Ranch Master Plan area of El Paso County and is close to the City of Colorado Springs' municipal boundary.

SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties of various densities within the Sterling Ranch Master Plan area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 3. Future roads that will serve the project have not yet been constructed; however, Sterling Ranch Rd adjacent to the development was approved as part of the Homestead North at Sterling Ranch filing 1 final plat

To the north of Sterling Ranch is the Retreat at Timber Ridge PUD. This includes a variety of lot sizes ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek. The properties to the west of Sterling Ranch include Retreat at Prairie Ridge (with an approved sketch plan that allows low to high density residential lots as well as

commercial uses) and rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision, and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size.



Sterling Ranch East Filing 3 is on the south end of the Sterling Ranch Master Plan and is directly north of Pawnee Rancheros Subdivision comprised of 5-acre rural residential lots. To the west is Sand Creek and drainage facilities reserved to offset impacts of new development within the Master Plan area. To the northwest is the future, 28.9-acre Sterling Ranch community park site and to the north is Sterling Ranch East filing 1 which is comprised of 294 residential lots with a density of 1.8 du/acre. Directly northeast

and east of Sterling Ranch East filing 3 is the future Sterling Ranch East filing 5 subdivision which proposes 160 residential lots with a density of 3.4 du/acre.

PROJECT DESCRIPTION

The Sterling Ranch East Filing 3 Final Plat proposes 187 new residential lots on 74.745-acres, proposing a density of 2.5 du/acre. The subdivision includes two different zone districts including 168 lots and all 7 tracts within the RS-5000 zone district and 19 lots within the RR-0.5 zoning. The Rural Residential lots are just over half an acre and span the southern boundary of the subdivision to provide a buffer from the proposed subdivision to the existing Rural Residential development to the south. Seven new tracts are being platted as well. Tracts A – C are relatively small and will accommodate a variety of functions including landscape, public improvements, and public utilities. Tract D is 3.62-acres and will accommodate landscape, utilities, a trail, and a buffer between the proposed subdivision and existing development to the south. Tract E is 3.48-acres will accommodate landscaping, open space, public utilities, and a maintenance trail. Tract F is 11.8-acres and will accommodate future elementary school site for District 20. Tract G is 5.26-acres and will accommodate a sub-regional detention facility. In addition to the internal roadways that will be constructed with this subdivision, the initial portion of Lake Tahoe Drive will be constructed on the northeast boundary of the subdivision. Lake Tahoe ties into the east side of Sterling Ranch Road and is planned to run east through a portion of the Sterling Ranch Master Planned area.

COMPATIBILITY/TRANSITIONS: The Sterling Ranch East filing 3 Subdivision is bound on three sides by future development within the Sterling Ranch Maste Plan area and is directly north of the existing Rural Residential Subdivision, Pawnee Rancheros within El Past county. Due to the proposed subdivision's proximity to the existing Rural Residential lots to the south, compatibility and buffering were carefully considered and incorporated into the design of the Sterling Ranch East filing 3 subdivision. Toward the southern boundary of the filing are RR-0.5 zoned lots that are just over half an acre in size. Tract D is 3.62-acres and is intended for landscaping, public utilities, a trail, and to provide a buffer from the subdivision to the south. The tract is south of the half-acre lots and runs along the southern boundary of the subdivision. The large lots and Tract D are designed to provide a transition between the lower density, rural residential lots to the south and the suburban residential development within Sterling Ranch.

On the western end of the site Tracts E, F, and G will provide a buffer between the residential lots within the proposed subdivision and Sand Creek, the wetlands, natural drainageways, and detention facilities to the west. Tract E will provide maintenance access to Sand Creek and the detention and water quality facilities. Tract F will accommodate a future elementary school site for District 20 and Tract G will accommodate sub-regional detention.

Residential lots are proposed all the way to the eastern boundary of the filing and while no buffer or transition is proposed with this final plat, a future park site is proposed directly east and will be included in a future filing. Residential lots are also proposed up to the northeastern boundary of the subdivision adjacent to Lake Tahoe Drive. The Master Plan plans for future higher density residential development across Lake Tahoe Drive so the burden of buffering will be on the future, higher-density subdivision.

On the northwest boundary of the site Tracts A and B which will accommodate landscaping along Sterling Ranch Road to soften the impact of traffic on the road to the residential lots within Sterling Ranch East filing 3. Across Sterling Ranch Road is the future 28.9-acre community park and a segment of Sterling Ranch East filing 1 which has a similar density to what is proposed within filing 3.

ACCESS AND CIRCULATION: Sterling Ranch East Filing 3 will have three access points. Toward the northwest side of the site, adjacent to the future school site, Lubbock Trail will provide access from Sterling Ranch Road. Further east, Laguna Niguel Drive will provide access from Sterling Ranch Road, and on the northeast boundary of the subdivision, Bentonville Way will provide access from Lake Tahoe Drive. Individual residential lots will gain access from the internal, public roadway system within the filing.

TRAFFIC: A Traffic Impact Study prepared by LSC in October 2024 is included with the Final Plat submittal. The Study provides an analysis of anticipated project impacts and includes an update to the Intersection and Roadway Improvements anticipated for the entirety of Sterling Ranch. The findings in the study are as follows:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. This project proposes a public improvement district subject to the Mill Levy.
- Two full-movement access points are proposed to Sterling Ranch Road (Non-Residential Collector). An additional full-movement access point is proposed to Lake Tahoe Drive (Urban Local).
- Sterling Ranch East Filing No. 3 is projected to generate about 1,763 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 33 vehicles would enter and 98 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 111 vehicles would enter and 65 vehicles would exit the site.
- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2045, these intersections will likely need to be converted to traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected 2045 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2045 total traffic volumes. Escrow for these future traffic signals may need to be provided with this final plat.
- The intersections of Sterling Ranch/Lubbock and Sterling Ranch/Westmont and Sterling Ranch/Lake Tahoe are projected to operate at a satisfactory level of service as stop-sign-controlled intersections.

- Assumed intersection control improvements are identified in Table 5 of the Study and include the following:
- **A** northeast-bound right-turn deceleration lane on Sterling Ranch Road approaching Lubbock trail. This lane should be 155 feet long plus a 160-foot taper.
- A southwest-bound left-turn lane on Sterling Ranch Road approaching Lubbock Trail. A center painted median is part of the standard Urban Minor Collector cross section.
- The school site plan, layout, circulation, bus and parent drop off and pickup loop configurations are unknown at this time for the school site just east of the currently proposed Sterling Ranch East Filing 3. School districts generally prefer to separate bus traffic from parent drop off/pick up traffic, so there is the potential for the school to show a dedicated school access to Sterling Ranch Road, while also utilizing Lubbock Drive for some component of school operations/access/circulation. Lubbock Drive is shown as a local street and that won't change as the street length is short and only serving adjacent parcels. The future school site plan, in order to meet the needs of school circulation and operations, may show future modifications to the west edge of Lubbock Drive (widening, school driveway(s), etc.) and/or the corner radii at the Sterling Ranch Road intersection.
- A northeast-bound right-turn deceleration lane on Sterling Ranch Road approaching Westmont Drive. This lane should be 155 feet long plus a 160-foot taper.
- A southwest-bound left-turn lane on Sterling Ranch Road approaching Westmont Drive. A center painted median is part of the standard Urban Minor Collector cross section.

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

A Water Resources Report, prepared by RESPEC in October 2024, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 3 includes 187 lots, 54 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 2.5 annual acre-feet of water have additionally been set aside for .86 acres of active irrigated landscaping.

The resulting water demand on the central water system is 66.27 acre-feet. This water was wholly committed to under Sterling Ranch East Preliminary Plan (Letter dated June 19, 2022) and therefore this water does not create any additional commitments. The total 300-year water supply for FAWWA is shown in Table 3 and totals 1962.23 annual acre-feet 300-year, Appendix F is an accounting of active water commitments, which total 1105.33 acre-feet including all subdivisions committed through October 14, 2024. This leaves a net excess of currently available water unchanged of 856.9 AF300 year

and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 3 Final Plat on the 300-year basis.

It should be noted that Sterling Ranch East Filing 3 Final Plat contains a 11.85-acre tract for an elementary school. The water for this school was dedicated on a final basis under a prior subdivision Branding Iron Filing 2 (letter dated February 20, 2024) and the school was moved to this site after the date of the final approval for Branding Iron 2. Therefore, the water has been dedicated which is the equivalent of 13 SFE. Therefore, it is not necessary to dedicate any additional water. (See also Commitment, WSIS and Water report for Sterling Ranch East Phase One Preliminary Plan.

WASTEWATER SERVICE:

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. Including all commitments to date, (October 14, 2024) and including Sterling Ranch East Filing No. 3 Final Plat, the current committed capacity is for 3180 SFE which is 54.37 % of FAWWA contractual treatment capacity, unchanged as prior dedication of capacity under Sterling Ranch East Phase One Preliminary Plan. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

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

DRAINAGE: Tract G of Sterling Ranch East filing 3 is 5.262-acres in size and will provide sub-regional full spectrum detention and water quality. The proposed facilities are to be private facilities with ownership and maintenance by the Sterling Ranch Metropolitan District. After completion of construction and upon the Board of County Commissioners acceptance, all the drainage facilities within the public Right-of-Way will be owned and maintained by El Paso County. Stormwater release from the site is required to be at or below the calculated historic flow quantities. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions

FLOODPLAINS: This site Sterling Ranch East Filing No. 3 is partially within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0533G, effective December 7, 2018.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, collapsible soils, expansive soils, shallow bedrock, potentially shallow groundwater, and radon. This site was found to be suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These

include areas of hydrocompaction, shallow bedrock, shallow groundwater and seasonally shallow groundwater areas. Based on the proposed development plan, it appears that these areas will have some impact on the development but that development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated.

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

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

WILDFIRE: Sterling Ranch East Filing 3 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) mapping system identifies the wildfire risk of most of the project site as "Moderate Risk" with a portion in the southeast being categorized as "High Risk" for wildfires. Burn probability for the site is identified as Moderate to High.

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

- Sterling Ranch Metro District No. 3
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.

- Colorado Springs Utilities will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Sterling Ranch East HOA

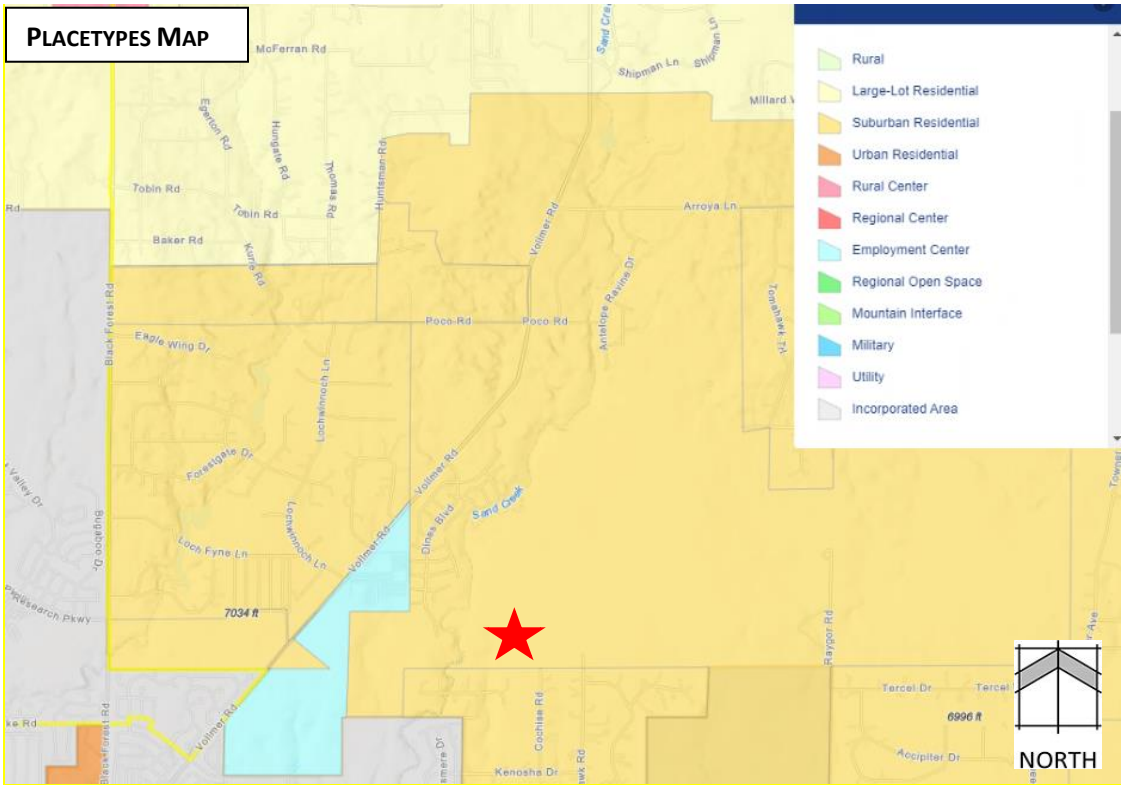
COUNTY MASTER PLAN COMPLIANCE

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

YOUR EL PASO MASTER PLAN

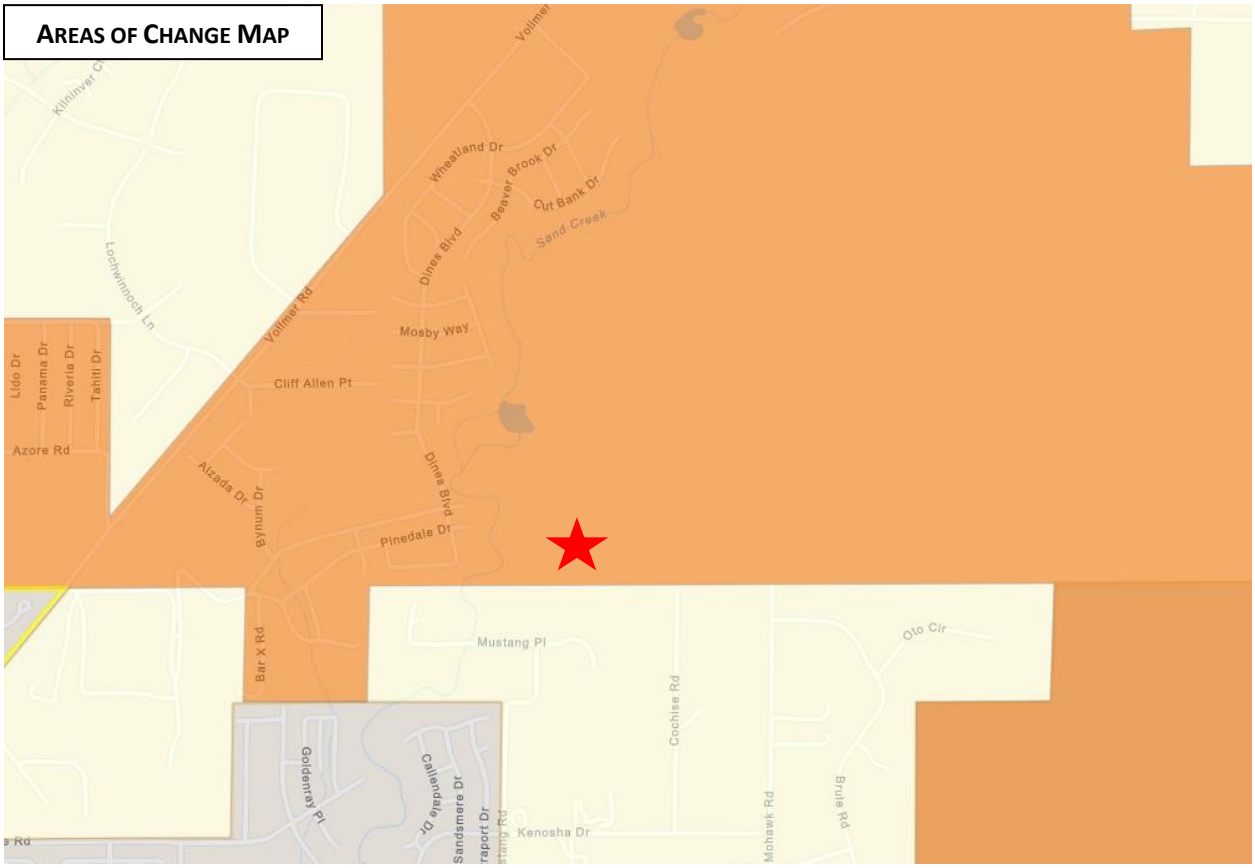
Sterling Ranch East Filing 3 is denoted as "Suburban Residential" on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial, institutional, and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Final Plat meets the intent of the Suburban Residential placetype as majority of the lots are approximately 8,000 sf in size, aside from the 19, half-acre lots along the southern boundary of the subdivision. The proposed density of 2.5 du/acre is well under the 5 du/acre that is allowed in the placetype. An 11.8-acre school site is proposed with this subdivision which aligns with the Institutional supporting land use type. A large buffer including open space and a regional trail is proposed which aligns with the parks and open-space supporting land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 3 into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by Falcon Area Water and Wastewater Authority and Colorado Springs Utilities.

AREAS OF CHANGE MAP



In the Areas of Change chapter of the County Master Plan, the Final Plat area is identified as a "New Development Area." The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Sterling Ranch East Filing 3 will bring about the transformation of this area as anticipated by the Master Plan and will be complimentary to the adjacent built-out area of Sterling Ranch. A transition from the subdivisions to the south within the 'Minimal Change: Undeveloped" area is provided in the design of the Final Plat.

Core Principle 1, Land Use Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." Sterling Ranch East Filing 3 is compatible with adjacent residentially zoned areas and continues the suburban density approved within the Sterling Ranch Sketch Plan area while providing a transition to the larger, rural residential lots to the south. The Preliminary Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" and Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

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

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

Goal 4.2 – Support the efficient use of water supplies.

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

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

Goal 6.0 – Require adequate water availability for proposed development.

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

Sterling Ranch East Filing 3 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. To meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

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

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

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

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

will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. Tract D within Sterling Ranch East Filing 3 Final Plat is 3.62-acres, runs along the southern boundary of the subdivision and will accommodate a trail corridor that runs east/west and will connect with the Sand Creek Regional Trail. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

   The relevant County Plans for the Sterling Ranch East Filing 3 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

   Sterling Ranch East filing 3 is included in the Sterling Ranch East Phase 1 Preliminary Plan and substantially conforms with the approved plans. Sterling Ranch East filing 3 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes a tract for a future school site, a tract for a future trail and buffering, a tract to accommodate sub-regional detention, and a tract to provide maintenance access to the Sand Creek drainageway and detention facilities as well as other, smaller tracts intended primarily for landscaping and utilities.

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

   The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

4. **EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH**

RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

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

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

   A public sewage disposal system has been established for the proposed 187 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

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

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

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

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

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

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

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

   All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. The site is near the future 28.9-acre community park and a segment of a trail will be provided along the southern boundary of the site to meet up with the Sand Creek regional trail to the west. Access to the site will be provided via public rights-of-way constructed to County standard.

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

    The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with

NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

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

    This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 3 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

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

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

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

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

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

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

STERLING RANCH EAST FILING NO. 3

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

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" FOUND FLUSH WITH EXISTING GRADE AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" FOUND 0.1 FOOT ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE SAID CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE SOUTH 07°13'18" EAST, A DISTANCE OF 6440.55 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 UNDER RECEPTION NO. 223715150 RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 08°06'15" WEST, A DISTANCE OF 35.78 FEET;

THENCE SOUTH 36°12'00" EAST, A DISTANCE OF 163.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 575.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°34'00", AN ARC DISTANCE OF 547.61 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 7.06 FEET;

THENCE SOUTH 00°46'00" EAST, A DISTANCE OF 1,085.87 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 1 CORRECTION SURVEY RECORDED MAY 12, 1966 IN PLAT BOOK I-2, PAGE 47 RECORDS OF EL PASO COUNTY;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 166.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE WESTERLY, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, ALSO BEING THE NORTHERLY 30-FOOT RIGHT-OF-WAY LINE OF MOJAVE DRIVE AS PLATTED IN BAR J-B ACRES SECOND FILING RECORDED JUNE 11, 1959 IN PLAT BOOK A-2, PAGE 56 RECORDS OF EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89°13'48" WEST A DISTANCE OF 1,401.41 FEET;
2. THENCE SOUTH 89°04'30" WEST, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED FEBRUARY 15, 1972 IN PLAT BOOK U-2, PAGE 45 RECORDS OF EL PASO COUNTY, A DISTANCE OF 1,646.85 FEET TO THE EASTERLY EXTERIOR BOUNDARY OF STERLING RANCH FILING NO. 3 RECORDED AUGUST 2, 2022 UNDER RECEPTION NUMBER 222714995 RECORDS OF EL PASO COUNTY;

THENCE ON SAID EASTERLY EXTERIOR OF STERLING RANCH FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES:

1. THENCE NORTH 35°56'43" EAST A DISTANCE OF 113.88 FEET;
2. THENCE NORTH 78°47'17" EAST A DISTANCE OF 182.32 FEET;
3. THENCE NORTH 54°45'26" EAST A DISTANCE OF 199.63 FEET;
4. THENCE NORTH 30°01'21" WEST A DISTANCE OF 151.07 FEET;
5. THENCE NORTH 05°59'19" WEST A DISTANCE OF 253.00 FEET;
6. THENCE NORTH 17°59'13" EAST A DISTANCE OF 156.80 FEET;
7. THENCE NORTH 40°32'14" WEST, A DISTANCE OF 55.22 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD;

THENCE NORTHEASTERLY, ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD, THE FOLLOWING THREE (3) COURSES:

1. NORTH 13°40'40" WEST, A DISTANCE OF 15.90 FEET;
2. NORTH 76°19'20" EAST, A DISTANCE OF 1,779.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1540.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
3. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°22'42", AN ARC DISTANCE OF 655.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A COMBINED CALCULATED AREA OF 3,255,901 SQUARE FEET (74.74519 ACRES), MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E AND G WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___, A.D. BY _____ AS _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

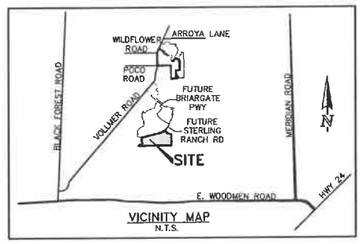
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

NOTICE:

 according to colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discover such defect. in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

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

BY: _____
DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.
THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND 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.

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 20, 2023.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP 22-004.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 187. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 7.
6. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
8. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. FLOODPLAIN STATEMENT:
   THIS SITE, STERLING RANCH EAST FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL NOTES (CONT.):

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
14. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER RND55101996.3 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
15. PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____ THE PARCELS WITHIN THE PLATTED BOUNDARY OF STERLING RANCH EAST FILING NO. 3 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
16. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
19. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.
20. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
21. STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
22. TRACT A IS FOR LANDSCAPE, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
23. TRACTS B & C ARE FOR LANDSCAPE AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
24. TRACT D IS FOR LANDSCAPE, PUBLIC UTILITIES, TRAIL AND BUFFER. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
25. TRACT E IS FOR LANDSCAPE, OPEN SPACE, 15FT. COUNTY/MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
26. TRACT F IS FOR FUTURE ELEMENTARY SCHOOL SITE. TRACT WILL BE OWNED AND MAINTAINED BY SCHOOL DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
25. TRACT G IS FOR SUB-REGIONAL DETENTION. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
26. UTILITY PROVIDERS:
    WATER AND SANITARY SEWER: FALCON AND STERLING RANCH AREA WATER AND WASTEWATER AUTHORITY
    ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
    GAS: COLORADO SPRINGS UTILITIES
27. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 3 RECORDED _____ UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
28. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
29. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION 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.
30. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO STERLING RANCH ROAD.
31. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
32. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
33. THE SUBDIVIDER(S) AGREE 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.
34. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 19, 2022. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: _____ OF THE CITY OF COLORADO SPRINGS -- PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

SUMMARY TABLE:

	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (LANDSCAPE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS)	15,432 SF	0.47%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACTS B & C (LANDSCAPE, PUBLIC UTILITIES)	22,070 SF	0.68%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT D (LANDSCAPE, PUBLIC UTILITIES, TRAIL, BUFFER)	157,599 SF	4.84%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT E (LANDSCAPE, OPEN SPACE, 15FT. COUNTY/MAINTENANCE TRAIL, PUBLIC UTILITIES)	151,613 SF	4.66%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT F (FUTURE ELEMENTARY SCHOOL SITE)	516,478 SF	15.86%	SCHOOL DISTRICT 20	SCHOOL DISTRICT 20
TRACT G (SUB-REGIONAL DETENTION)	229,223 SF	7.04%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (187 TOTAL)	1,689,969 SF	51.91%	INDIVIDUAL LOT OWNERS	
R.O.W.	473,517 SF	14.54%	EL PASO COUNTY	EL PASO COUNTY
TOTAL	3,255,901 SF	100.00%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20___.

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

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ___ DAY OF ___, 20___, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT — DATE

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/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 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.

CLERK AND RECORDER:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

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

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

DRAINAGE FEES: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: RPLA IN LIEU OF FEES

SCHOOL FEE: LAND IN LIEU OF FEES (ASD20)

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

OWNER:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 1 OF 9

NO.	REVISION	DATE

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200

STERLING RANCH EAST FILING NO. 3

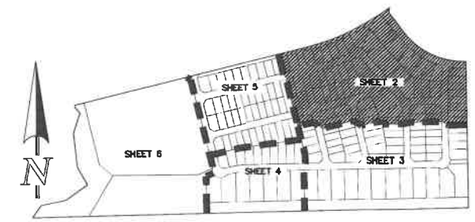
A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

POINT OF COMMENCING
C-E 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
FLUSH WITH GROUND

VOLLMER ROAD * 80' PUBLIC ROW *
WEST LINE OF THE SE 1/4, SECTION 28
RETREAT AT TIMBERRIDGE FIL. NO. 1
REC NO. 220714553
POCO ROAD 80' PUBLIC ROW
BASIS OF BEARINGS
N89°08'28"E 1356.88'
* UNPLATTED *
SOUTH LINE OF THE SE 1/4, NE 1/4 SECTION 28
30' WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
0.1' ABOVE GROUND
TRACT C

POINT OF BEGINNING
S08°06'15"W 35.78'
S73°31'18"E 8440.55'
S36°12'00"E 183.72'
S80°29'49"E 35.79'
Δ=24°22'44" R=1540.00' L=655.26'
PUBLIC IMPROVEMENT EASEMENT
LAKE TAHOE DRIVE (50' PUBLIC ROW)
Δ=54°34'00" R=575.00' L=547.61'
* UNPLATTED *
N89°14'00"E 7.06'

LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
STERLING RANCH EAST FILING NO. 1 * REC NO.
TRACT G
STERLING RANCH ROAD (80' PUBLIC ROW) * HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 REC NO. 223715160
10' PUBLIC UTILITY EASEMENT (TYP)
TRACT A 15435 SF
TRACT B 18125 SF
LOT 187 13620 SF
LOT 110 11915 SF
LOT 109 7834 SF
LOT 108 7500 SF
LOT 107 7717 SF
LOT 106 8207 SF
LOT 105 8438 SF
LOT 104 6985 SF
LOT 103 10336 SF
LOT 102 10280 SF
LOT 101 9590 SF
LOT 100 8783 SF
LOT 99 7608 SF
LOT 98 6793 SF
LOT 97 6984 SF
LOT 96 7000 SF
LOT 95 7000 SF
LOT 94 7000 SF
LOT 93 7000 SF
LOT 92 8400 SF
LOT 91 8400 SF
LOT 111 8144 SF
LOT 112 5284 SF
LOT 113 6565 SF
LOT 114 6591 SF
LOT 115 6616 SF
LOT 116 7974 SF
LOT 117 13719 SF
LOT 118 8838 SF
LOT 119 7744 SF
LOT 120 9815 SF
LOT 121 8088 SF
LOT 122 7200 SF
LOT 123 7200 SF
LOT 132 7200 SF
LOT 133 7209 SF
LOT 134 8226 SF
LOT 135 9904 SF
LOT 136 11441 SF
LOT 137 11472 SF
LOT 138 8006 SF
LOT 139 7183 SF
LOT 148 7405 SF
LOT 149 7188 SF
LOT 150 8259 SF
LOT 151 9165 SF
LOT 152 8087 SF
LOT 153 7200 SF
LOT 154 6000 SF
LOT 163 6000 SF
LOT 164 7200 SF
LOT 165 8087 SF
LOT 53 8088 SF
LOT 54 6000 SF
LOT 52 10004 SF
LOT 1 8088 SF
LOT 2 7201 SF
LOT 3 7200 SF
LOT 180 8088 SF
LOT 179 8220 SF
LOT 178 6207 SF
LOT 177 6244 SF
LOT 176 6548 SF
LOT 175 7963 SF
LOT 174 11209 SF
LOT 173 8087 SF
LOT 172 10864 SF
LOT 171 8284 SF
LOT 170 6359 SF
LOT 169 6256 SF
LOT 168 6154 SF
LOT 167 6051 SF
LOT 166 8088 SF
LOT 24 6000 SF
LOT 25 6000 SF
LOT 26 8087 SF
LOT 27 8087 SF
LOT 28 6000 SF
LOT 29 6000 SF
LOT 5 OF SHEET 6
LOT 181 8088 SF
LOT 182 7421 SF
LOT 183 7424 SF
LOT 184 7432 SF
LOT 185 7509 SF
LOT 186 7536 SF
PLANO STREET (50' PUBLIC ROW)
LAGUNA NIGUEL DRIVE (50' PUBLIC ROW)
FAYETTEVILLE STREET (50' PUBLIC ROW)
MATCHLINE SEE SHEET 3 OF 6
MATCHLINE SEE SHEET 5 OF 6



KEY MAP
N.T.S.

LEGEND
(R) RADIAL BEARING
SF SQUARE FEET
(XXXX) ADDRESS
* NOT PART OF THIS SUBDIVISION
◉ RECOVERED AS NOTED
■ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH UNLESS OTHERWISE NOTED
● 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED

N
50 25 0 50 100
SCALE: 1" = 50'

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 2 OF 6

CLASSIC CONSULTING

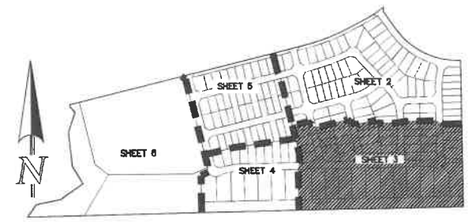
PCD FILE NO.:

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

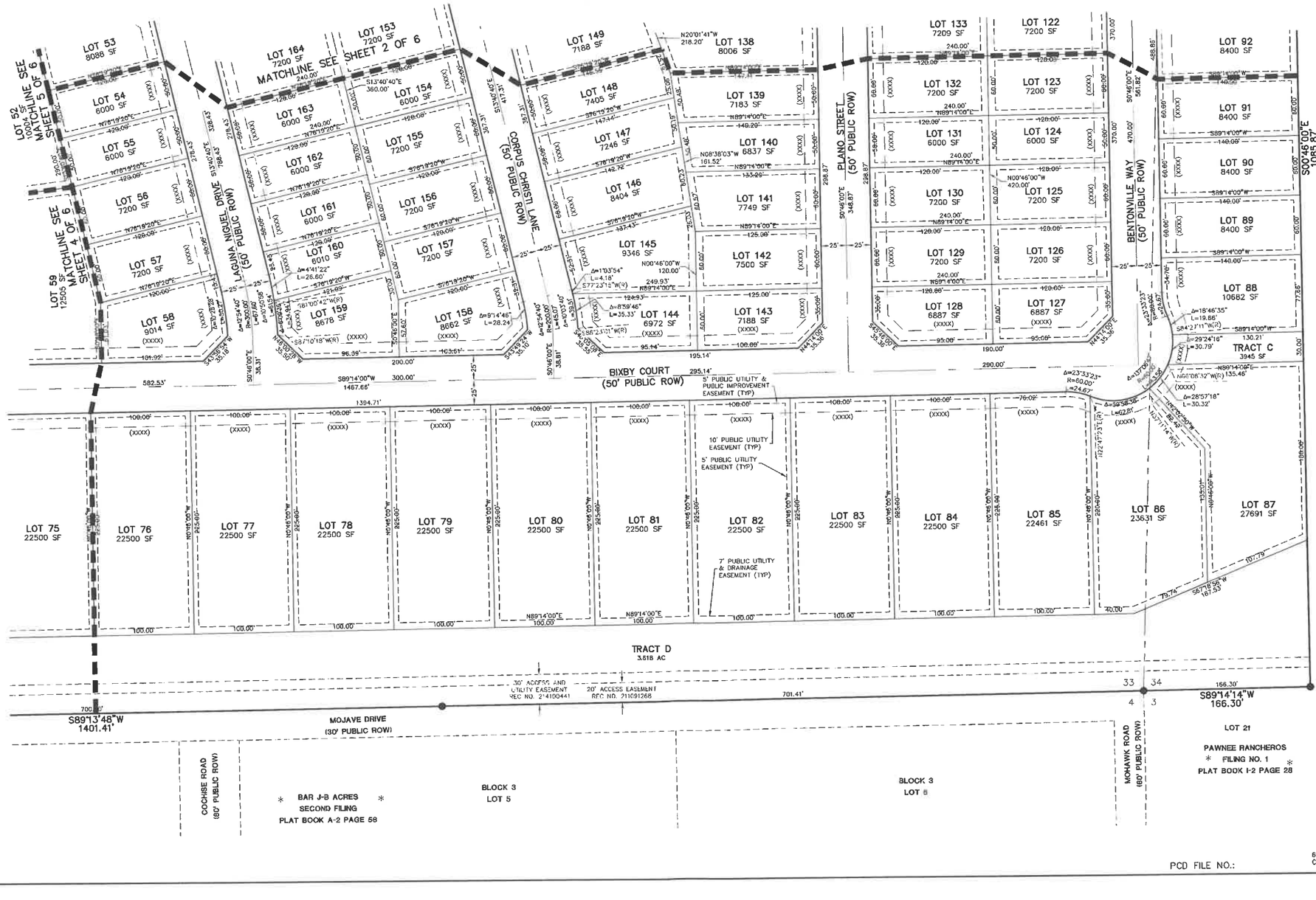
98

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



KEY MAP
N.T.S.



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

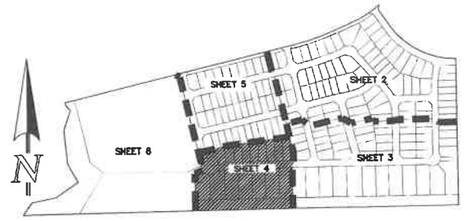
STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 3 OF 6

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

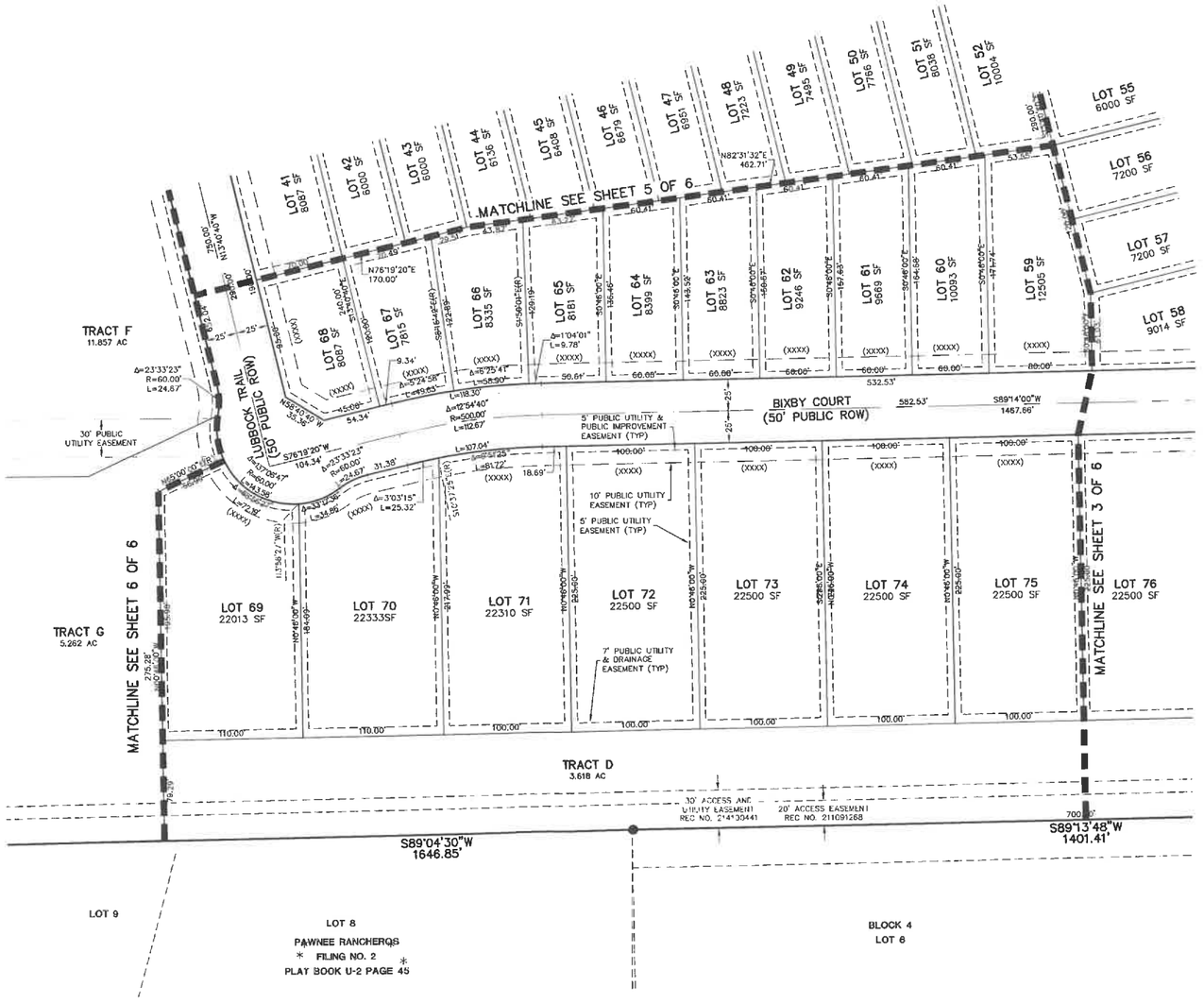
PCD FILE NO.:

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



KEY MAP
N.T.S.



LEGEND

(R)	RADIAL BEARING
AC	ACRES
SF	SQUARE FEET
(XXXX)	ADDRESS
✳	NOT PART OF THIS SUBDIVISION
●	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED

N

50 25 0 50 100

SCALE: 1" = 50'

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 4 OF 6

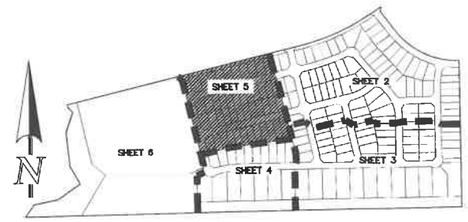
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO.:

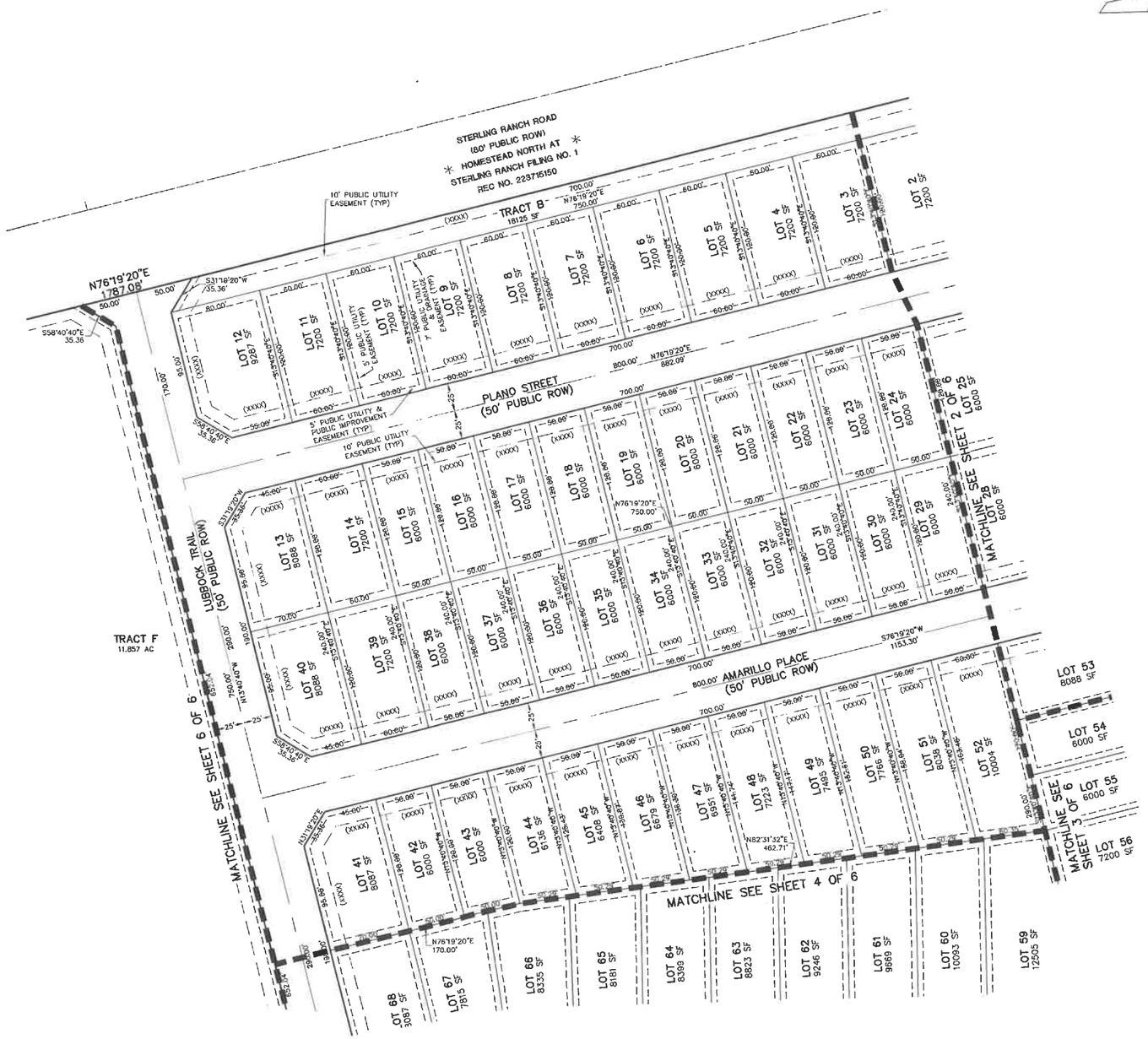
88

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



KEY MAP
N.T.S.



LEGEND

(R)	RADIAL BEARING
AC	ACRES
SF	SQUARE FEET
(XXXX)	ADDRESS
*	NOT PART OF THIS SUBDIVISION
●	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED

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SCALE: 1" = 50'

PRELIMINARY
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STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 5 OF 6

PCD FILE NO.:

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

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

STERLING RANCH ROAD
(80' PUBLIC ROW)
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1
REC NO. 223715150

N76°19'20"E
1787.08'

S58°40'40"E
35.36

775.00'
(XXXX)

10' PUBLIC UTILITY
EASEMENT (TYP)

79.99'
(XXXX)

N40°32'14"W
73.04'

N17°59'13"E
156.80'

N05°59'19"W
253.00'

7005

10' PUBLIC UTILITY
EASEMENT (TYP)

N30°01'21"W
151.07'

LIMITS OF 100-YR
FLOODPLAIN

* TRACT B *
STERLING RANCH
FILING NO. 3
REC NO. 222714995

N54°43'39"E
139.83'

7000

N78°47'17"E
182.32'

6998

6996

N35°56'49"E
112.88'

TRACT F
11.857 AC

N25°40'51"W
259.29'

TRACT E
3.479 AC

N31°50'20"W
186.52'

N31°50'20"W
17.50'

30' PUBLIC
UTILITY EASEMENT

N90°00'00"W
733.80'

N90°00'00"W
720.50'

N90°00'00"W
624.68'

S31°00'00"E
17.50'

S89°00'00"W
112.04'

Δ=34°52'44"
L=36.52'

Δ=23°33'23"
R=60.00'
L=24.67'

S80°37'16"E(R)

Δ=37°06'47"
R=60.00'
L=38.86'

N31°00'00"E
35.85'

TRACT G
5.262 AC

LOT 12
9287 SF

LOT 13
8088 SF

LOT 40
8088 SF

LOT 41
8087 SF

LOT 68
8087 SF

LOT 69
22013 SF

MATCHLINE SEE SHEET 5 OF 6
MATCHLINE SEE RAIL
ROAD (50' PUBLIC ROW)

MATCHLINE SEE SHEET 4 OF 6

TRACT D
3.618 AC

30' ACCESS AND
UTILITY EASEMENT
REC NO. 214100441

20' ACCESS EASEMENT
REC NO. 211091288

884.32'

S89°04'30"W
1646.85'

LOT 11

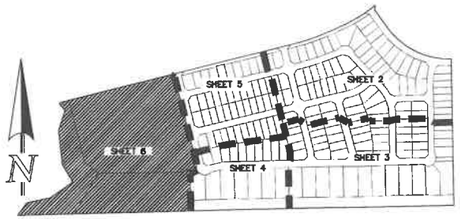
LOT 10

PAWNEE RANCHEROS
* FILING NO. 2 *
PLAT BOOK U-2 PAGE 45

LOT 9

PCD FILE NO.:

KEY MAP
N.T.S.



LEGEND

(R)	RADIAL BEARING
AC	ACRES
SF	SQUARE FEET
(XXXX)	ADDRESS
✳	NOT PART OF THIS SUBDIVISION
●	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED
7025	BASE FLOOD ELEVATION

50 25 0 50 100

SCALE: 1" = 50'

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 6 OF 6

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

06

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 6 Preliminary Plan and Rezone

Agenda Date: November 13, 2024

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc, on behalf of Classic SRJ Land, LLC, for endorsement of the Sterling Ranch East Filing No. 6 Preliminary Plan, which includes 198 single-family residential lots on 56.13 acres, with a minimum lot size of 6,000 square feet. A portion of the property – located originally in Foursquare at Sterling Ranch East – is currently zoned as a Planned Unit Development (PUD), however, a rezoning application to the RS-5000 classification is being processed concurrently. The site is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.40 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

Sterling Ranch East Filing No. 6 falls partially within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The Preliminary Plan application shows 3.32 acres, or 5.9% of open space, dedicated to a 0.81-acre neighborhood park, landscaping tracts, and other public open space areas. As shown in the submitted Landscape Plans, the neighborhood park proposes a small playground structure with swingset, a covered shelter with two picnic tables, benches, and a variety of landscaping cover with trees. As Filing No. 6 will be zoned RS-5000 upon approval of the rezoning application, the El Paso County Land Development Code's 10% PUD open space requirement is not applicable.

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

- *"A 35,290-sf neighborhood park is in Tract G, southeast of the future intersection of Sterling Ranch Road and Vancouver Street."*

- *"The original design for this detention/stormwater quality facility was to have a large useable park area (multiple ball fields) as a component in the upper section of the 100-yr ponding area. After discussions with County Parks staff, it was determined that this type of park use within a pond area would not get credit for urban park fees. Thus, with the proposed Sterling Ranch East Filing No. 6 development, Pond FSD-16 is still planned to be a detention/stormwater quality to handle all the previously anticipated developed flows but now designed without the large ball field area."*

- *"The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch."*

- *"The Sterling Ranch East Filing 6 Map Amendment and Preliminary Plan provides a 35,290 sf neighborhood park which is only a portion of the 3.32-acres of parks and open spaces proposed within the development. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District."*

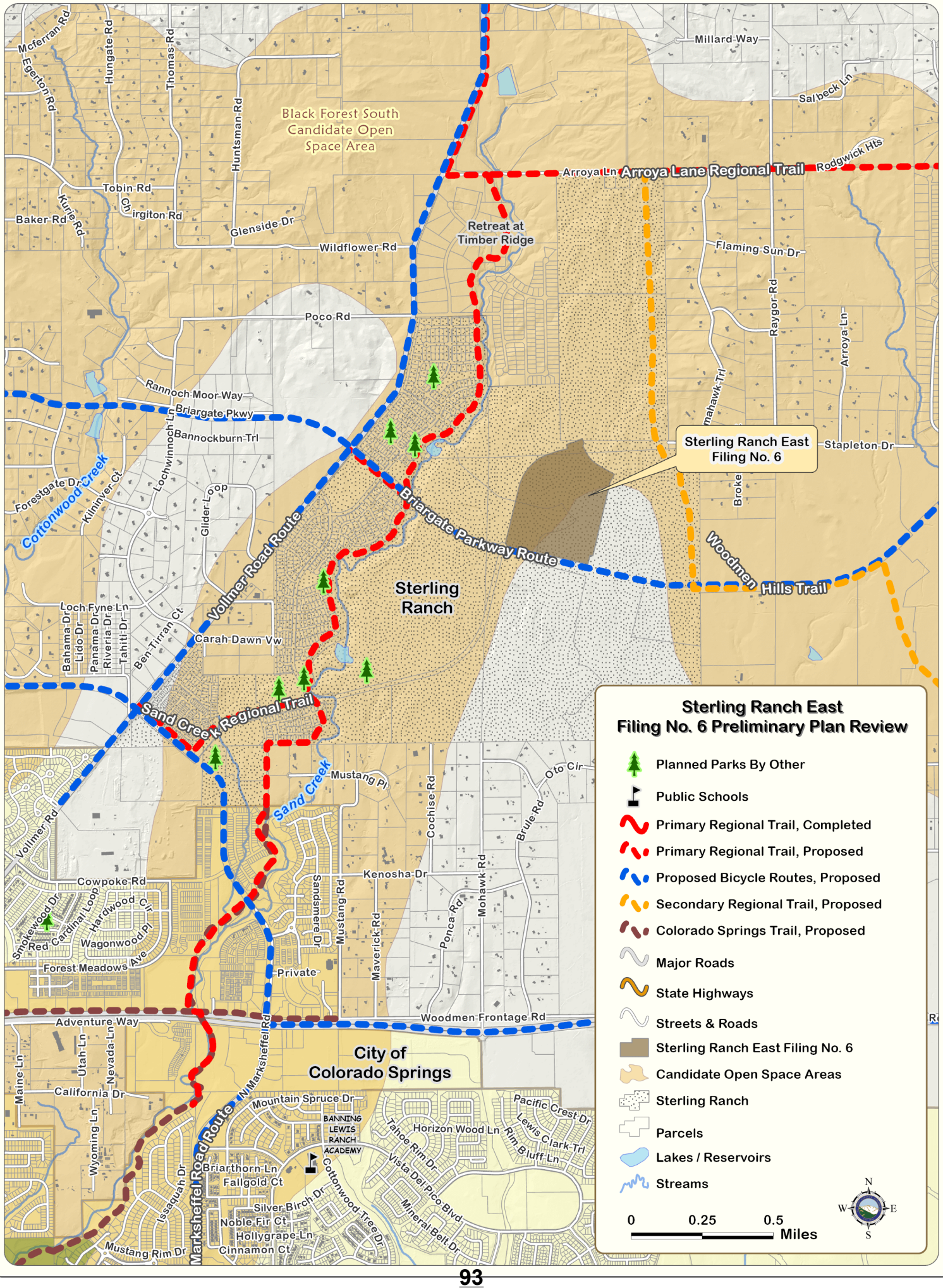
- *"The project site is mostly flat and comprised of native grasses. There are no trees, shrubs, wetlands, or streams present on the site. While there are no notable natural features to includes in the design of the project, adequate parks and open space are provided. The project includes 3.32 acres of parks, open space, trails within the project boundary. Of the 3.32-acres of recreation area, .81-acres will be developed as a neighborhood park."*

- *"A 28.9-acre community park will be constructed west of the site and will satisfy the UPLA needs for this filing however 3.32-acres of parks and open space are also provided within the preliminary plan boundary, .81 of which will developed as a neighborhood park."*

County Parks acknowledges the waiver of $99,990 of regional park fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of 2 miles of the Sand Creek Primary Regional Trail. As stated in the Letter of Intent, the developer intended to and has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction of the 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1. Parks staff has reviewed the agreement and found it acceptable, and as such, is submitting it for endorsement at this Park Advisory Board meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Sterling Ranch East Filing No. 6 would total $59,994, as shown on the attached Development Application Review Form.

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 6 Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of $59,994 will be required at time of the recording of the forthcoming Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.


Sterling Ranch East
Filing No. 6 Preliminary Plan Review
Planned Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Secondary Regional Trail, Proposed
Colorado Springs Trail, Proposed
Major Roads
State Highways
Streets & Roads
Sterling Ranch East Filing No. 6
Candidate Open Space Areas
Sterling Ranch
Parcels
Lakes / Reservoirs
Streams
0
0.25
0.5
Miles
N
W
E
S
Sterling Ranch East Filing No. 6
Black Forest South Candidate Open Space Area
Retreat at Timber Ridge
Sterling Ranch
City of Colorado Springs
Arroya Lane Regional Trail
Briargate Parkway Route
Vollmer Road Route
Marksheffel Road Route
Sand Creek Regional Trail
Woodmen Hills Trail
Sand Creek
Cottonwood Creek
Millard Way
Salbeck Ln
Rodgwick Hts
Arroya Ln
Tobin Rd
Baker Rd
Kurie Rd
Chirgiton Rd
Glenside Dr
Wildflower Rd
Flaming Sun Dr
Raygor Rd
Poco Rd
Rannoch Moor Way
Briargate Pkwy
Bannockburn Trl
Lochwinnoch Ln
Kilininver Ct
Forestgate Dr
Glider Loop
Stapleton Dr
Broke
Loch Fyne Ln
Bahama Dr
Lido Dr
Panama Dr
Riveria Dr
Tahiti Dr
Ben Tirran Ct
Carah Dawn Vw
Mustang Pl
Cochise Rd
Brule Rd
Oto Cir
Volmer Rd
Cowpoke Rd
Kenosha Dr
Mohawk Rd
Ponca Rd
Maverick Rd
Mustang Rd
Sandspear Dr
Smokewood Dr
Red Cardinal Loop
Hardwood Cir
Wagonwood Pl
Forest Meadows Ave
Private
Adventure Way
Woodmen Frontage Rd
Maine Ln
Utah Ln
Nevada Ln
California Dr
Wyoming Ln
Mountain Spruce Dr
Pacific Crest Dr
Lewis Clark Trl
Rim Bluff Ln
Horizon Wood Ln
Tahoe Rim Dr
Vista Del Pico Blvd
Mineral Belt Dr
Briarthorn Ln
Fallgold Ct
Cottonwood Tree Dr
Silver Birch Dr
Noble Fir Ct
Hollygrape Ln
Cinnamon Ct
Issaquah Dr
Mustang Rim Dr
BANNING LEWIS RANCH ACADEMY

Development Application Permit Review

EL PASO COUNTY

COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 13, 2024

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

Name: Sterling Ranch East Filing No. 6 Preliminary Plan

PCD Reference #: SP-24-004

Application Type: Preliminary Plan

Total Acreage: 56.13

Total # of Dwelling Units: 198

Dwelling Units Per 2.5 Acres: 8.82

Regional Park Area: 2

Urban Park Area: 3

Existing Zoning Code: RR-5

Proposed Zoning Code: RS-5000

Applicant / Owner:
Classic SRJ Land, LLC
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Representative:
N.E.S., Inc
Andrea Barlow
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 198 Dwelling Units = 3.841

Total Regional Park Acres: 3.841

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 198 Dwelling Units = 0.74

Community: 0.00625 Acres x 198 Dwelling Units = 1.24

Total Urban Park Acres: 1.98

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 198 Dwelling Units = $99,990

Total Regional Park Fees: $99,990

Urban Park Area: 3

Neighborhood: $119 / Dwelling Unit x 198 Dwelling Units = $23,562

Community: $184 / Dwelling Unit x 198 Dwelling Units = $36,432

Total Urban Park Fees: $59,994

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 6 Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of $59,994 will be required at time of the recording of the forthcoming Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

Park Advisory Board Recommendation:

STERLING RANCH EAST FILING 6 REZONE AND PRELIMINARY PLAN

LETTER OF INTENT

SEPTEMBER 2024

OWNER:

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

APPLICANT:

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

CONSULTANT:

N.E.S. INC
ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

SITE DETAILS:

TSN: 52000000573

ADDRESS: 34-12-65

ACREAGE:

- Preliminary Plan: 56.13 AC
- Rezone: 11.191 AC

CURRENT ZONING: RR-5

CURRENT USE: SINGLE FAMILY RESIDENTIAL AND VACANT

FILE #S:

- EA21181 – Sterling Ranch East Filing No. 6 Rezone
- EA21117 – Sterling Ranch East Filing No. 6 Preliminary Plan

REQUEST:

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

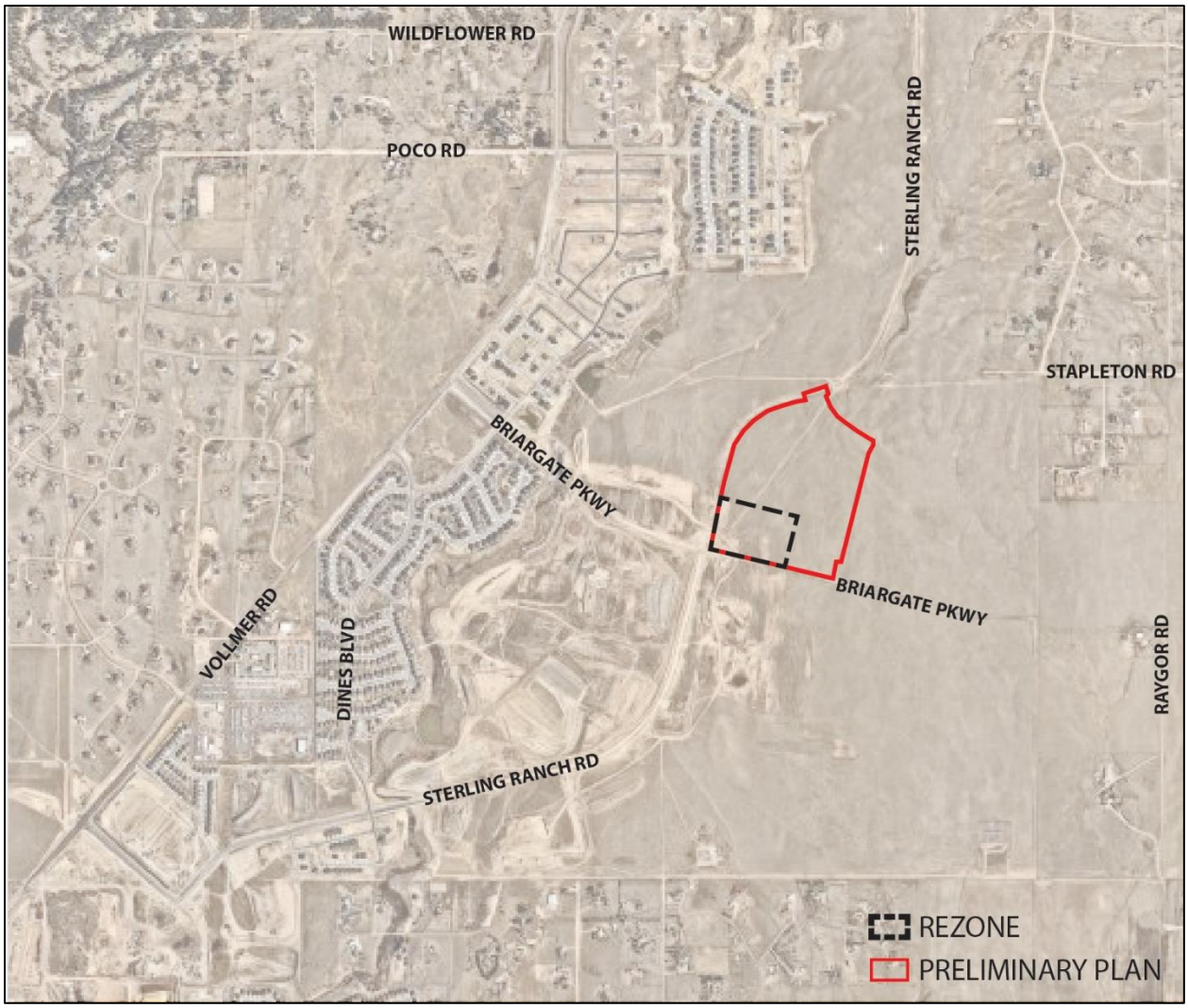
1. One Map Amendment (Rezone) to rezone 11.191 AC from PUD to RS-5000.
2. A Preliminary Plan for Sterling Ranch East Filing 6, which covers 56.13 AC.
3. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

SITE LOCATION

Sterling Ranch East Filing 6 is located northwest of the intersection of the future Briargate Parkway extension and the future Sterling Ranch Road. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary.

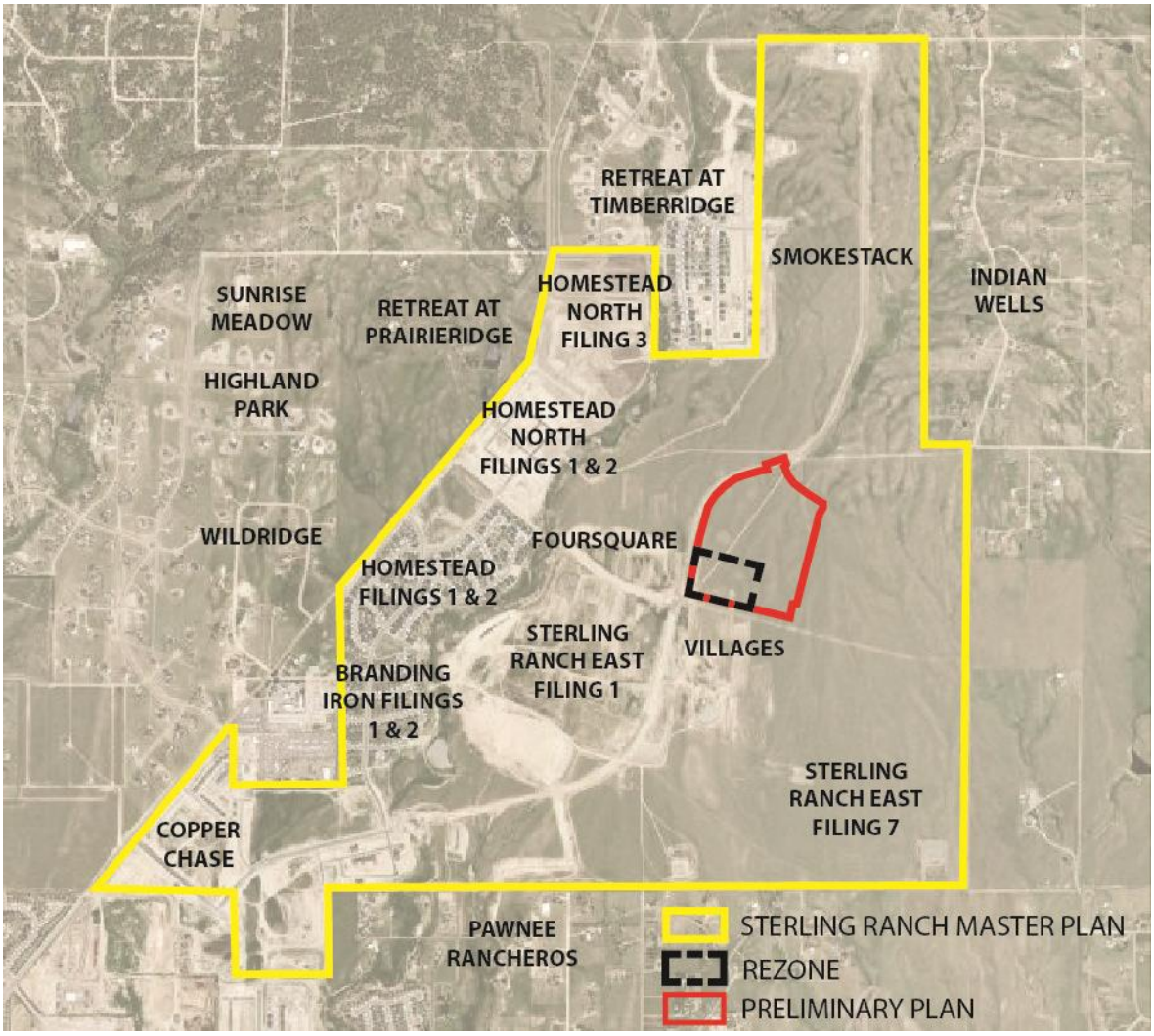
SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties of various densities within the Sterling Ranch Master Plan area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 6. Future roads that will serve the project have not yet been constructed; however, the site is located northeast of the intended intersection of the Briargate Parkway extension and Sterling Ranch Road.



To the north of Sterling Ranch is the Retreat at Timber Ridge PUD. This includes a variety of lot sizes ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an

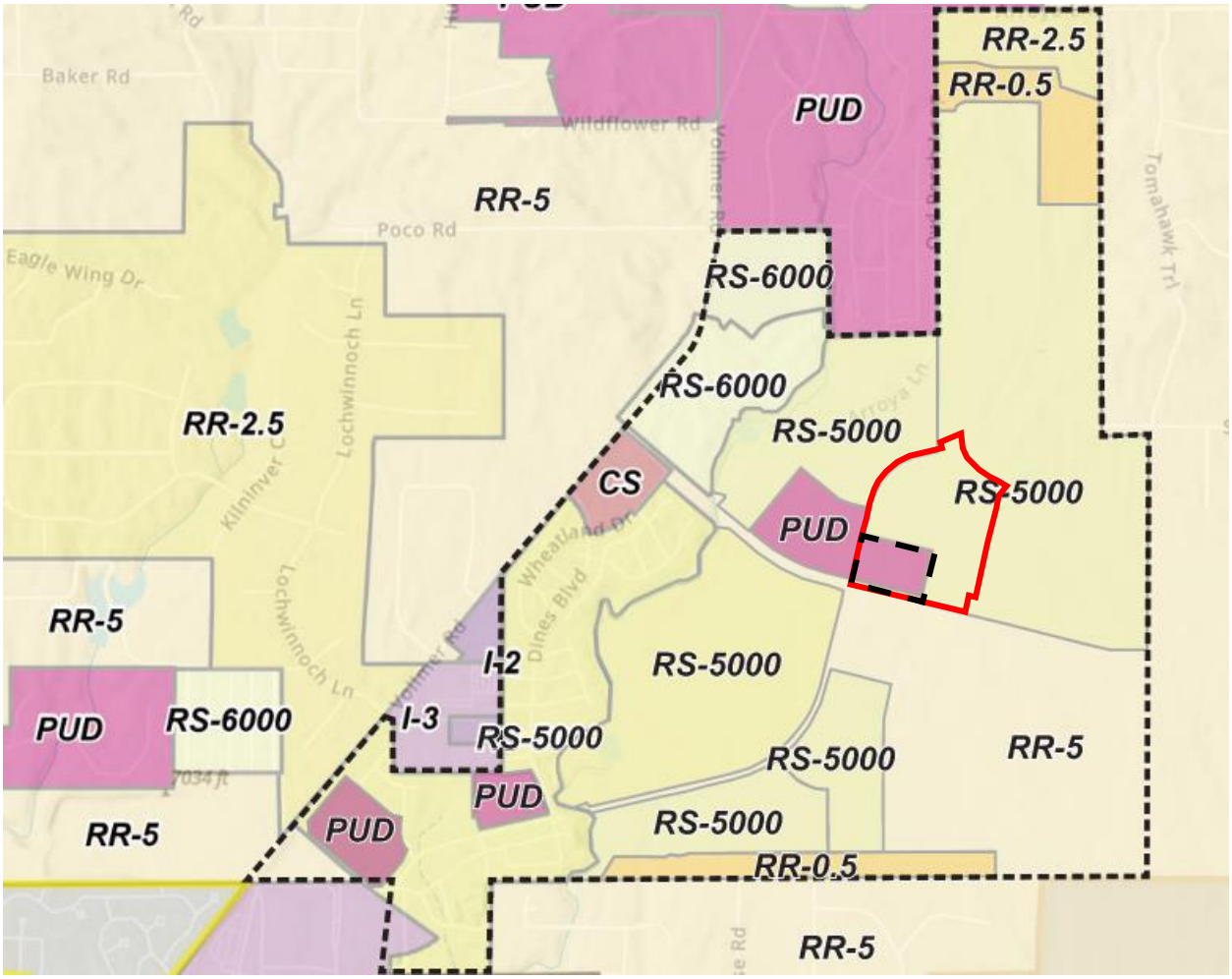
average of 12,000 sf lots east of Sand Creek. The properties to the west of Sterling Ranch include Retreat at Prairie Ridge (with an approved sketch plan that allows low to high density residential lots as well as commercial uses) and rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision, and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size.



Sterling Ranch East Filing 6 is fully internal to Sterling Ranch and is buffered from any lower-density residential properties outside of the Master Plan area. These include the Pawnee Rancheros 5-acre rural residential subdivision located to the south and 40-acre ranchettes, also zoned RR-5, to the west.

ZONING CONTEXT

The property is currently zoned PUD (Planned Unit Development) and RS-5000. Surrounding zoning includes RS-5000 to the north; PUD and RS-5000 to the west; RR-5 to the south (although this area is the subject of current and future rezones to PUD and RS-5000); and RS-5000 to the east. In conjunction with the Preliminary Plan, one map amendment is being requested to rezone a portion of the Preliminary Plan area from PUD to RS-5000 in order to maintain consistency within the site.



PROJECT DESCRIPTION

The Sterling Ranch East Filing 6 Rezone and Preliminary Plan proposes to rezone 11.191 acres from PUD to RS-5000 and to allow 198 single-family detached lots on 56.13 acres. A 35,290-sf neighborhood park is in Tract G, southeast of the future intersection of Sterling Ranch Road and Vancouver Street. A large detention facility is located in Tract C and will accommodate detention and water quality for Sterling Ranch East filing 6 and Foursquare at Sterling Ranch. As part of this project, a portion of Appleton Drive adjacent to the filing boundary and a portion of Sterling Ranch Rd will be constructed to provide access to the site.

COMPATIBILITY/TRANSITIONS: The Sterling Ranch East filing 6 Preliminary Plan boundary is fully within the Sterling Ranch Master Plan boundary and surrounded by planned residential uses of similar or higher densities. Sterling Ranch East filing 6 is proposed to be zoned RS-5000 to include 198 detached, single-family homes. Four Square at Sterling Ranch is west of the site across Sterling Ranch Road and includes 158 detached single-family units, is zoned PUD and was approved to allow a net density of 5.25 du/ac. North of Four Square and west of the project site is Sterling Ranch East filing 4 which includes 258 units, is zoned RS-5000 and is approved as part of the Sterling Ranch East Phase 1 Preliminary Plan which has a

net density of 5.6 du/ac. To the north, northeast, and east are future planned residential filings with an approved density range of 3-5 du/ac per the Sterling Ranch Master Plan and are currently within the RS-5000 zoning. South of the subject filing is Villages at Sterling Ranch which is under review and includes 227 units of attached single-family with a density of 5.81 du/ac. The proposed zoning for this project is PUD.

ACCESS AND CIRCULATION: Access to Sterling Ranch East Filing 6 will be gained from three different points. Sioux Falls Way will provide access on the Northeast side of the filing from Appleton Drive, an Urban Residential Collector. Sioux falls also connects to the southeast access point off Briargate Pkwy, an Urban Principal 4-lane Arterial. Vancouver Street will provide access from the West off Sterling Ranch Road, an Urban Non-Residential Collector. All the residential lots within the filing will gain access from an internal network of public, Urban Local roads.

TRAFFIC: A Traffic Impact Study prepared by LSC in September 2024 is included with the Map Amendments and Preliminary Plan submittals. The Study provides an analysis of anticipated project impacts and also includes an update to the Intersection and Roadway Improvements anticipated for the entirety of Sterling Ranch. There are three primary access points to the Preliminary Plan area from the future Sterling Ranch Road and future Briargate Parkway to serve the proposed single-family detached housing units. The Traffic Study concludes the following:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- Sterling Ranch East Filing No. 6 is projected to generate about 1,867 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 35 vehicles would enter and 104 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 117 vehicles would enter and 69 vehicles would exit the site.
- The stop-sign-controlled intersection of Vollmer/Burgess is projected to operate at LOS C or better for all approaches based on the short-term total traffic volumes. LSC recommends this intersection be reconstructed as a modern one-lane roundabout by 2045. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected 2045 total traffic volumes.
- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2045, these intersections will likely need to be converted to traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected 2045 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the

projected short-term and 2045 total traffic volumes. An escrow analysis for these future traffic signals may need to be provided with the final plat.

- The intersections of Sterling Ranch/Vancouver and Sterling Ranch/Appleton are projected to operate at a satisfactory level of service as stop-sign-controlled intersections.
- Assumed intersection control improvements are identified in Table 5 of the Study and include the following:
    - Construct a northbound to eastbound right-turn acceleration lane on Briargate Parkway at Sterling Ranch Road. The lane should be 580' long plus a 180' taper.
    - Construct a westbound left-turn lane on Briargate Parkway approaching Sterling Ranch Road. The lane should be 285' long plus a 200' taper.
    - Construct an eastbound right-turn deceleration lane on Briargate Parkway approaching Sterling Ranch Road. The lane should be 235' long plus a 200' taper.
    - Signalization of the intersection of Marksheffel Road and Sterling Ranch Road once warrants are met.
    - Construct an eastbound right-turn deceleration lane on Briargate Parkway approaching Sioux Falls Way. The lane should be 235' long plus a 200' taper.
    - Construct a southbound left-turn lane on Sterling Ranch Road approaching Vancouver Street. The lane should be 205' long plus a 160' taper.
    - Construct a northbound right-turn deceleration lane on Sterling Ranch Road approaching Vancouver Street. The lane should be 155' long plus a 160' taper.
    - Construct a northbound right-turn deceleration lane on Sterling Ranch Road approaching Appleton Drive. The lane should be 155' long plus a 160' taper.

WATER SERVICE: Sterling Ranch East Filing 6 is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in September 2024, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 6 includes 198 lots, 73 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 4.13 annual acre-feet of water have additionally been set aside for 3.34 acres of active and passive irrigated landscaping.

The resulting water demand on the central water system is 71.46 acre-feet on an annual basis. The total 300-year water supply for FAWWA totals 1962.23 annual acre-feet. Appendix F of the report is an accounting of FAWWA's active water commitments, which total 1105.33 acre-feet including all subdivisions committed through September 27, 2024. This leaves a net excess of currently available water of 856.9 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 71.46 annual acre-feet needs of the Sterling Ranch East Filing 6 Preliminary Plan on the 300-year basis.

WASTEWATER SERVICE: The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Sterling Ranch East filing 6 is roughly 3.197% of the contractual capacity available to FAWWA. Including all commitments to date (September 20, 2024), and including Sterling Ranch East Filing No. 6 Preliminary Plan, the current committed capacity is for 3180 SFE which is 54.37 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

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

DRAINAGE: Tract C of Sterling Ranch East filing 6 is 6.78-acres in size and will provide full spectrum detention and water quality for both Sterling Ranch East filing 6 and Foursquare at Sterling Ranch East filing 1 to the west. Tract C is a portion of the former Tract I as platted in Foursquare at Sterling Ranch East filing 1. The original design for this detention/stormwater quality facility was to have a large useable park area (multiple ball fields) as a component in the upper section of the 100-yr ponding area. After discussions with County Parks staff, it was determined that this type of park use within a pond area would not get credit for urban park fees. Thus, with the proposed Sterling Ranch East Filing No. 6 development, Pond FSD-16 is still planned to be a detention/stormwater quality to handle all the previously anticipated developed flows but now designed without the large ball field area. This allows for the reconfiguration of the northeast portion of the original pond area to be used for future residential lots. Also, Tract I was re-zoned to PUD along with the Foursquare at Sterling Ranch Filing No. 1 approval. However, with Sterling Ranch East Filing No. 6 development, we are proposing to change the zoning of the original Tract I to RS-5000 to be consistent with the surrounding land use east of Sterling Ranch Road. The new detention facility will be reconfigured to fit the new site layout but still designed to handle all the anticipated developed flows as previously planned.

FLOODPLAINS: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, collapsible soils, expansive soils, bedrock, potentially shallow groundwater, and

radon. The minor constraints affecting development will be those associated with the potential for artificial fill, hydrocompaction, potential for expansive soils, and potential seasonally shallow groundwater areas on the site that can be satisfactorily mitigated through proper engineering design and construction practices. Ultimately, it was concluded that development is possible at this site.

VEGETATION & WILDLIFE: Bristlecone Ecology provided a Natural Features and Wetlands Report in October 2023 for the Sterling Ranch Sketch Plan Amendment. The Report identified the project site as being within the Foothill Grasslands ecoregion in Colorado. Topography of the Project consists mainly of a mix of flat to rolling grasslands. There are no trees or shrubs present on the site. Much of the site has been disturbed by cattle grazing, but vegetative cover is relatively extensive. Diversity is moderate for this ecoregion, and the structure of vegetation in the uplands is somewhat poorly developed. Several noxious weeds are present at the site, mostly scattered throughout the property in low densities where disturbance is most present. In general, the site provides moderate to poor quality habitat for wildlife. The site is dominated by one primary vegetation community, represented by typical Foothill Grasslands vegetation such as prairie Junegrass, needle-and-thread grass, and blue grama. Riparian and wetland vegetation is scarce to nonexistent. State-listed and State sensitive species were not observed. Additionally, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded. While there is grassland habitat available for the state sensitive black-tailed prairie dog, none were observed during site reconnaissance. The site is not suitable for state threatened burrowing owl based on the lack of existing burrows. Both federally protected Eagle species are unlikely to occur except by accident because the site lacks suitable habitats. Overall, the construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

WILDFIRE: Sterling Ranch East Filing 6 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of most of the project site as "High Risk" for wildfires, with a Fire Intensity rating as low to moderate intensity which is comparable to surrounding undeveloped properties. The Fire Protection Report prepared by Classic Consulting analyzes the wildfire risk and burn probability within the project site.

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

- Sterling Ranch Metro District
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Black Hills Energy will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.

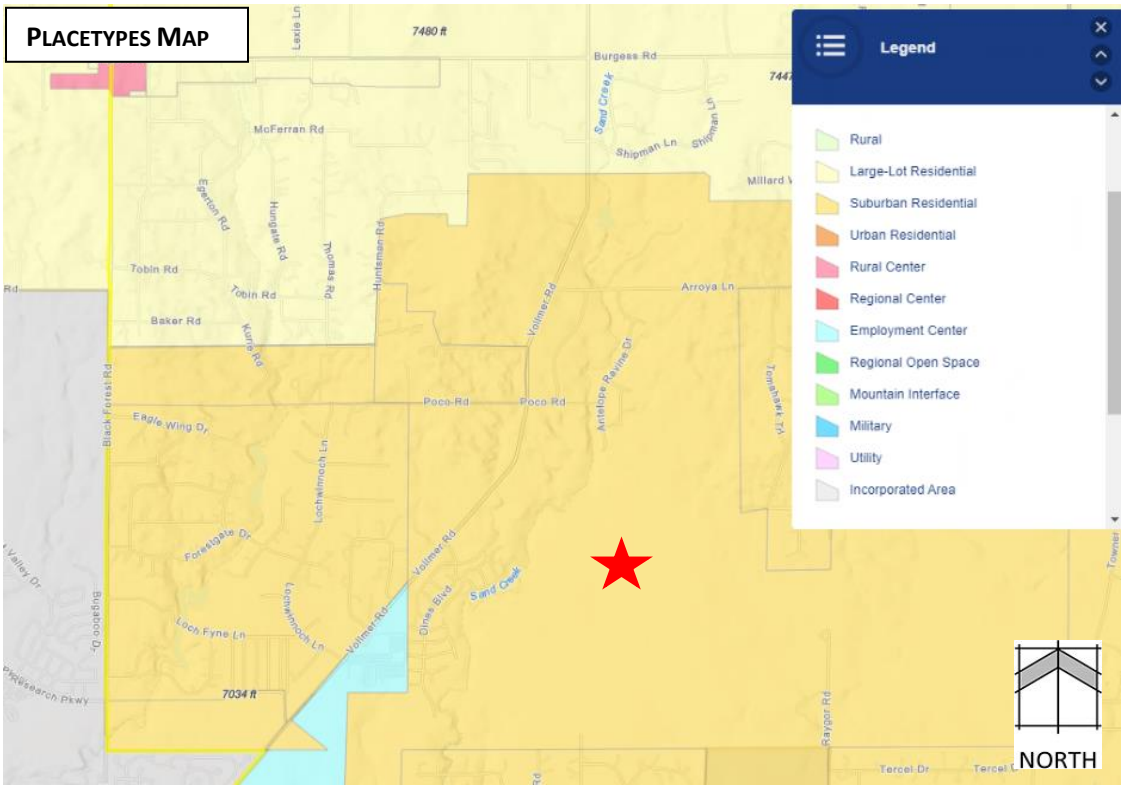
COUNTY MASTER PLAN COMPLIANCE

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

YOUR EL PASO MASTER PLAN

Sterling Ranch East Filing 6 is denoted as "Suburban Residential" on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Preliminary Plan meets the intent of the Suburban Residential placetype as it has a minimum lot size of 6,000 square feet proposed for single-family residential use. This gross density of 3.5 du/ac is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. The Preliminary Plan also designates 3.32 acres as neighborhood parks and open space, which are supporting uses that are consistent with the Suburban Residential Placetype.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 6 into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development Area." The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Sterling Ranch East Filing 6 will bring about the transformation of this area as anticipated by the Master Plan and will be complimentary to the adjacent built-out area of Sterling Ranch.

Core Principle 1, Land Use Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." Sterling Ranch East Filing 6 is compatible with adjacent residentially zoned areas and continues the suburban density approved with the adjacent Sterling Ranch East Filing 5 and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" and Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

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

> *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*
>
> *Goal 4.2 – Support the efficient use of water supplies.*
>
> *Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.*
>
> *Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.*
>
> *Goal 6.0 – Require adequate water availability for proposed development.*

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

Sterling Ranch East Filing 6 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. In order to meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA

intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

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

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

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

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

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.

The Sterling Ranch East Filing 6 Map Amendment and Preliminary Plan provides a 35,290 sf neighborhood park which is only a portion of the 3.32-acres of parks and open spaces proposed within the development. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

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

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

   The relevant County Plans for the Sterling Ranch East Filing 6 Map Amendment and Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

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

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

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

   The Sterling Ranch East filing 6 Preliminary Plan boundary is fully within the Sterling Ranch Master Plan boundary and surrounded by planned residential uses of similar or higher densities. Sterling Ranch East filing 6 is proposed to be zoned RS-5000 to include 198 detached, single-family homes. Four Square at Sterling Ranch is west of the site across Sterling Ranch Road and includes 158 detached single-family units, is zoned PUD and was approved to allow a net density of 5.25 du/ac. North of Four Square and west of the project site is Sterling Ranch East filing 4 which includes 258 units, is zoned RS-5000 and is approved as part of the Sterling Ranch East Phase 1 Preliminary Plan which has a net density of 5.6 du/ac. To the north, northeast, and east are future planned residential filings with an approved density range of 3-5 du/ac per the Sterling Ranch Master Plan and are currently within the RS-5000 zoning. South of the subject filing is Villages at Sterling Ranch which is under review and includes 227 units of attached single-family with a density of 5.81 du/ac. The proposed zoning for this project is PUD.

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

   Future development of Sterling Ranch East Filing 6 Rezone and Preliminary Plan will meet the use and dimensional standards for the RS-5000 zone, as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 198 detached single-family lots, right-of-way, park, and drainage are suitable for the property.

Preliminary Plan Approval Criteria-Chapter 7.2.1.D.2.e

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

   The relevant County Plans for the Sterling Ranch East Filing 6 Rezone and Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The Sterling Ranch East Filing 6 Rezone and Preliminary Plan is in general conformity with these plans as described above.

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

   The Preliminary Plan meets all technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. Sterling Ranch East Filing 6 Rezone and Preliminary Plan achieves this by proposing new development consistent with the policies of the El Paso County Master Plan in a manner that provides appropriate transitions between residential densities. The Preliminary Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with supporting commercial services and parks.

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

   The Preliminary Plan is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. The proposed lot sizes and density is wholly consistent with the approved Sterling Ranch Sketch Plan.

4. **A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

   A sufficient water supply is available as demonstrated by the water supply commitment letter provided by FAWWA and the Water Resources Report prepared by RESPEC. The water commitment is for 71.46 annual acre-feet to serve 198 residential lots, 2.81 acres of passive irrigation, and 0.53 acres of active community irrigation.

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

   A commitment from FAWWA to meet the average daily maximum monthly wastewater load of roughly 34,056 gallons per day has been provided.

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

The Soils and Geology Study identifies the potential geologic hazards to include artificial fill, collapsible soils, expansive soils, bedrock, potentially shallow groundwater, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

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

A drainage report has been prepared for the Preliminary Plan area and submitted with this application. A stormwater detention pond will be constructed in the southwestern portion of the Plan area. All proposed drainage improvements comply with State Law and the requirements of the LDC and ECM.

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

There are no known mineral deposits on this site.

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

All lots will have legal and physical access to a public street.

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

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

The project site is mostly flat and comprised of native grasses. There are no trees, shrubs, wetlands, or streams present on the site. While there are no notable natural features to includes in the design of the project, adequate parks and open space are provided. The project includes 3.32 acres of parks, open space, trails within the project boundary. Of the 3.32-acres of recreation area, .81-acres will be developed as a neighborhood park. A detention pond will also be constructed in the southwest corner of the development to capture runoff generated by the development.

(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;

Sterling Ranch Filing 6 includes various contributions to the transportation system planned as part of the Sterling Ranch Master Plan area. A portion of Appleton Drive, an Urban Residential Collector, will be constructed on the north side of the development to provide 1 of the 3

accesses to the development. Appleton Drive is proposed as a right turn from Sterling Ranch Rd that will continue southeast through multiple future filings and reconnect with Briargate Pkwy on the eastern edge of the Sterling Ranch Master Planned area. A small portion of Sterling Ranch Road where it will connect with Appleton Drive will also be extended as part of this development. While Briargate Pkwy and majority of the adjacent Sterling Ranch Road are not being constructed with this development, sidewalks along the filing boundary will be constructed as part of this development application which will contribute to pedestrian connectivity in the Master Plan area. Sidewalks will also be provided adjacent to the Urban Local road network within the development boundary.

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

A sound wall will be constructed on the rear lot line of all lots directly adjacent to Briargate Pkwy and Sterling Ranch Rd. All surrounding land uses are planned as part of the overall Sterling Ranch Master Planned community and include residential uses with similar or higher densities than what is proposed in Sterling Ranch East filing 6. No additional transition features are necessary to buffer the site from other land uses.

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

There are no wetlands or wildlife corridors present on this 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;

A Traffic Impact Study was prepared by LSC Transportation Consultants, and is included with this submittal. There are three primary access points to the Preliminary Plan area from the future Sterling Ranch Road and the future Briargate Parkway. The report recommends various road improvements and, subject to these improvements, concludes that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

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

Commitment letters from all necessary services are provided with this application submittal. Water and wastewater will be provided by FAWWA, electric will be provided by MVEA, and gas will be provided by Black Hills energy. The site is currently within the Black Forest Fire Rescue District. A 28.9-acre community park will be constructed west of the site and will satisfy the UPLA needs for this filing however 3.32-acres of parks and open space are also provided within the preliminary plan boundary, .81 of which will developed as a neighborhood park. The section of Briargate Pkwy necessary to provide the southern access to the site was approved and will be constructed with the

Villages at Sterling Ranch East filing 1 project and the section of Sterling Ranch Rd necessary to provide access to this development on the west side are approved and will be constructed as part of Foursquare at Sterling Ranch East Filing 1. The portion of Appleton Drive necessary to provide the third access point on the north side will be constructed with this development.

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

A Fire Protection Report is included with this submittal which demonstrates compliance with the International Fire Code and the standards in Chapter 6.3.3. of the Land Development Code relating to fire protetion and wildfire mitigation.

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

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

GENERAL NOTES:

1. ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
3. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
4. LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
5. DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
6. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
7. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED
   EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. THE SUBDIVIDER(S) AGREE 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 RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
   WATER: FAWWA
   WASTEWATER: FAWWA
   GAS: BLACK HILLS ENERGY
   ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
12. THE DEVELOPER WILL BUILD A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY AND STERLING RANCH ROAD. SAID NOISE WALL IS TO BE LOCATED ON REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN AND MAINTAINED BY THE METRO DISTRICT. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
13. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
14. IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
15. UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
16. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD OR BRIARGATE PARKWAY FOR ANY RESIDENTIAL LOTS.
17. ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE DISTRICT AT TIME OF FINAL PLAT.

GEOLOGIC HAZARD NOTE:
THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 6, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 24, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY SHALLOW GROUNDWATER FOUND ON THE FOLLOWING LOTS: 81-86, 91, 92 AND 96 (SEE SHEET 19)
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT.

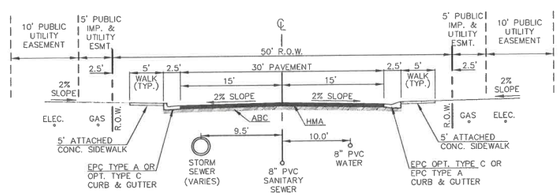
BASIS OF BEARINGS:

THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.2 FOOT ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°48'14" WEST A DISTANCE OF 2722.56 FEET.

SEE SHEET 2 FOR LEGAL DESCRIPTION

TRACT TABLE

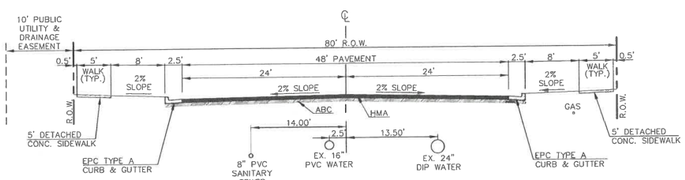
TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	1,650	0.04	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	12,150	0.28	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
C	295,381	6.78	DETENTION POND, UTILITIES	STERLING RANCH METRO DISTRICT
D	27,434	0.63	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
E	53,420	1.22	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
F	2,130	0.05	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
G	35,290	0.81	PARK, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	12,526	0.29	OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA = 10.10 AC.				



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY
SCALE 1" = 10'

VICINITY MAP
N.T.S.

KEY MAP
SCALE: 1" = 200'



80' R.O.W. TYPICAL STREET/UTILITY SECTION - STERLING RANCH ROAD
SCALE 1" = 10'

SITE DATA

TAX ID NUMBERS:	52000-00-573
TOTAL AREA:	56.13 ACRES
DEVELOPMENT SCHEDULE	FALL 2025
SKETCH PLAN:	SKP235
CURRENT ZONING: PROPOSED ZONING:	RS-5000 & PUD RS-5000
CURRENT USE: PROPOSED USE:	AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSITY: PROPOSED NET DENSITY:	3.5 DU/AC (198 LOTS/56.13 AC) 5.7 DU/AC (198 LOTS/34.50 AC)
LANDSCAPE SETBACKS: STERLING RANCH ROAD:	10 FT

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-5000	6,000 SF	30'	40%/45%	50'	25'	5'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	34.50	61.5%
ROAD ROW	11.53	20.5%
NEIGHBORHOOD PARK/OPEN SPACE TRACTS	3.32	5.9%
DRAINAGE/DETENTION POND	6.78	12.1%
TOTAL	56.13	100.0%

PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW, ASLA
LANDSCAPE CONSULTANT:	SUNFLOWER LANDSCAPES 7425 ADVENTURE WAY COLORADO SPRINGS, CO 80923 (719) 637-0313 MR. MIKE BERTA

SHEET INDEX:

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PRELIMINARY PLAN	SHEET 4 OF 19
PRELIMINARY PLAN	SHEET 5 OF 19
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PRELIMINARY GRADING & UTILITY PLAN	SHEET 7 OF 19
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GEOLOGIC CONSTRAINTS EXHIBIT	SHEET 19 OF 19

PCD NO.

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

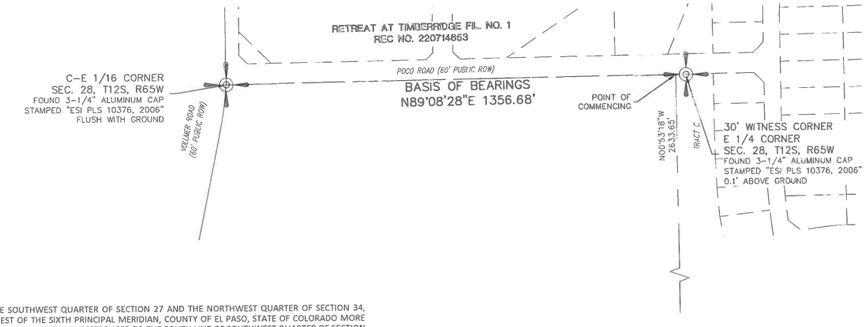
STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	MAW	SCALE		DATE	8/29/24
DRAWN BY	KES	(H) 1"= 50'		SHEET	1 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E LS 11624" FOUND 0.2 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'14" WEST A DISTANCE OF 2722.56 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE NORTH 01°30'45" EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3,724.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS DEDICATED BY HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 223715150, SAID POINT ALSO BEING ON A 1,935.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 13°36'00" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC DISTANCE OF 4.22 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 232.57 FEET;
3. THENCE NORTH 58°28'13" EAST A DISTANCE OF 49.50 FEET;
4. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET;
5. THENCE SOUTH 76°31'32" EAST A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 13°28'29" EAST A DISTANCE OF 957.70 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 770.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 855.90 FEET;

THENCE NORTH 77°09'45" EAST A DISTANCE OF 226.34 FEET;

THENCE NORTH 00°54'30" WEST A DISTANCE OF 81.85 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'52", AN ARC DISTANCE OF 267.87 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 26°45'38" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 20°20'04" WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH 23°31'28" EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°28'32", AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH 60°00'00" EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH 30°00'00" WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 50.00 FEET;

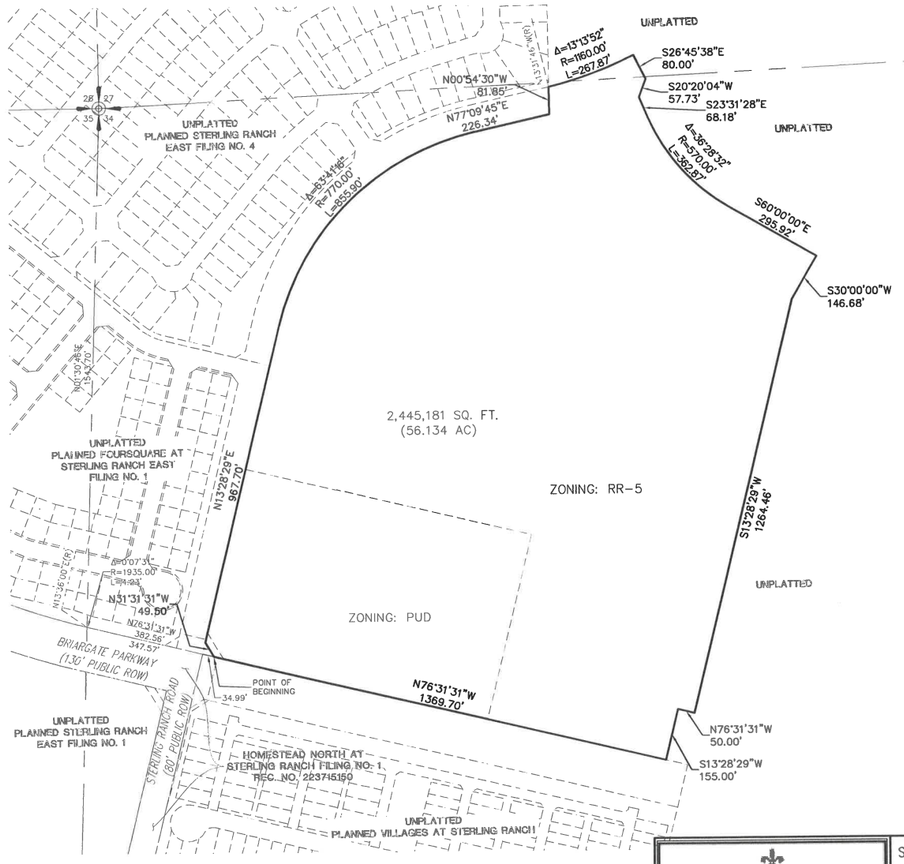
THENCE SOUTH 13°28'29" WEST A DISTANCE OF 155.00 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 1,359.70 FEET TO THE RIGHT-OF-WAY OF STERLING RANCH ROAD AS DEDICATED BY SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1;

THENCE NORTHWESTERLY, ON SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,445,181 SQUARE FEET (56.134 ACRES).



PCD NO.

ADJACENT OWNER

ADJACENT OWNER NAME	MAILING ADDRESS	CITY STATE ZIP
CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903

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

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
LEGAL DESCRIPTION / ADJACENT OWNERS

DESIGNED BY	MAW	SCALE	DATE 8/29/24
DRAWN BY	KES	(H) 1"= 200'	SHEET 2 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

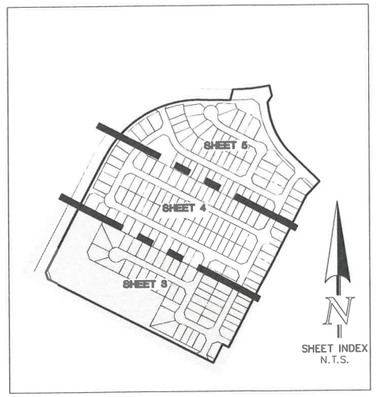
EASEMENT NOTE

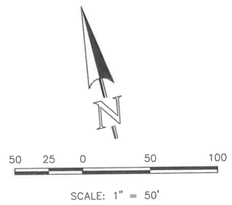
ALL LOTS WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

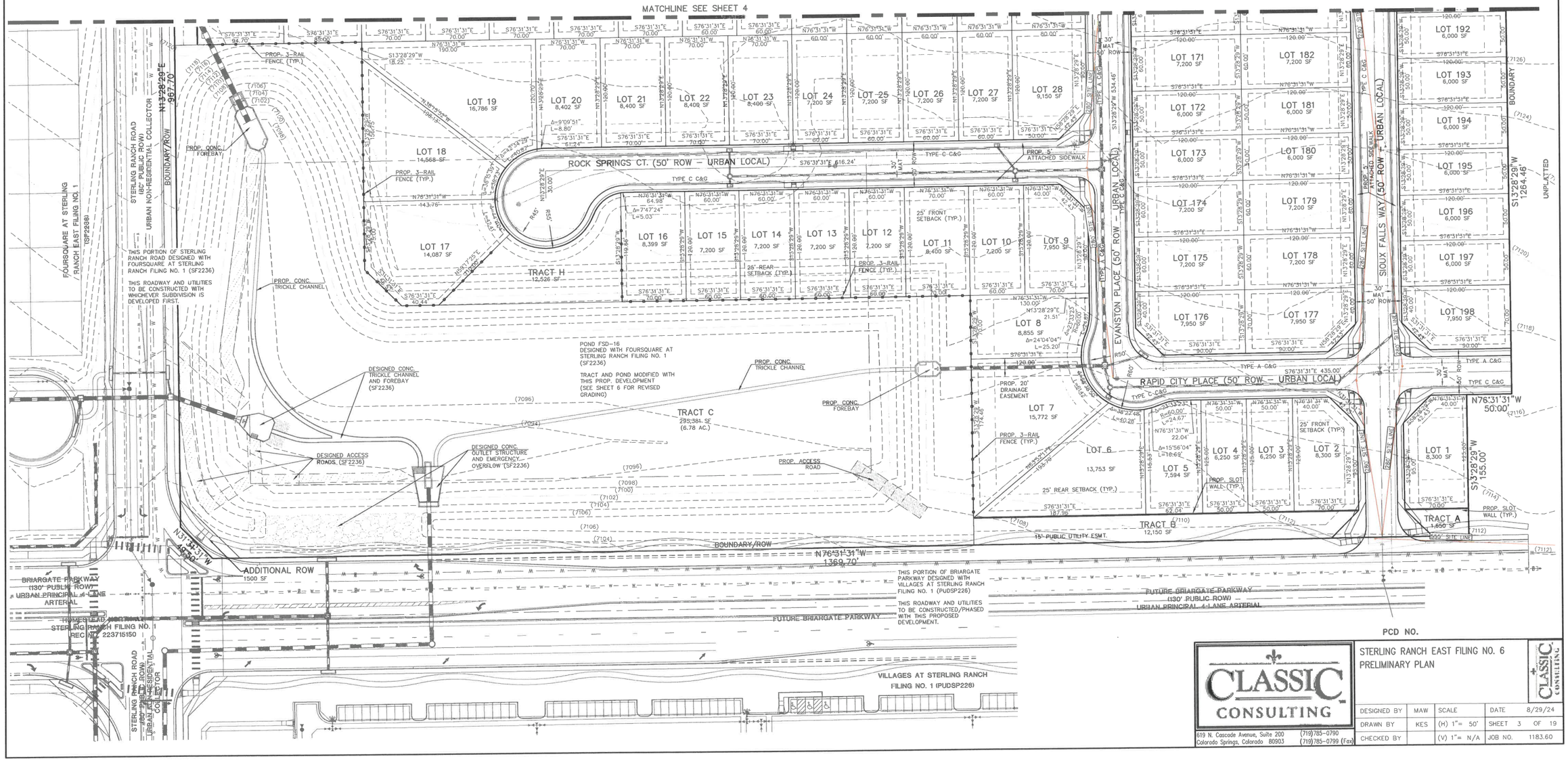
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.

5' FRONT PUBLIC IMP. ESMT. 15' FRONT PUBLIC UTIL. ESMT.

7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.







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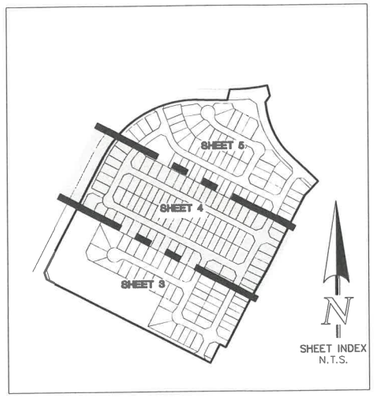
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN					
DESIGNED BY	MAW	SCALE		DATE	8/29/24
DRAWN BY	KES	(H) 1"= 50'		SHEET	3 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



SHEET INDEX
N.T.S.

EASEMENT NOTE

ALL LOTS WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.

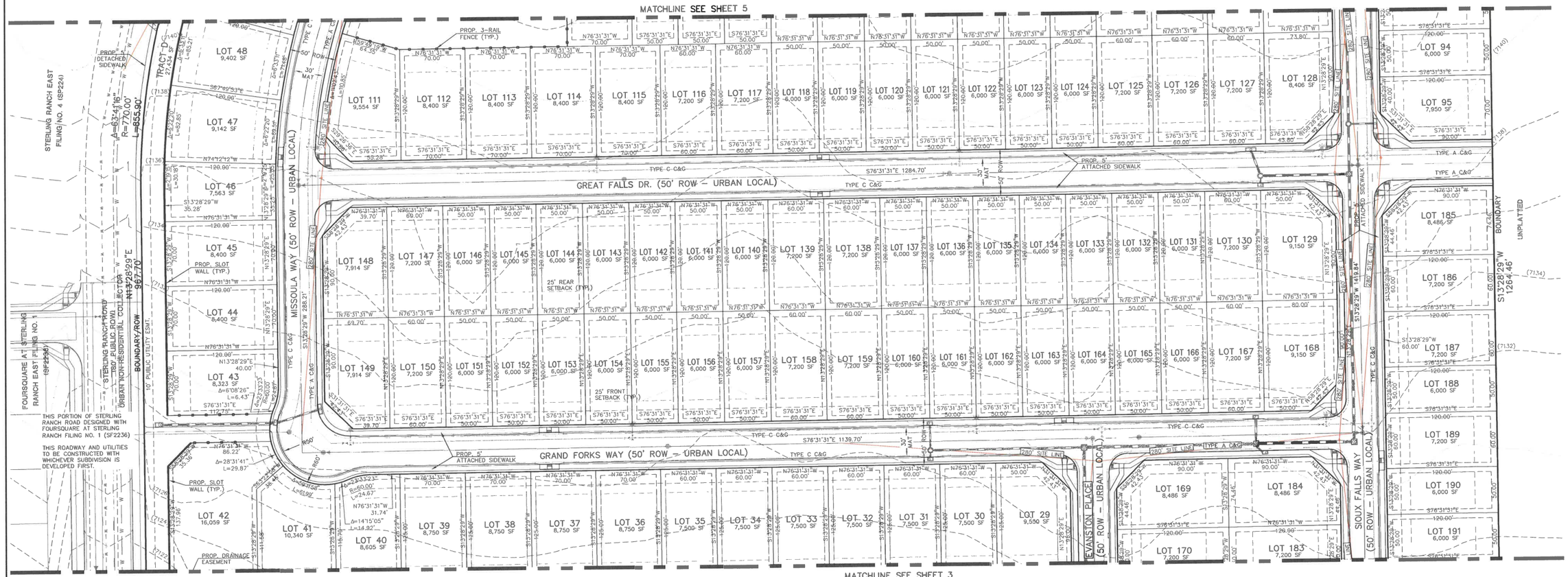
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.

7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

N

50 25 0 50 100

SCALE: 1" = 50'



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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN

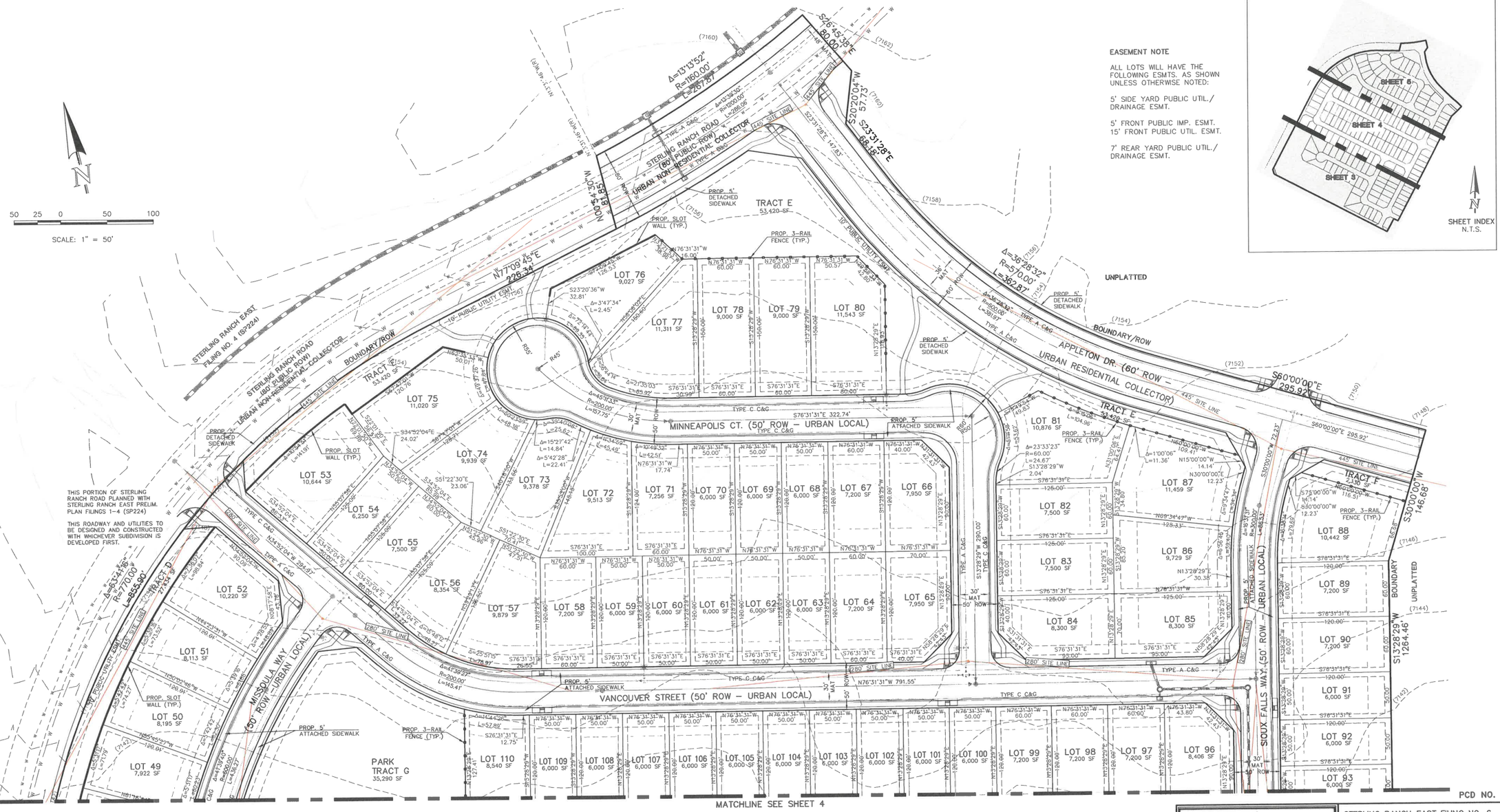
CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	8/29/24
DRAWN BY	KES	(H) 1"= 50'		SHEET	4 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



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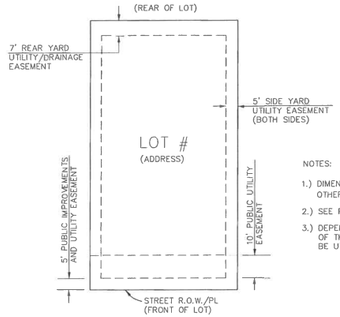
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN					
DESIGNED BY	MAW	SCALE		DATE	8/29/24
DRAWN BY	KES	(H) 1"= 50'		SHEET	5 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



DETAIL: TYPICAL LOT EASEMENTS

NOTES:

1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS

3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

LEGEND

PROPOSED CONTOUR–10 (7090)
PROPOSED CONTOUR–2
EXISTING CONTOUR–10 (7090)
EXISTING CONTOUR–2
DIRECTION OF FLOW
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
EXISTING STORM INLET
EXISTING STORM SEWER
PROPOSED SANITARY SEWER MAIN W/ MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED STORM INLET
PROPOSED STORM SEWER

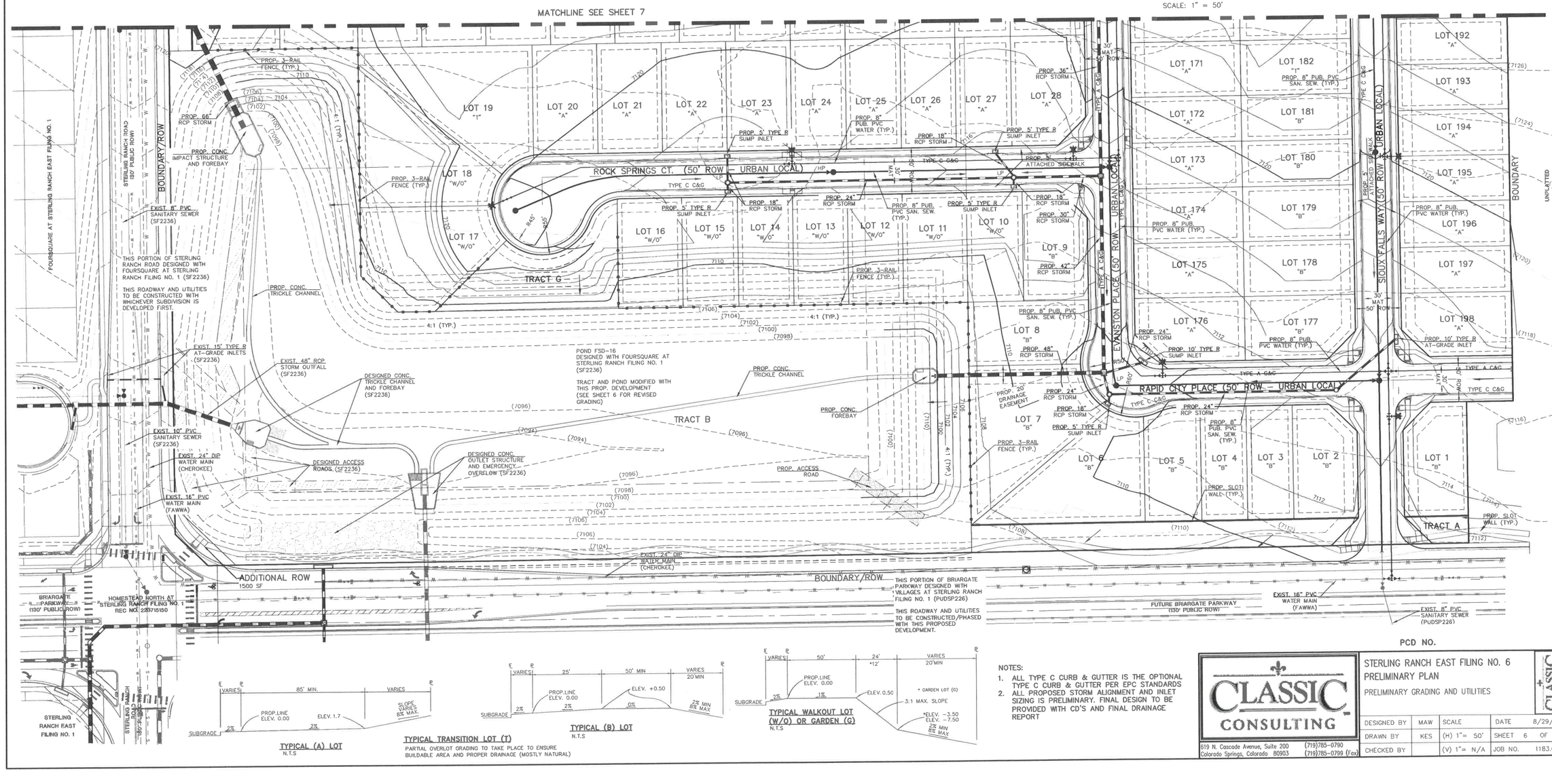
SHEET INDEX
N.T.S.

N

50 25 0 50 100

SCALE: 1" = 50'

MATCHLINE SEE SHEET 7



TYPICAL (A) LOT
N.T.S

TYPICAL TRANSITION LOT (T)

PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

TYPICAL (B) LOT
N.T.S

TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S

NOTES:

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

PCD NO.

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Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

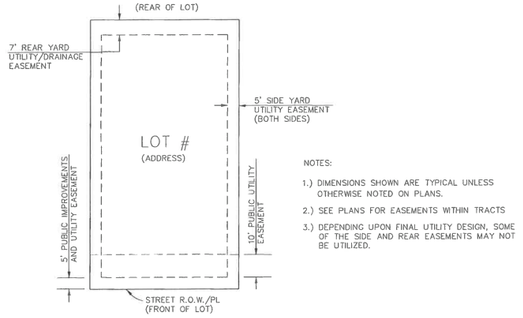
STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITIES

DESIGNED BY	MAW	SCALE		DATE	8/29/24
DRAWN BY	KES	(H) 1"= 50'		SHEET	6 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



DETAIL: TYPICAL LOT EASEMENTS

NOTES:

1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

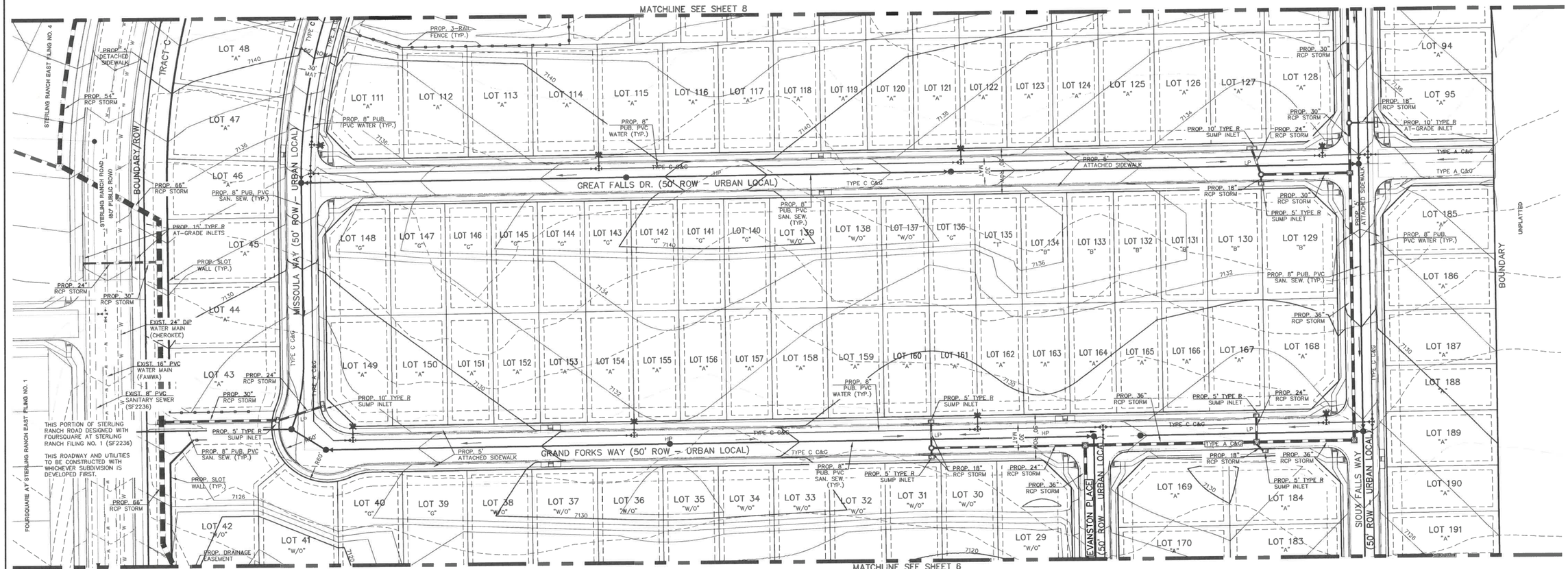
2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS

3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

N

50 25 0 50 100

SCALE: 1" = 50'



LEGEND

- PROPOSED CONTOUR-10 (7090)
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10 (7090)
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER

NOTES:

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

PCD NO.

CLASSIC CONSULTING

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

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITIES

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 8/29/24
DRAWN BY	KES	(H) 1"= 50'	SHEET 7 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

LEGEND

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

NOTES:
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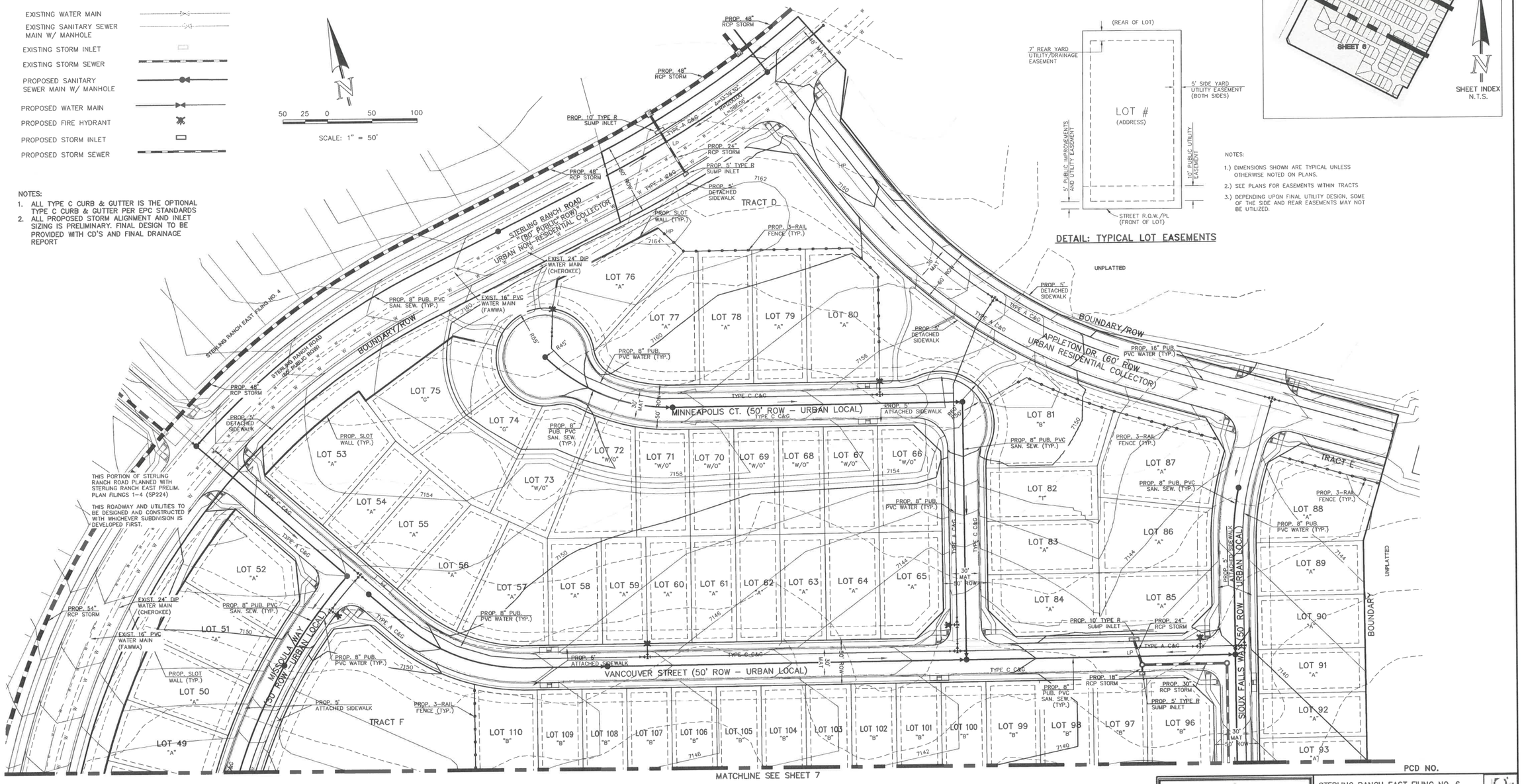
N

50 25 0 50 100

SCALE: 1" = 50'



DETAIL: TYPICAL LOT EASEMENTS

NOTES:
1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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PRELIMINARY GRADING AND UTILITIES

DESIGNED BY	MAW	SCALE	DATE 8/29/24
DRAWN BY	KES	(H) 1"= 50'	SHEET 8 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan

IRRIGATION SYSTEM DESCRIPTION

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

FINAL LANDSCAPE SUBMITTAL NOTE

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

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

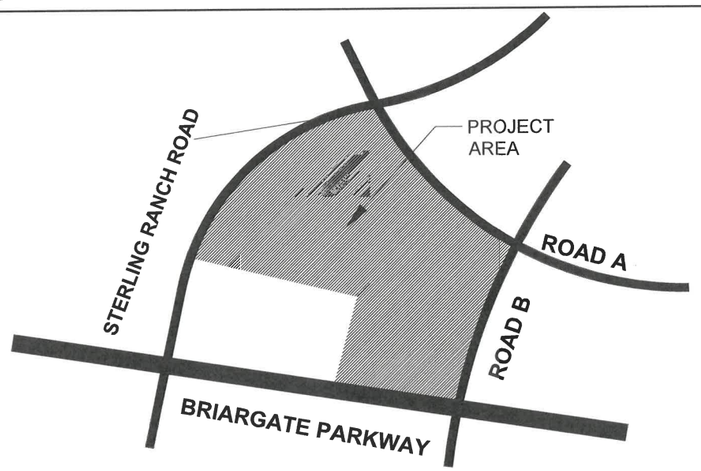
LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Major Arterial	25'/25'	506	1/20	25.3 / 20
Sterling Ranch Road	Minor Arterial	20'/20'	1,703	1/25	68.1 / 45
A Road	Minor Arterial	20'/20'	781	1/25	31.2 / 19

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro
60 / 60	0 / 0	LS	75% / 75%
230 / 230	0 / 0	LS	75% / 75%
120 / 120	0 / 0	LS	75% / 75%

VICINTIY MAP



NOT TO SCALE

PLANTING LEGEND

Notes Key:
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28")
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	2	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ANM	23	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
CCH	5	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4,8.5K,A,D,SIG
MSS	21	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
PCR	2	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
TAR	14	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
EVERGREEN TREES					
PIP	6	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	25	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ARB	27	Aronia melancarpa	Chokeberrry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SIG
BRG	65	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	28	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
CRD	13	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R,DE,Z=2,F, 8K,S,SIG
EBB	32	Euonymous alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
PBS	60	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG
POG	43	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
PSG	5	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	R,DE,Z=3, 8.5K,S,SIG
SCL	10	Syringa x chinensis	Lilac, Chinese	5 Gal	R,DE,Z=3, 9K,A,SIG
SCW	15	Syringa vulgaris 'Alba'	Lilac, Common White	5 Gal	R,DE,F,Z=2, 10K,A,SIG
SPG	35	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,DE,Z=3,7.5K,A,S,SIG
SPV	15	Spiraea x 'Vanhouttei'	Spirea, Vanhoutte	5 Gal	R,DE, Z=3, 7.5K,A,S,SIG
VOS	20	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JBJ	90	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
PGS	17	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
ORNAMENTAL GRASSES					
CAA	19	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG
PSR	76	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG
PERENNIALS					
GAM	47	Gaillardia aristrata 'Monarch Mix'	Blanket Flower 'Monarch Mix'	1 Gal	R,DE,F,Z=3, 8.5K,A,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,322 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	46,983 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	21,106 SF
	DECORATIVE BOULDER	38 TOTAL
	KENTUCKY BLUEGRASS SOD	12,245 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	51,216 SF

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1323 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

JOB NUMBER 2747-0924
DATE 9/26/2024
DRAWN BY MB
DRAWING DESCRIPTION TITLE SHEET
SHEET # L-TS

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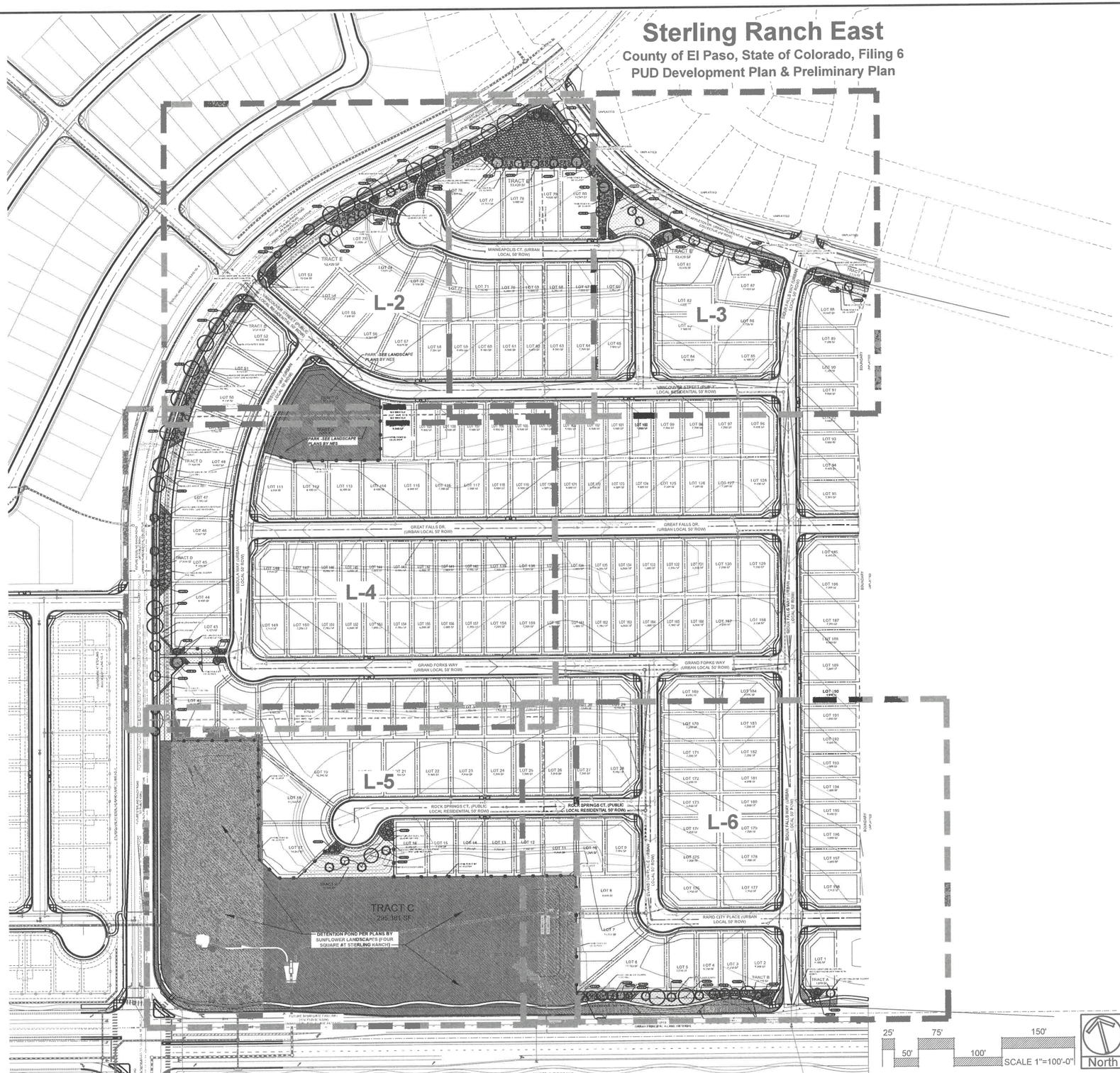
Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan

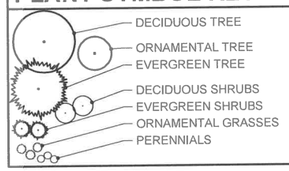


SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT (e.g. 15-AU-6)
- SHRUB & ORN. GRASS CALLOUT (e.g. 12-JUV-3)
- PERENNIAL CALLOUT (e.g. 24-RUD-1)
- PLANT QUANTITY

PLANT SYMBOL KEY



PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

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

KEEP TREES 10' FROM GAS MAINS & 10' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 16-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

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

SITE CONDITIONS NOTE

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

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1505 AERO PLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND DANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

JOB NUMBER 2747-0924
DATE 9/26/2024
DRAWN BY MB
DRAWING DESCRIPTION PRELIMINARY LANDSCAPE - OVERALL PLAN
SHEET # L-1

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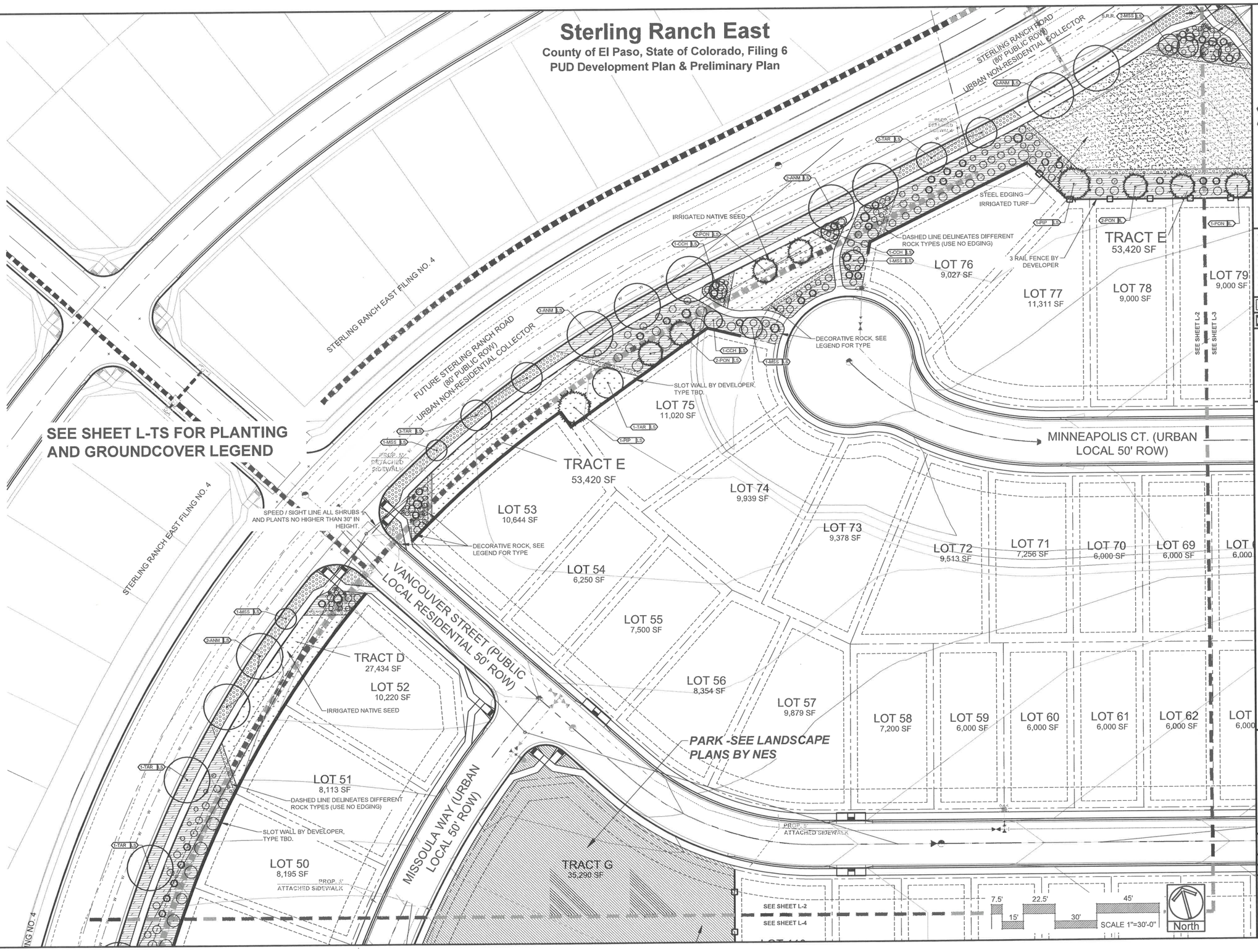
Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1305 ASPEN PLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND bANNING LEWIS PARKWAY
EL PASO COUNTY

JOB NUMBER 2747-0924
DATE 9/26/2024
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DRAWING DESCRIPTION PRELIMINARY LANDSCAPE PLAN
SHEET # L-2

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Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
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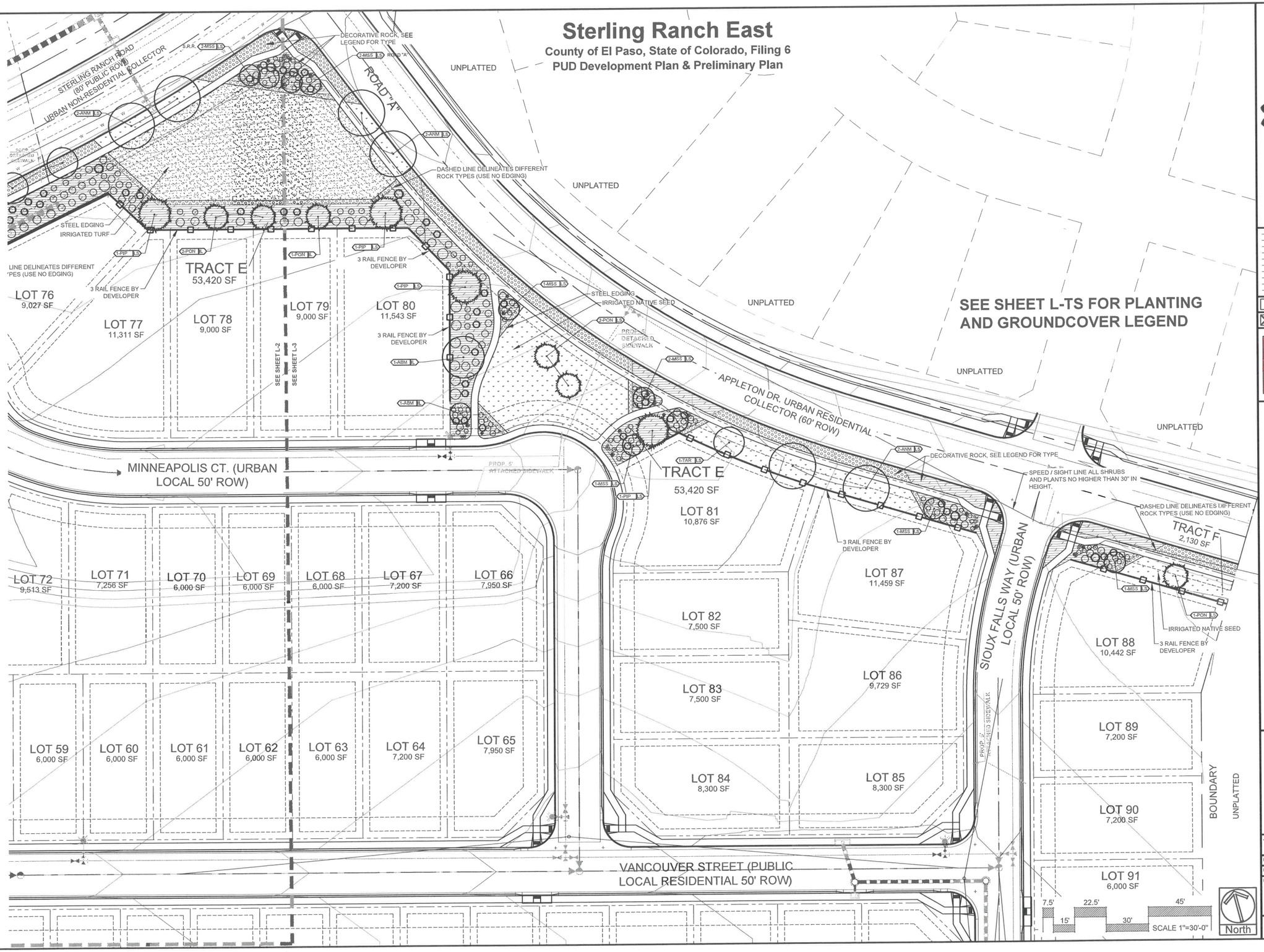

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1505 ASPEN PLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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CLASSIC COMMUNITIES

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FILING 6
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EL PASO COUNTY

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DRAWING DESCRIPTION PRELIMINARY LANDSCAPE PLAN
SHEET # L-3

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Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
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SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1825 AERO PLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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CLASSIC COMMUNITIES

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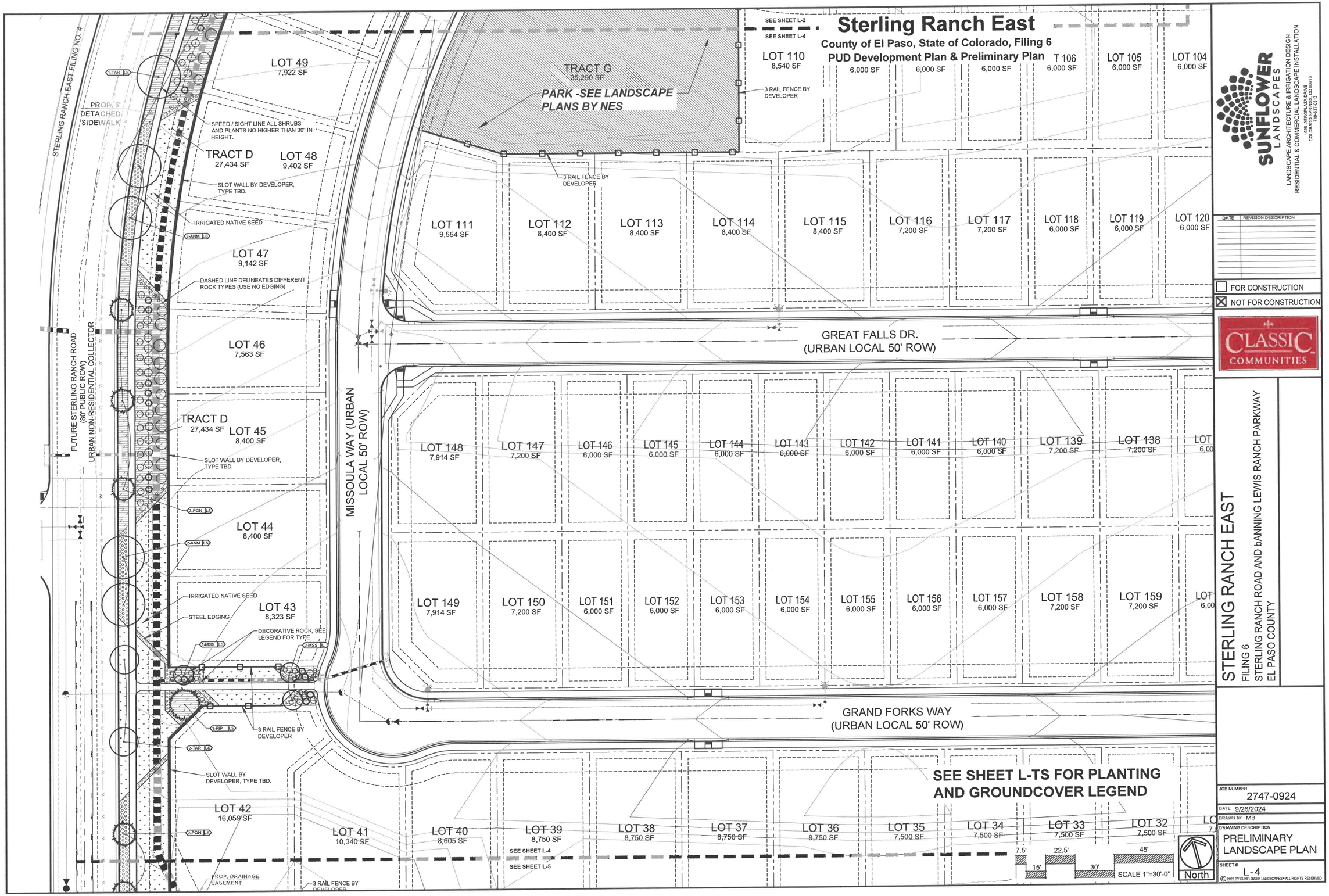
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY



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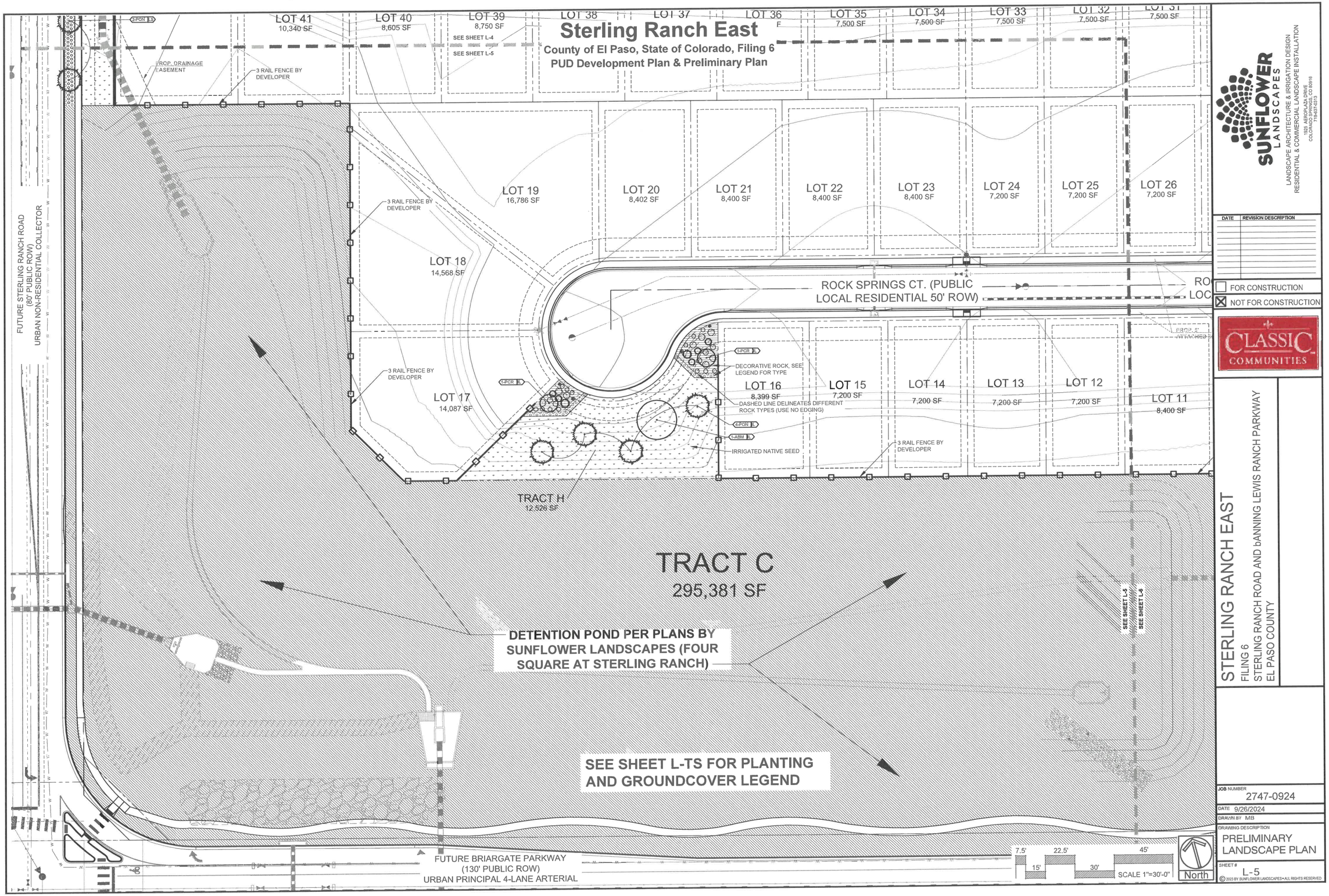

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719/637-0313

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CLASSIC COMMUNITIES

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FILING 6
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EL PASO COUNTY

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Sterling Ranch East

County of El Paso, State of Colorado, Filing 6

PUD Development Plan & Preliminary Plan

LOT 25 7,200 SF
LOT 26 7,200 SF
LOT 27 7,200 SF
LOT 28 9,150 SF
LOT 12 7,200 SF
LOT 11 8,400 SF
LOT 10 7,200 SF
LOT 9 7,950 SF
LOT 8 8,855 SF
LOT 7 15,772 SF
LOT 6 13,753 SF
LOT 5 7,594 SF
LOT 4 6,250 SF
LOT 3 6,250 SF
LOT 2 8,300 SF
LOT 1 8,300 SF
TRACT A 1,650 SF
TRACT B 12,150 SF

LOT 170 7,200 SF
LOT 171 7,200 SF
LOT 172 6,000 SF
LOT 173 6,000 SF
LOT 174 7,200 SF
LOT 175 7,200 SF
LOT 176 7,950 SF
LOT 177 7,950 SF
LOT 178 7,200 SF
LOT 179 7,200 SF
LOT 180 6,000 SF
LOT 181 6,000 SF
LOT 182 7,200 SF

LOT 191 6,000 SF
LOT 192 6,000 SF
LOT 193 6,000 SF
LOT 194 6,000 SF
LOT 195 6,000 SF
LOT 196 6,000 SF
LOT 197 6,000 SF
LOT 198 7,950 SF

ROCK SPRINGS CT. (PUBLIC LOCAL RESIDENTIAL 50' ROW)
EVANSTON PLACE (URBAN LOCAL 50' ROW)
SIOUX FALLS WAY (URBAN LOCAL 50' ROW)
RAPID CITY PLACE (URBAN LOCAL 50' ROW)
BOUNDARY UNPLATTED
PROP. 5' ATTACHED SIDEWALK
3 RAIL FENCE BY DEVELOPER
SEE SHEET L-5
SEE SHEET L-5
SLOT WALL BY DEVELOPER, TYPE TBD.
IRRIGATED NATIVE SEED
SPEED / SIGHT LINE ALL SHRUBS AND PLANTS NO HIGHER THAN 30" IN HEIGHT.
1-PON
2-ANM
3-TAR
1-CCH
1-ANM
2-MSS
1-MSS
DASHED LINE DELINEATES DIFFERENT ROCK TYPES (USE NO EDGING)
DECORATIVE ROCK, SEE LEGEND FOR TYPE
FUTURE BRIARGATE PARKWAY (130' PUBLIC ROW) URBAN PRINCIPAL 4-LANE ARTERIAL

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 15' 22.5' 30' 45'
SCALE 1"=30'-0"
North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1625 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.637.0313

DATE	REVISION DESCRIPTION

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CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

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SHEET # L-6

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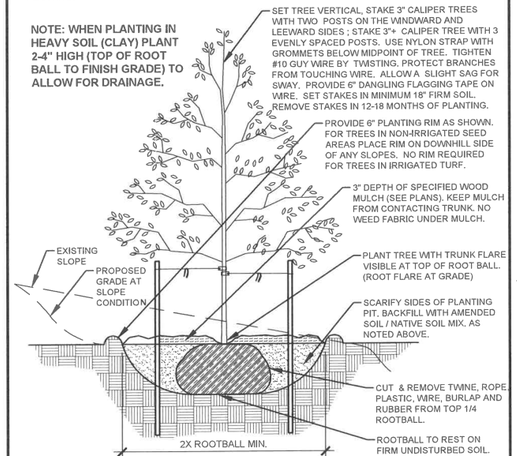
Sterling Ranch East

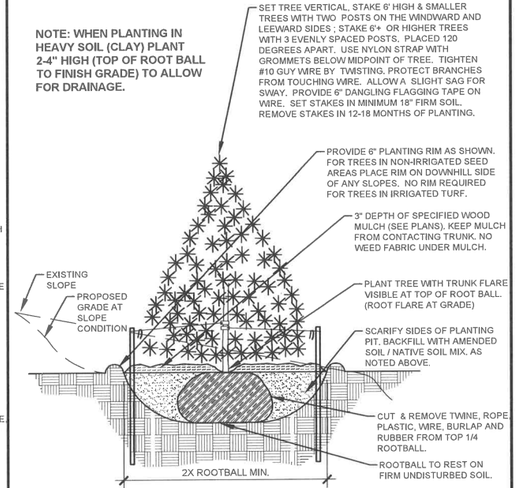
County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



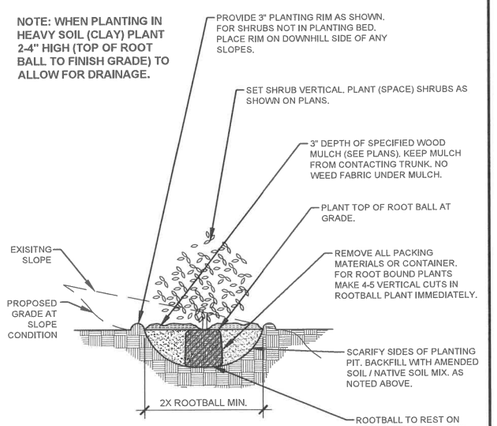
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL..
- PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



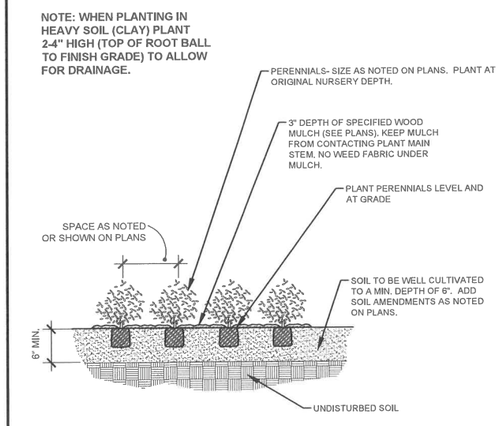
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
- SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
- DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
   -- PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
   -- HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
   -- IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

1. EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
3. ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
4. LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES =12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
7. CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
8. EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL . AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
11. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
12. TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER,STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

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

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION . INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBRAND PERMITHRIN
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

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

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--BUFFALOGRASS	25%
--GRAMA, BLUE	20%
--GRAMA, SIDEOATS	29%
--GREEN NEEDLEGRASS	5%
--WHEATGRASS, WESTERN	20%
--DROPSEED, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF . ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

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

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

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1605 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND bANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

JOB NUMBER 2747-0924
DATE 9/26/2024
DRAWN BY MB
DRAWING DESCRIPTION
PLANTING DETAILS & NOTES
SHEET # L-7

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STERLING RANCH EAST FILING NO.6

SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

   RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits

2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

   *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
9. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
10. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
11. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
12. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
13. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
14. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
16. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
17. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
18. ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
19. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
20. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM. _____ ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
21. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
22. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
23. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
24. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Missoula Way	MW	10	231'	1 / 30'	8 / 8
Vancouver St	VS	10	166'	1 / 30'	6/ 6

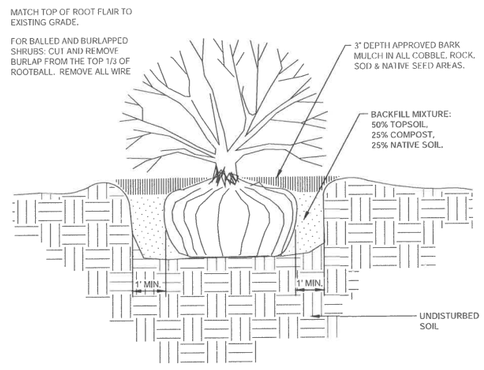
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
x / x	x/x	--	75% / 75%
x / x	x/x	--	75% / 75%
x / x	x/x	--	75% / 75%

PLANT SCHEDULE

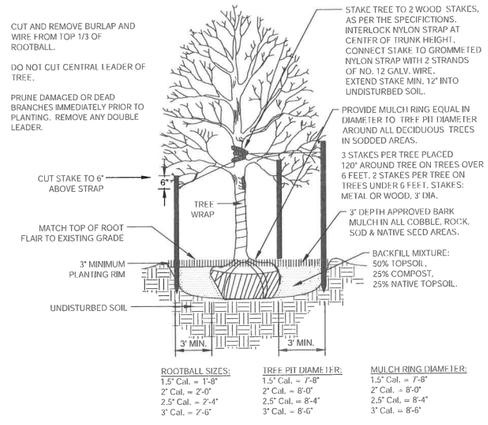
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES						
Agr	10	Acer grandidentatum / Bigtooth Maple	30`	30`	2" Cal.	B&B
Tco	7	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B
EVERGREEN TREES						
Ped	8	Pinus cembroides edulis / Pinyon Pine	30`	20`	6` HT	B&B
Pni	2	Pinus nigra nigra / Austrian Black Pine	60`	40`	8` HT	B&B
SHRUBS						
Pm	10	Pinus mugo 'Mops' / Mops Mugo Pine	20L	4`	5 GAL	CONT
GRASSES						
Ck	46	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5`	2`	5 GAL	CONT

CONCEPT PLANT SCHEDULE

CEDAR WOOD MULCH	3,530 sf
TALL FESCUE SOD	23,437 sf
ROCK MULCH	7,695 sf

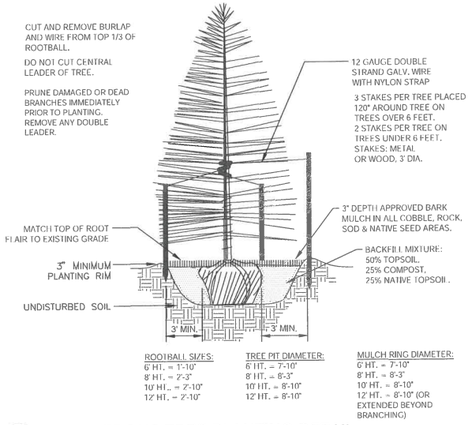


1 SHRUB PLANTING DETAIL
N.T.S. 329333-03



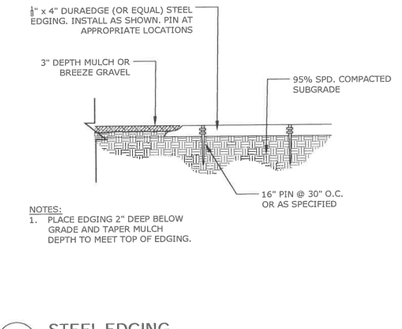
ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
1.5" Cal. = 1'-8"	1.5" Cal. = 1'-8"	1.5" Cal. = 1'-8"
2" Cal. = 2'-0"	2" Cal. = 8'-0"	2" Cal. = 8'-0"
2.5" Cal. = 2'-4"	2.5" Cal. = 8'-4"	2.5" Cal. = 8'-4"
3" Cal. = 2'-6"	3" Cal. = 8'-6"	3" Cal. = 8'-6"

2 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01



ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
6' HT. = 1'-10"	6' HT. = 7'-10"	6' HT. = 7'-10"
8' HT. = 2'-3"	8' HT. = 8'-3"	8' HT. = 8'-3"
10' HT. = 2'-10"	10' HT. = 8'-10"	10' HT. = 8'-10"
12' HT. = 2'-10"	12' HT. = 8'-10"	12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)

3 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

4 STEEL EDGING
N.T.S. 329413-09

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH EAST FILING NO.6

PRELIMINARY LANDSCAPE PLAN

PROJECT ADDRESS

OTHER INFO

PROJECT INFO
DATE: 10/08/2024
PROJECT MGR: A.BARLOW
PREPARED BY: A.LANGHANS

STAMP

ISSUE TYPE

ISSUE INFO

DATE:	BY:	DESCRIPTION:
ISSUE 1	BY	DESCRIPTION

ISSUE / REVISION

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
17 OF 19

PLAN FILE #
CPC #

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GROUNDCOVER LEGEND

CONCEPT PLANT SCHEDULE

	CEDAR WOOD MULCH	3,530 sf
	TALL FESCUE SOD	23,437 sf
	ROCK MULCH	7,695 sf

NORTH

0 10 20 40

SCALE: 1" = 20'

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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ISSUE.1	BY	DESCRIPTION

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

18 OF 19

PLAN FILE #

CPC #

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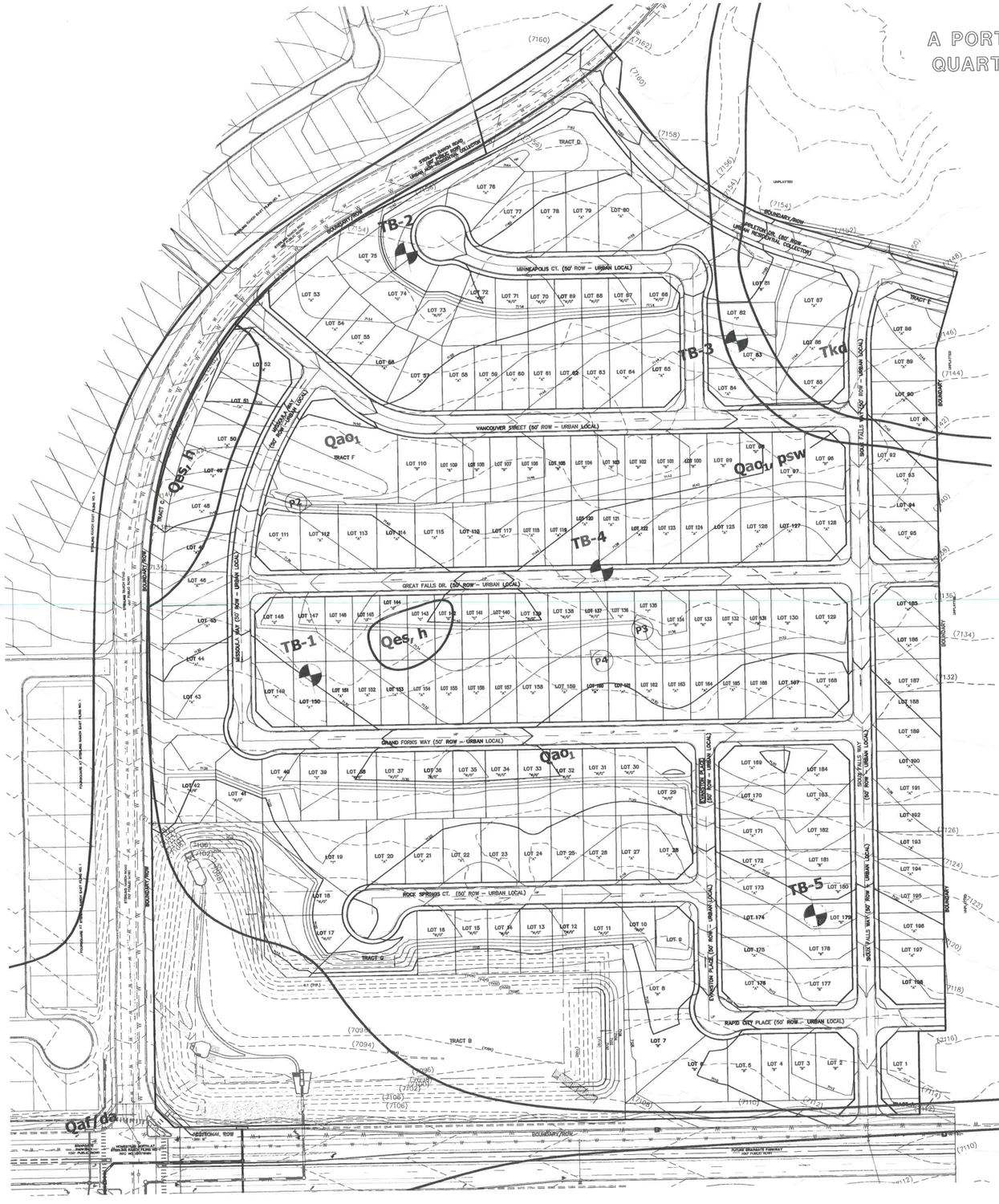
STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

Qaf – ARTIFICIAL FILL OF HOLOCENE AGE:
MAN PLACED FILL DEPOSITS AND FILL STOCKPILES

Qes – EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE:
WIND BLOWN SAND DEPOSITS

Qao1 – OLD ALLUVIUM ONE LATE-MIDDLE PLEISTOCENE AGE:
TERRACE DEPOSITED SANDS AND GRAVELS

TKd – DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE:
ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE

da – DISTRUBED AREA

h – HYDROCOMPACTION

psw – POTENTIAL SEASONALLY SHALLOW GROUNDWATER AREA

REFERENCE:

SOILS AND GEOLOGY STUDY
PRELIMINARY PLAN STERLING RANCH EAST
FILING NO. 6
EL PASO COUNTY, CO

PREPARED BY
ENTECH ENGINEERING, INC.
DATED SEPTEMBER 24, 2024

N

100 50 0 100 200

SCALE: 1" = 100'

PCD NO.

CLASSIC CONSULTING

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

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
GEOLOGIC CONSTRAINTS MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 8/29/24
DRAWN BY	KES	(H) 1"= 100'	SHEET 19 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Overlook at Homestead Filing No. 1 Final Plat

Agenda Date: November 13, 2024

Agenda Item Number: #6 - E

Presenter: Jason Meyer, Planning Division Manager

Information: **Endorsement:** X

Background Information:

This is a request by Kimley-Horn on behalf of PT Overlook LLC for the Overlook at Homestead Filing No. 1 Final Plat. The property is located along the east of Elbert Road and south of Apex Ranch Road in northern El Paso County. The property is approximately six miles northwest of Peyton, CO. The property is surrounded by rural residential subdivisions and agricultural grazing land. The County's Homestead Ranch Regional Park borders the property's east side. The applicant plans to develop 36 5-acre residential lots on 202.72 acres.

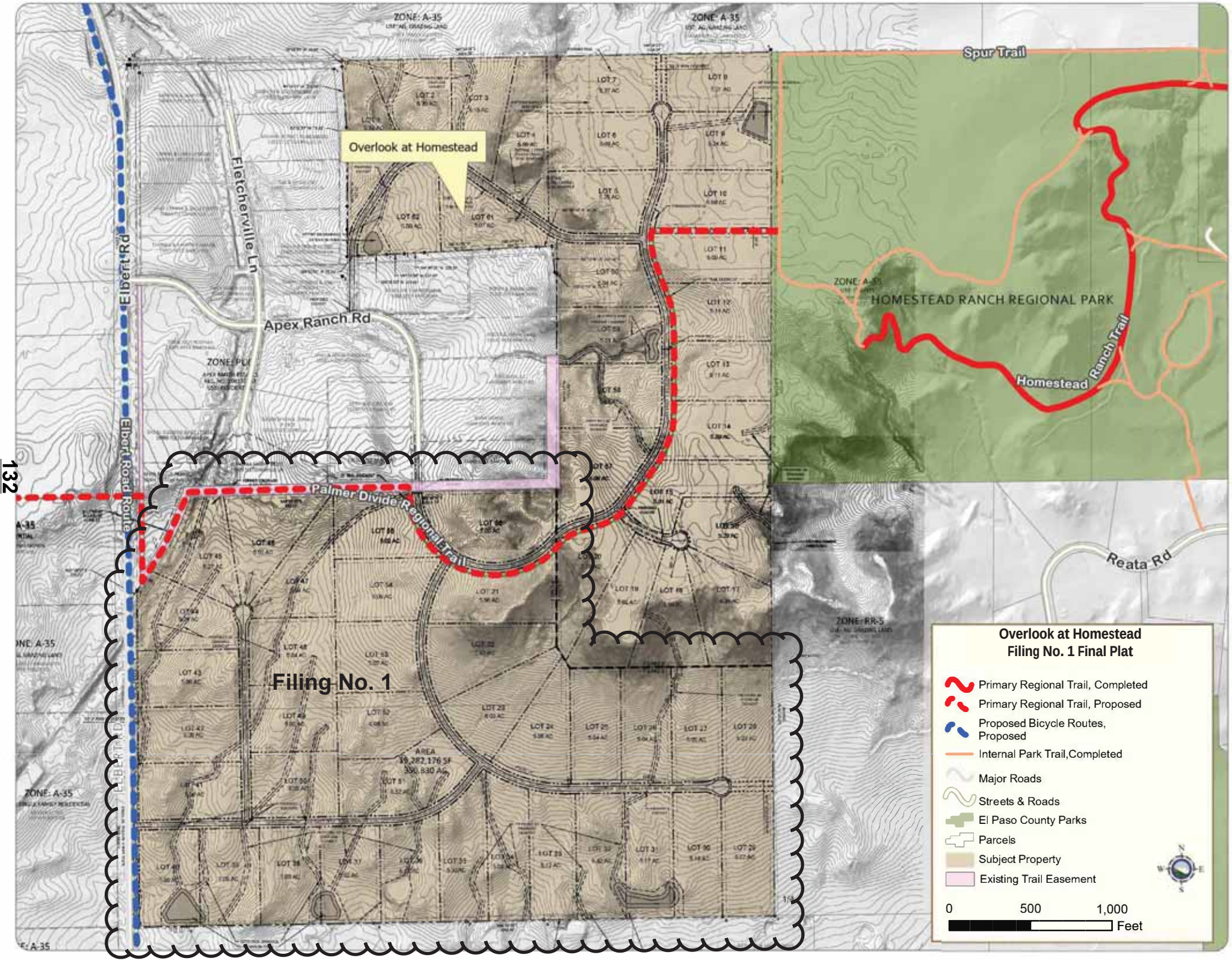
The El Paso County Parks Master Plans shows a master-planned trail affected by this project. The proposed Palmer Divide Regional trail bisects the Overlook at Homestead property starting on the east side of the property making a connection to Elbert Road on the west side of the property through the Apex Ranch Subdivision. Several years ago, a regional trail easement was granted to El Paso County on the south side of the adjacent Apex Ranch subdivision. A trail easement through the Overlook will allow the county to construct the Palmer Division Regional Trail from Homestead Ranch Regional Park to Elbert Road.

County Parks requests regional trail easements where development projects impact proposed County trails. Last year when reviewing the Preliminary Plan application, the county requested that the applicant provide a 25-foot public trail easement for the Palmer Divide Regional Trail. Additionally, due to the challenging terrain of this property, County Parks requested the applicant provide a proposed alignment that was constructible with average grades less than 10%, and that the trail easement area be graded when the subdivision is constructed so that the trail can be built in the future without significantly impacting adjacent residential lots.

As it pertains to this Filing No. 1 Final Plat application, the applicant is showing a trail easement along Campout Drive for the future Palmer Divide Regional Trail. Additionally, the grading and erosion control plans show the trail to be graded as part of the construction of Campout Drive. County Parks appreciates the applicant's cooperation in ensuring the trail corridor will be graded and reduce future impacts to Campout Drive and grading into adjacent residential lots. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes due upon recording of this Final Plat.

Recommended Motion:

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


Overlook at Homestead
Filing No. 1
Spur Trail
HOMESTEAD RANCH REGIONAL PARK
Homestead Ranch Trail
Elbert Rd
Fletcherville Ln
Apex Ranch Rd
Elbert Road Route
Palmer Divide Regional Trail
Reata Rd
ZONE: A-35
ZONE: RR-5
Overlook at Homestead
Filing No. 1 Final Plat
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Internal Park Trail,Completed
Major Roads
Streets & Roads
El Paso County Parks
Parcels
Subject Property
Existing Trail Easement
0
500
1,000
Feet

OVERLOOK AT HOMESTEAD FILING NO. 1 FINAL PLAT

LETTER OF INTENT

OWNER/APPLICANT:

PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT CO, 80132

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
abarlow@nescolorado.com

REQUEST

PT Overlook LLC requests approval of a Final Plat for Overlook at Homestead Filing No. 1, comprised of 36 single family lots, and one tract on 202 Acres.

SUPPORTING DOCUMENTS

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by LSC Transportation Consultants, Inc.
- Soils, Geology Report prepared by ENTECH Engineering, Inc.
- OWTS Report prepared by ENTECH Engineering, Inc. (packaged within the Wastewater Disposal Report prepared by RESPEC)
- Natural Resources Report prepared by Kimley-Horn
- Water Resources and Wastewater Disposal Report prepared by RESPEC
- Final Drainage Report prepared by Kimley-Horn
- Stormwater Management Plan prepared by Kimley-Horn

PROJECT DESCRIPTION

Overlook at Homestead Filing No. 1 is part of the 350-acre Overlook at Homestead subdivision (formerly the Dooley property) located along the east of Elbert Road and south of Apex Ranch Road. On January 11, 2024, the Board of County Commissioners approved a rezone application for the rezone of 350 acres from A-35 (Agricultural, 35-acre lots) to RR-5 (Residential Rural, 5-acre lots). On May 16, 2024 the Board

of County Commissioners approved a Preliminary Plan application for the Overlook at Homestead subdivision, consisting of 62 single-family lots on approximately 350.83-acres.

The properties surrounding Overlook at Homestead Filing No. 1 include:

North: Apex Ranch, a PUD subdivision with lots ranging in size from 3.099 acres to 5.107 acres; the remaining portion of the Overlook at Homestead subdivision with the same zoning.

East: Rural residential 5-acre + lots within the Reata Subdivision make up the eastern boundary.

South: Rural residential 5-acre + lots within the Reata Subdivision line the southern boundary.

West: Across Elbert Rd, A-35 agricultural lots line the western boundary of Overlook at Homestead Filing No.1.

Through the approval of the Preliminary Plan, it was concluded by County Staff, the Planning Commission, and the Board of County Commissioners that the density, lot sizes and transitions in lot sizes proposed for the Overlook at Homestead subdivision was compatible with the neighboring properties.

Overlook at Homestead Filing No.1 is the first 202-acre phase of the Overlook at Homestead subdivision and located immediately east of Elbert Rd. Filing No. 1 is wholly zoned RR-5 and all 36 of the proposed lots meet the minimum zoning standards for the RR-5 zone set out in Table 5-4 of the Land Development Code as follows:

Zone	Min. Lot Size	Min. Lot Frontage	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Lot Coverage	Max. Building Height
RR-5	5 acres	200 ft	25 ft	25 ft	25 ft	25%	30 ft

Access and Traffic: The TIS completed by LSC in October of 2023, assumes a max density of 0.2 DU/AC or 62 units on the 350.83 acre site. The TIS addresses the primary points of entry to the overall development area at the following locations:

- One existing stop-sign controlled intersection between Apex Ranch Road and Elbert Road. This assumes use of the two existing public street stubs provided from the Apex Ranch subdivision to the Overlook at Homestead property.
- One new public road connection intersection to be located 1,920 feet north of Sweet Road. This intersection will be stop-sign controlled.

It is anticipated this development would generate about 650 new vehicle-trips on the average weekday with 13 vehicles entering and 36 vehicles exiting the site in the morning. 40 vehicles are anticipated to enter the site in the afternoon with 23 vehicles exiting.

Analysis of future traffic condition indicates that the addition of site-generated traffic is expected to create minimal impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. No modifications would be required to the southbound approach on Elbert Road at either Apex Ranch Road or the proposed south access. All internal roadways are proposed to be public paved rural local residential streets. The restriping on Elbert Road will be addressed at the construction document stage.

Parcels to the and east, 4100000251, 4126000004, north 4100000031 will be afforded access as follows:

- 4100000251 is part of the El Paso County Homestead Ranch Regional Park, and a trail access is proposed as requested by the Parks Department. No vehicular access will be provided to this parcel.
- 4126000004 Right-of-way will be provided at the end of the Campout Drive cul-de-sac per Code requirements.
- 4100000031 Right-of-way will be provided at the end of the Apex Ranch Road cul-de-sac per Code requirements.

Trails: A 25-foot-wide trail easement is proposed through the Overlook at Homestead development along the Palmer Divide Trail alignment and connecting to the Homestead Ranch Park. This trail will eventually connect to the Woodlake Trailhead per the El Paso County Parks Master Plan. The trail will provide residents and neighbors access to regional open spaces and will promote multi modal travel in the area.

Drainage: The Final Drainage Report prepared by Kimley Horn in 2024 analyzes the existing drainage characteristics of the site and any required improvements. Overlook at Homestead Filing No. 1 is part of four major drainage basins: Upper Black Squirrel, La Vega Ranch, East Kiowa Creek & Bijou Creek. Three (3) stormwater ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, swales. The implementation of these ponds and other associated infrastructure are designed to maintain stormwater flows below historic rates. The development's Metro District will maintain the three storm water ponds proposed within this filing. This project does not rely on the water quality or detention volumes provided by the existing basin within Apex Ranch.

Utilities: The following utilities are the current service providers being considered and line extension negotiations may be necessary to obtain service for the Overlook at Homestead property.

Water: The Water Resources Report prepared by RESPEC in June 2024 indicates that water service will be provided by individual domestic wells for the 36 residential lots. The wells will be drilled into the Upper Dawson aquifer. Water rights in the Dawson Aquifer of 81.73 acre-feet annually are available on the basis of decrees Nos. 4638-BD and 4638-RP. The 36 lots in Filing 1 will generate an annual demand of approximately 47.28 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields.

Wastewater: Wastewater service will be provided by onsite wastewater treatment systems (OWTS). ENTECH's OWTS report concludes the site is suitable for individual on-site wastewater treatment systems within its cited limitations, namely the identification of a floodplain and areas with shallow bedrock. In order for appropriate on-site wastewater treatment systems to be installed designed systems are anticipated for a majority of the lots. Each property will need to be evaluated for this requirement. Each The following criteria are based on El Paso County OWTS Regulations, each septic system must meet the following minimum criteria.

- Treatment area is a minimum of four feet above bedrock and/or groundwater in septic area.
- Each treatment area must have an OWTS design prepared and presented to El Paso County and approved before an OWTS permit can be obtained.
- Physical setbacks of 100 feet from any well (existing or proposed) must be provided for desired treatment area.
- Treatment area must be 10 feet from any property lines, gulches, cut banks, and/or fill areas.
- Treatment area must be at least 50 feet from any water course, stream, lake, spring, irrigation ditch, or wetlands.
- OWTS must not fall in any restricted areas.

Electric: Electric service will be provided by MVEA and the site exists within their service area and a will serve letter is provided.

Gas: Gas will be provided by Black Hills Energy and, if service to this property is not feasible, propane tanks will be used to service the development.

Floodplain: The proposed Preliminary Plan is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C0350G, dated 12/07/2018). However, upon further investigation potentially seasonal shallow, seasonally shallow, ponded water, and springs have been found in areas with drainages in the southwestern portion of the site. These are mapped within the Wastewater study prepared by ENTECH June 2024. Subsurface perimeter drains are recommended for structures adjacent to the aforementioned drainages.

Wetlands: According to the Natural Resources Report done by Kimley Horn dated September 22, 2023 this proposed subdivision will keep most of the existing wetland habitats and natural springs as key drainageways through the site. The majority of drainage features on the site are spring-fed tributaries to Black Squirrel Creek and are non-jurisdictional based on correspondence with USACE. The western wetlands are mapped as freshwater emergent wetland and riverine, while the south-central wetland is mapped as a freshwater pond and riverine. The wetland area will be incorporated into future lots and impacts to these resources may occur depending on project design.

Natural Features/Vegetation: Two stock ponds are present on the southern portion of the site and the site contains four drainage basins (Bijou Creek, East Kiowa Creek, Upper Black Squirrel & La Vega Ranch). Rolling grassland hills make up most of the southern and western portions of the site. These natural features will be incorporated into future lots and will be largely undisturbed other than as needed to accommodate roads and home sites.

Noxious Weeds: According to the Weed Management Plan prepared by Kimley Horn dated December 4, 2023 the site contains scattered areas containing two species of noxious weeds. Noxious weeds observed on the project area include Musk thistle (*Carduus nutans)* and Cheatgrass *(Bromus tectorum).* Milk thistle is categorized as a List B species on the Colorado Noxious Weed list, and should be managed to prevent further spread. Cheatgrass is categorized as a List C species, which is considered more of a localized concern, but the State provides assistance to jurisdictions that choose to manage the species. The report also recommends eliminating or minimizing noxious weeds and invasive plants designated as "undesirable species" as included in the CDA "watch list." The report prescribes chemical and mechanical means of managing the noxious weeds. Following construction, the Metropolitan District will be responsible for weed control in the open space tracts. With the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

Wildlife: Based on the Natural Resources Report prepared by Kimley Horn dated September 22, 2023 wildlife habitat impacts are unavoidable, but the implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide benefits to aquatic species including amphibians and invertebrates. In addition, detention facilities may add seasonal water features that could support further wildlife like waterfowl. The plan to remove few trees on the site for construction and wildfire hazard reduction will make impacts to forest species negligible. Since

grasslands are the dominant habitat type, the associated species are expected to experience the greatest disturbance. Deer, foxes and bears may experience adverse effects from an increased state of urbanization in close proximity to wildland areas in the greater vicinity.

No impacts are expected for federally or state listed threatened species.

Soils and Geology: The Soils and Geology Report prepared by ENTECH June 2024 the geologic conditions that occur on the property, including artificial fill, expansive soils, groundwater and floodplains, areas of ponded water, debris fans/debris flow susceptibility, rockfall, slope stability and landslide hazard, shallow bedrock, and radon. The report summarizes that the proposed development of the site can be achieved if the constraints previously mentioned are mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

Wildfire: As stated in the Natural Resources Report prepared by Kimley Horn dated September 22, 2023, the wildfire risk and burn probability are not expected to change with development of the project site. The site is predominantly "Low Risk" with smaller areas of "Moderate Risk" and "Lowest Risk" according to WRAP. The Peyton Fire Protection District is located approximately 4.5 miles from the site on Railroad Street and will service the property. Wildfire fuels are likely to be removed through development and the CC&Rs will require Firewise construction and landscaping.

PROJECT JUSTIFICATION

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f as follows:

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

The project site is denoted as a Rural placetype in Your EPC Master Plan. The primary land uses in this placetype are Farm/Homestead Residential, Parks/Open Space & Agriculture. The proposed 5-acre lots align with the Supporting Use of Estate Residential (Minimum 1-unit/5-acres) of the Your EPC Master Plan. This Preliminary Plan provides further contiguity in the County's land use by connecting two currently separated Large-Lot Residential developments – one to the west (Apex Ranch) and one to the south (Reata Subdivision). The Rural placetype in this part of the county continues to transition towards large-lot residential around the Peyton Rural Center and this development would progress that trend.

The project meets the following Core Principles and Goals set forth in the County Policy Plan:

Core Principle 1, Land Use and Development, seeks to "Manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "Ensure compatibility with established character and infrastructure capacity."

The proposed 5-acre lot development continues the rural density approved with the adjacent subdivisions in the County and will provide a transition from the PUD (Apex Ranch, with a gross density of 1 D.U. per 4.946 acres) to the existing RR-5 residences south of the site. The submitted traffic study indicates that the development can be accommodated with minimal impact to traffic operations for the existing and surrounding roadway system.

Core Principle 4, Transportation & Mobility, seeks to "Connect all areas of the County with a safe and efficient multimodal transportation system" Goals 4.1 and 4.2 respectively seek to, "Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel" and, "Promote walkability and bikability where multimodal transportation systems are feasible."

The proposed trail easement would accomplish these goals by connecting more homes to an east-west trail that directly links with a nearby regional open space. When built, the trail moving through the proposed Preliminary Plan and Apex Ranch would be only two parcels away from connecting to the EPC Woodlake Trailhead.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Overlook at Homestead Filing No. 1 is in substantial conformance with the lot and layout configuration on the Preliminary Plan.

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

The Overlook at Homestead Filing No. 1 subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

Water service will be provided by individual domestic wells on the 36 residential lots. The wells will be drilled into the Dawson Aquifer and rely on existing water rights. Water quality testing of the Dawson Aquifer wells has been completed and is of sufficient quality to serve the proposed residential development. Water Rights in the Upper Dawson aquifer of 81.73 acre-feet were allocated in Water Decree No. 4638-BD. The 47 lots in Filing 1 will generate an annual demand of approximately 47.28 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to

augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields.

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

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). The Wastewater Disposal Report prepared by RESPEC includes ENETCH's Wastewater Study prepared June 2024. The study concludes that the property is generally suitable for OWTS if the named constraints are properly mitigated or avoided and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. The Report identifies floodplains on the site and notes that floodplain areas are not suitable for OWTS. Some lots are impacted but still have sufficient space for OWTS due to the size of the lot. The report concludes that the majority of lots will require designed systems and each property will need to be evaluated for this requirement.

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

The Soils and Geology Report prepared by Entech in June of 2024 identifies the geologic conditions that occur intermittently on the property and will impose some constraints on the proposed development, including artificial fill, expansive soils, shallow bedrock, seasonally shallow, potential seasonally shallow groundwater areas, springs, potentially unstable slopes, rockfall and debris flow susceptible areas will be encountered on lots located at the base of the bluff. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques or avoidance. Areas affected by seasonal shallow and potential seasonally shallow groundwater may require drains adjacent to the structure to help prevent intrusion of water into areas below grade. Basements should be feasible across the majority of the site, but lot specific subsurface soil investigations will be required. The potentially unstable slope areas along the mesa are considered stable in their current condition, but care must be exercised in these areas as to not activate instability. The steeper slopes should be avoided by development and a minimum of a 30-foot setback from the crest of the cliffs/steep slopes is recommended. Once building locations are determined additional investigation may be warranted. Site grading should direct surface flows around structures around the top of the mesa where recent minor debris fans/erosion have been observed. Drainage culverts and other drainage infrastructure should be adequately sized for the potential sediment laden flows during significant precipitation events. In areas of concentrated flows channel armoring, including permanent channel armoring should be utilized to prevent accelerated erosion which in turn could create unstable conditions.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Final Drainage Report prepared by Kimley Horn prepared in 2024. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and three (3) full spectrum detention ponds. All proposed drainage basins have been designed in effort to keep runoff within the same existing basins, as to not transfer runoff between basins. The proposed ponds and associated drainage infrastructure are systematically designed to reduce peak stormwater flow rates, down below historic rates before leaving the site. These measures comply with the requirements of the LDC and ECM.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

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

The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. Adequate streets are provided to serve the future residents of the subdivision.

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

The Peyton Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal.

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

The need for off-site improvements have been studied and it is concluded that the Overlook at Homestead development, including Filing No. 1, does not meet the thresholds set forth by El Paso County to trigger off-site improvements.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

All public improvements are to be constructed or financially guaranteed through the SIA. Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code;

The proposed subdivision meets the applicable sections of the Code.

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

There are no know mineral estate interests associated with this property.

Development Application Permit Review

EL PASO COUNTY

PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 30, 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: Overlook at Homestead Ranch Filing No. 1 Final Plat
PCD Reference #: SF2425

Application Type: Final Plat
Total Acreage: 202.72
Total # of Dwelling Units: 36
Dwelling Units Per 2.5 Acres: 0.44
Regional Park Area: 2
Urban Park Area: 2
Existing Zoning Code: RR-5
Proposed Zoning Code: RR-5

Applicant / Owner:
PT Overlook LLC
1864 Woodmoor Dr.
Ste. 100
Monument, CO 80132

Owner's Representative:
Kimley-Horn
Kevin Kofford
2 N. Nevada Ave. Ste. 900
Colorado Springs, CO 80903

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 36 Dwelling Units = 0.698
Total Regional Park Acres: 0.698

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 36 Dwelling Units = 0.00
Community: 0.00625 Acres x 36 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 36 Dwelling Units = $18,180
Total Regional Park Fees: $18,180

Urban Park Area: 2

Neighborhood: $119 / Dwelling Unit x 36 Dwelling Units = $0
Community: $184 / Dwelling Unit x 36 Dwelling Units = $0
Total Urban Park Fees: $0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

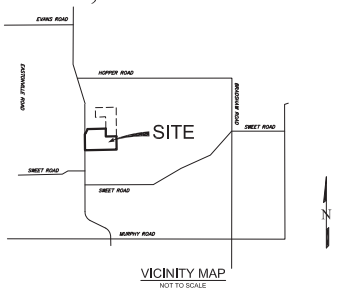
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Final Plat Filing No. 1: (1) fees in lieu of land dedication for regional park purposes in the amount of $18,180 will be required at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

Park Advisory Board Recommendation:

OVERLOOK AT HOMESTEAD FILING NO. 1

FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT PT OVERLOOK, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED PLS 28658", 3" ABOVE GRADE, AND AT THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854" AT GRADE, BEING ASSUMED TO BEAR S00°47'36"E.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; THENCE S00°47'36"E ON THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,116 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE S00°47'36"E, A DISTANCE OF 1,535.26 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF REATA FILING NO. 1, AS RECORDED IN PLAT BOOK A-3 AT PAGE 62; THENCE S88°43'40"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION AND THE NORTHERLY BOUNDARY LINE OF SAID REATA FILING NO. 1, A DISTANCE OF 3,943.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N00°37'58"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,997.73 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE FORMER COLORADO AND SOUTHERN RAILWAY, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF APEX RANCH ESTATES AS RECORDED UNDER RECEPTION NUMBER 208712902; THENCE ON THE WEST BOUNDARY OF THE FORMER COLORADO AND SOUTHERN RAILWAY BOUNDARY AND THE BOUNDARY OF SAID APEX RANCH ESTATES THE FOLLOWING TWO (2) COURSES:

1. N35°18'27"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°55'17", A RADIUS OF 1,810.08 FEET A DISTANCE OF 566.17 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF APEX RANCH ESTATES, RECORDED UNDER RECEPTION NUMBER 208712902;

THENCE N88°37'29"E ON SAID SOUTHERLY LINES A DISTANCE OF 951.99 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SECTION 22; THENCE N89°38'02"E ON THE SOUTHERLY BOUNDARY LINE OF SAID APEX RANCH ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,311.90 FEET TO THE SOUTHEAST CORNER OF SAID APEX RANCH ESTATES AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°19'30"E A DISTANCE OF 966.34 FEET; THENCE S31°35'05"E A DISTANCE OF 156.14 FEET; THENCE N89°00'22"E A DISTANCE OF 1,240.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,830,086 SQUARE FEET OR 202.711 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS OVERLOOK AT HOMESTEAD FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS HEREBY PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON; THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED _____ BY ANDREW J. BIGGS, MANAGER HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____ 202_ A.D.

_____
ANDREW J. BIGGS, MANAGER, PT OVERLOOK LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ A.D., BY ANDREW J. BIGGS, MANAGER OF PT OVERLOOK, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, AND B, WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE _____ BY SEPARATE DOCUMENT.

BY: _____
ANDREW J. BIGGS

AS PRESIDENT OF _____ HOMESTEAD AT OVERLOOK DISTRICT NO. 1

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JUNE 5, 2024.
2. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" ,3' ABOVE GRADE AND AT THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED " K&W 3854" AT GRADE, BEING ASSUMED TO BEAR S00°47'36E.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER 55110184, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 14, 2023 AT 5:00 P.M.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. FLOODPLAIN STATEMENT: THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 08041C0335G, EFFECTIVE DATE DECEMBER 7, 2018.
8. UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT-WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PUIE) AND AN ADJACENT 10-FOOT-WIDE PUBLIC UTILITY EASEMENT (PUE), ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
11. THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT: SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY-OVERLOOK AT HOMESTEAD PREPARED BY ENTECH ENGINEERING, INC., DATED_____ IN THE FILE _____AVAILABLE AT THE EL PASO COUNTY SERVICES DEPARTMENT:
    - DOWNSLOPE CREEP - LOTS_____
    - POTENTIALLY UNSTABLE SLOPES - LOTS _____
    - POTENTIALLY SEASONALLY HIGH GROUND WATER - _____
12. ACCORDING TO THE WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING, INC. REVISED _____ ALL LOTS WILL REQUIRE AN ENGINEERED OWTS SYSTEM, INDIVIDUAL LOT SOIL TESTING IS REQUIRED PRIOR TO CONSTRUCTION.
13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS. IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (EG., PREBLE'S MEADOW JUMPING MOUSE).
14. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. AREAS WITHIN THE DRAINAGE EASEMENT ARE NO BUILD AREAS AND NOT SUITABLE FOR OWTS LOCATION.
15. FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED, SUBSURFACE PERIMETER DRAINS ARE REQUIRED.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
18. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DRIVEWAYS LONGER THAN 300-FEET NEED TO BE APPROVED BY THE FALCON FIRE DISTRICT. SOME LOTS REQUIRE CULVERTS LARGER THAN 18-INCHES BASED ON THE FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
19. WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNER'S RESPONSIBILITY.
20. THE OVERLOOK AT HOMESTEAD DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER _____, RECORDS OF EL PASO COUNTY, COLORADO.
21. NOTICE: THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT, _____ CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	5,519 SQ.FT	_____, _____, _____	OVERLOOK AT HOMESTEAD DISTRICT NO. 1
B	11,900 SQ.FT	_____, _____, _____	OVERLOOK AT HOMESTEAD DISTRICT NO. 1
C	101,589 SQ.FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY

GENERAL NOTES: (CONTINUED)

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

    THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
23. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY. THE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
24. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORSSOLUTION AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
25. THE FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1967 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 AND RECORDED IN BOOK 571 AT PAGE 55, OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECORDATION OF THIS PLAT.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS_____DAY OF _____, 20_____.

_____
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF OVERLOOK AT HOMESTEAD FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 202_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONER DATE

_____ _____
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ___M. THIS _____ DAY OF _____, 202_ A.D. AND WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
DEPUTY

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

REVISIONS NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1286

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

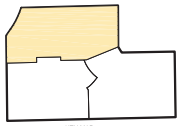
OVERLOOK AT HOMESTEAD FILING NO. 1
FINAL PLAT
A PORTION OF THE NORTH HALF OF SECTION 27
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

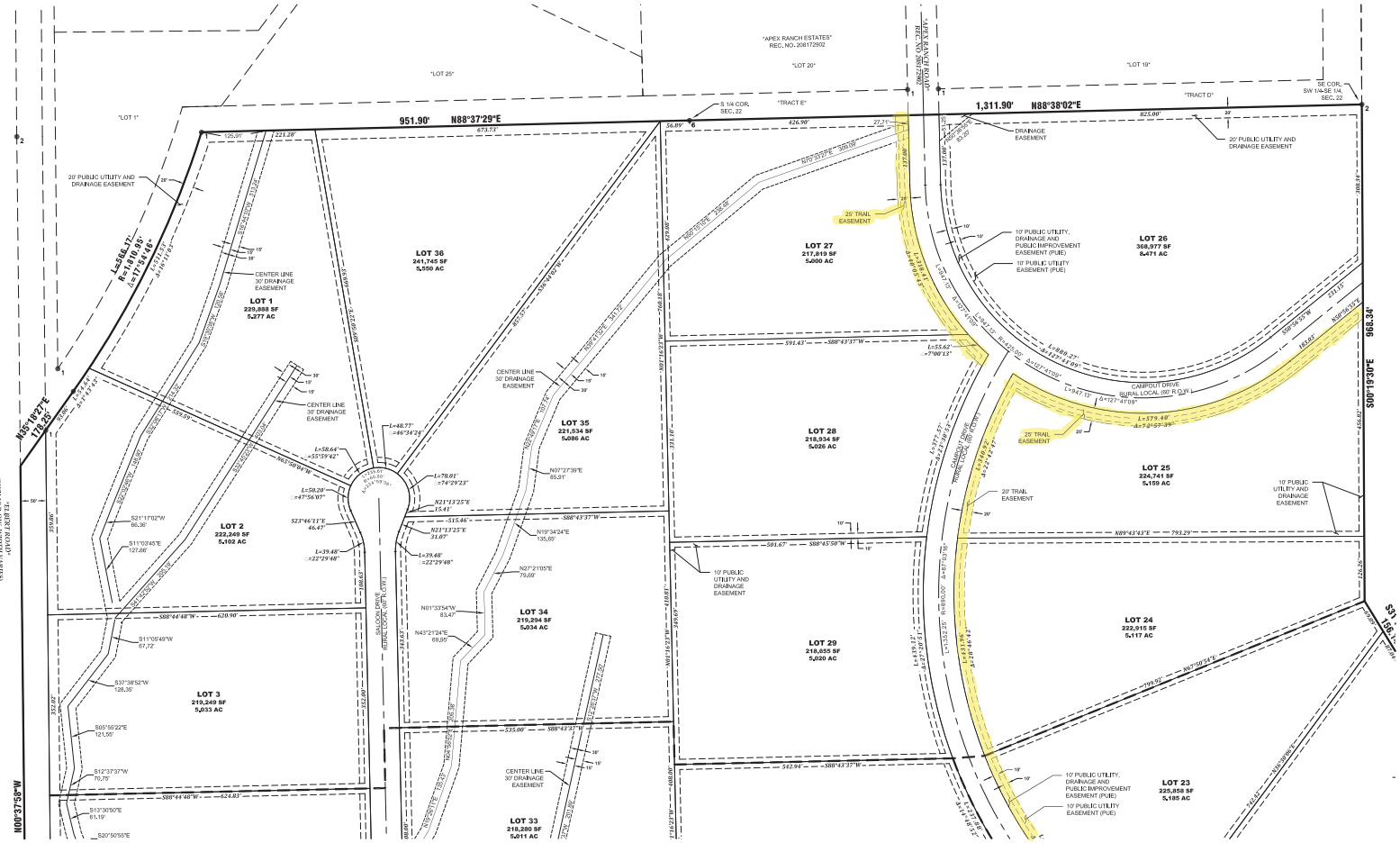
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	1 OF 4

OVERLOOK AT HOMESTEAD FILING NO. 1

FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO





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OVERLOOK AT HOMESTEAD FILING NO. 1
FINAL PLAT

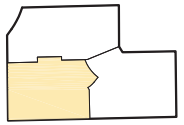
A PORTION OF THE NORTH HALF OF SECTION 27
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

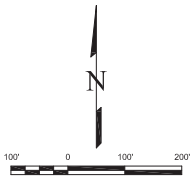
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	2 OF 4

OVERLOOK AT HOMESTEAD FILING NO. 1

FINAL PLAT

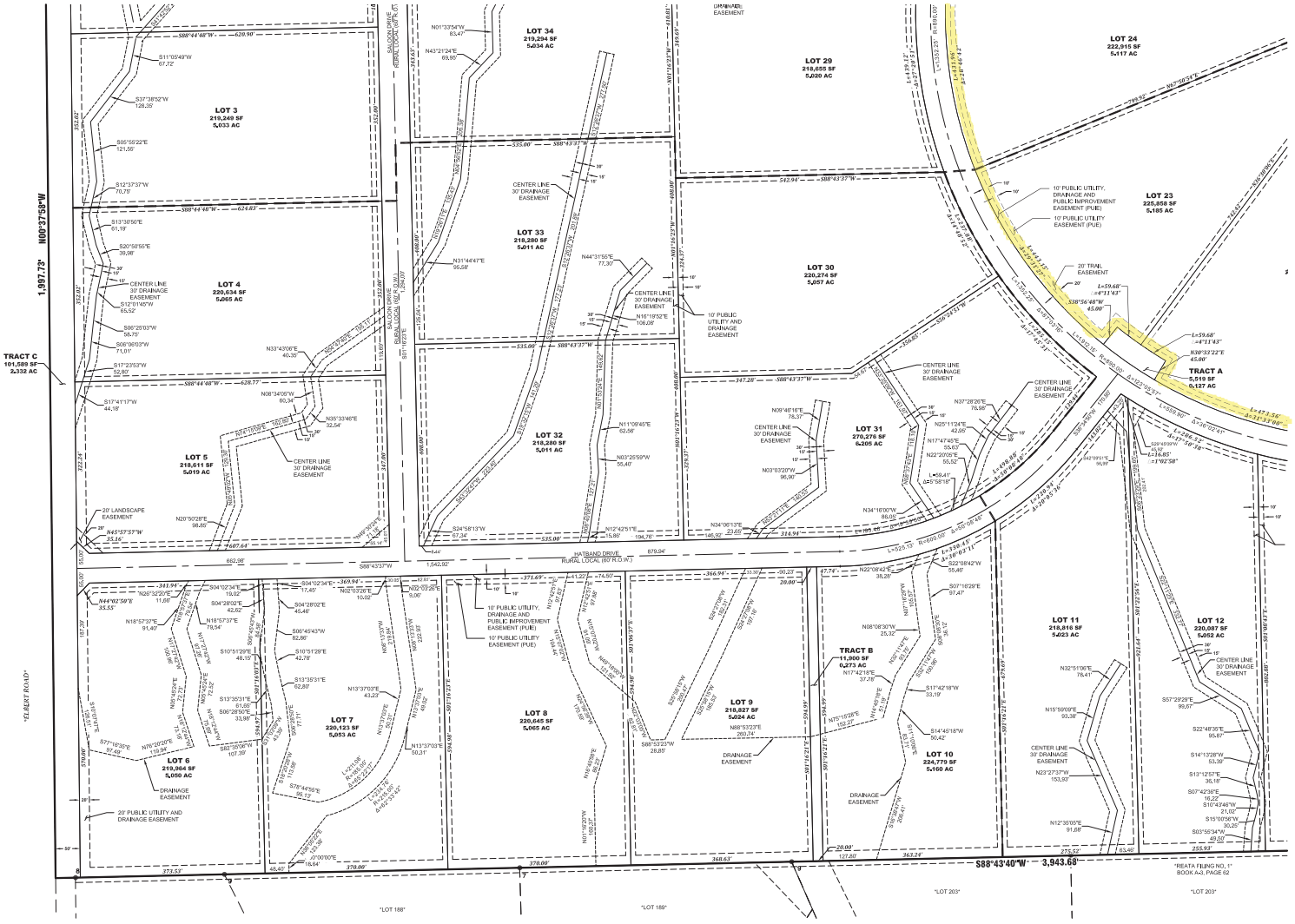
A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO





LEGEND:

- ●1 FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" AT GROUND LEVEL
- ●2 FOUND 2.5" ALUMINUM CAP STAMPED CLSI PLS 30127"
- ●3 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
- ●4 FOUND 2.5" ALUMINUM CAP STAMPED PLS 27605"
- ●5 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 28658"
- ●6 FOUND 3.5" ALUMINUM CAP STAMPED "PLS 14611"
- ●7 FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP STAMPED " K&W 3854"
- ●8 FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- ●9 FOUND NO. 4 REBAR
- ●10 FOUND NO. 5 REBAR
- ●11 FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- ●12 FOUND 2.5 ALUMINUM CAP STAMPED "PLS 30127"
- ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- DRAINAGE EASEMENT
- * AREA NOT PART OF THIS SURVEY



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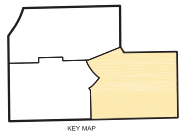
A PORTION OF THE NORTH HALF OF SECTION 27
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

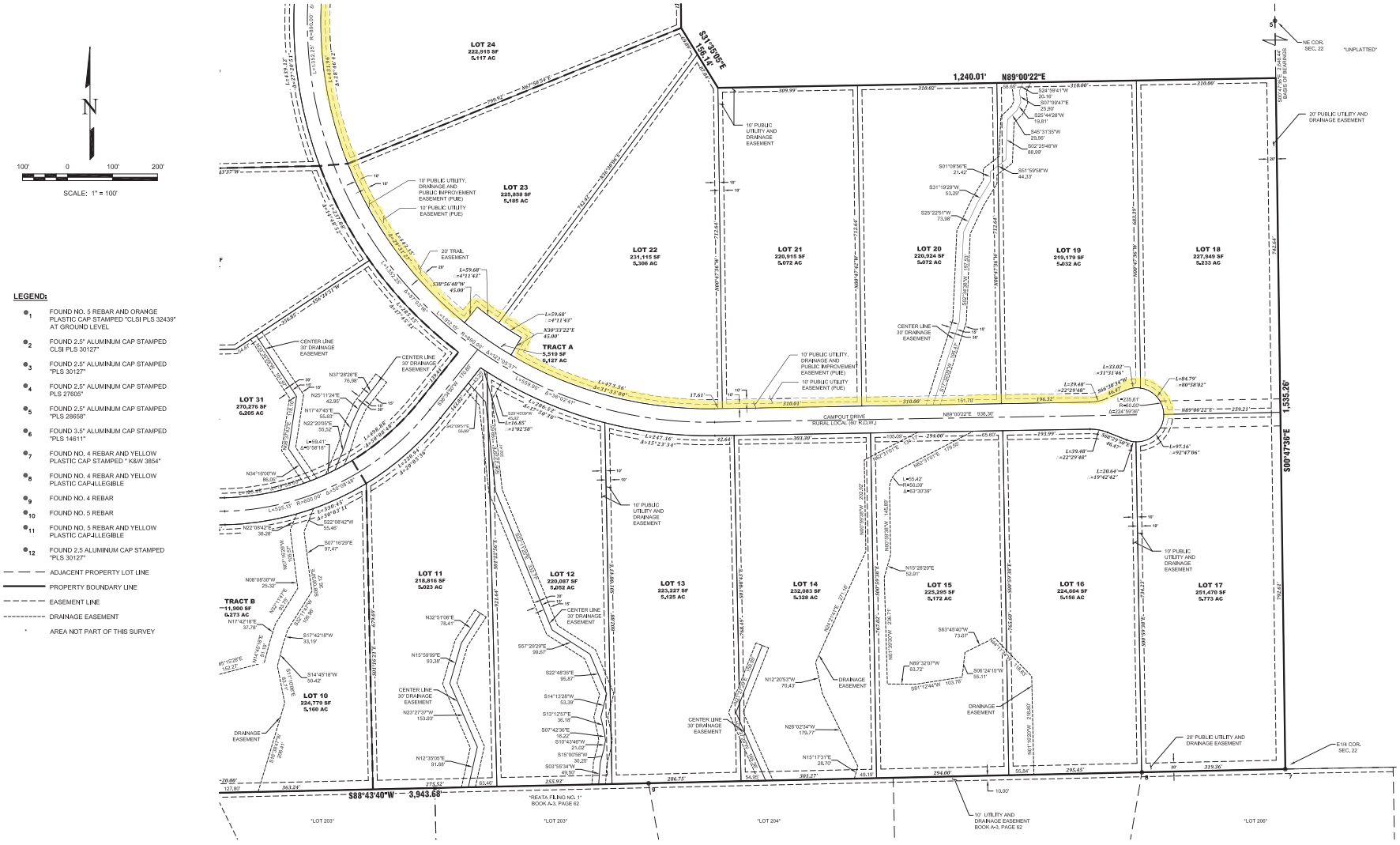
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	3 OF 4

OVERLOOK AT HOMESTEAD FILING NO. 1

FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO





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OVERLOOK AT HOMESTEAD FILING NO. 1
FINAL PLAT
A PORTION OF THE NORTH HALF OF SECTION 27
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	4 OF 4

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – The Glen at Widefield Filing No. 11

Agenda Date: November 13, 2024

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Park Planning Division Manager

Information: **Endorsement:** X

Background Information:

The Glen at Widefield East is a 292.29-acre subdivision located in the Widefield area near Mesa Ridge Parkway and Marksheffel Road. The developer, The Glen Development Company, is in the process of completing the requirements of a Final Plat subdivision application for The Glen at Widefield Filing No. 12. The Final Plat totals 27.30 acres and consist of 79 single family residential lots on 17.71 acres and 5.52 acres of open space (20%).

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within several large open space tracts within the Glen at Widefield East property, which includes Filings No. 7 through 12. For each filing, a corresponding Park Lands Agreement is proposed to help fund this urban park development. To date a Park Lands Agreement has been completed for Filings No. 7, 8, 9, 10, and 11.

Consistent with the overarching Trails Plan for The Glen at Widefield East, The Glen Development Company has indicated their intent to construct urban park amenities associated with The Glen at Widefield Filing No. 12 Final Plat. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be $23,305.

The County desires to grant the Glen Development Company $23,305 in Urban Park credits, provided that urban park improvements are installed of an equal or greater value, which will provide urban recreation opportunities for residents living in Filing No. 12 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 12 by installing 2,000 linear feet of trail, specifically identified as Trail C, between Trail D and Poa Annua in the Trails Plan, and by installing 3,190 liner feet of trail, specifically identified as Trail D in the Trails Plan within open space Tracts A, B, and C in The Glen at Widefield Filing No. 12, in lieu of paying $23,305 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications, and a construction cost estimate for the park improvements to the County for review and approval prior to recording the

final plat for The Glen at Widefield Filing No. 12. The park improvements must be completed within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 12.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 12

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____day of_____, 2024, by and between Glen Development Company ("Property Owner"), Glen Metropolitan District No. 3 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes twelve filings for development of 578 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as The Glen at Widefield Filing No. 12 for development of 79 single-family lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2019 Urban Park Fees for The Glen at Widefield Filing No. 12 to be $23,305.

E. Property Owner and the District provided a Trail Plan outlining the development of approximately 3.5 miles of trail, a picnic pavilion and picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner $23,305 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels within the Glen at Widefield East identified as Tracts A,B, and C within Glen at Widefield Filing No. 12, which will provide urban recreation opportunities for residents living in The Glen at Widefield East and the public.

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 Property Owner agree as follows:

1. Trail C Development and Obligations. Property Owner and the District shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 12 by installing 2,000 linear feet of trail, specifically identified as Trail C, between Trail D and Poa Annua, in the Trail Plan attached hereto and incorporated herein by this reference within open space Tracts A, B, and C of the Glen at Widefield Filing No. 12 in lieu of paying $23,305 in Urban

Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

2. Trail D Development and Obligations. Property Owner and the District shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 12 by installing 3,190 linear feet of trail, specifically identified as Trail D in the Trail Plan attached hereto and incorporated herein by this reference within open space Tracs A, B, and C of the Glen at Widefield Filing No. 12 in lieu of paying $23,305 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 12, the Property Owner and the District shall install or cause to be installed the Improvements within the designated tract as described in this Agreement.

b. The value of the Improvements installed shall be equal to or greater than $23,305.

c. The Property Owner and the District will provide plans, specifications, and a construction cost estimate for the Improvements to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 12.

d. The 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 $23,305 will be immediately paid to the County. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until the Improvements have been completed or fees have been paid.

e. The Improvements shall remain open for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East Preliminary Plan and The Glen at Widefield Filing No. 12.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner, District and the County, the Improvement will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District No. 3 for the benefit of the public.

3. Installation. The Property Owner and the District, at no cost to the County, shall be responsible to install or cause to be installed all Improvements pursuant to this Agreement. Any and all Improvements are subject to review and acceptance by the County. All 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 COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

Steven Klaffky (Oct 28, 2024 13:24 MDT)
_____
County Attorney's Office

Glen Development Company

By: _____

Title: Assistant Vice President__

Glen Metropolitan District No. 3

By: _____

Title: _Vice President_____

February 6th, 2024

To Whom It May Concern,

I am writing the following letter in order to describe our intent to continue construction of the planned trail system through the open space surrounding our project at the Glen at Widefield Subdivision.

We are now constructing our final filing in the Glen at Widefield East subdivision known as Filing No. 12. This filing is a continuation of our development of the Glen at Widefield East. This filing will contain 79 residential lots. In conjunction with this filing, we intend to complete construction of Trail “C” from the intersection with Poa Annua to the existing connection just northwest of Filing 12 as shown on the attached Exhibit "A". In addition, we will be completing the entirety of Trail “D”. In exchange for our construction of these trails we would like to enter into a Parklands Agreement with El Paso County in an effort to use our park fees for this large project. As shown in the attached Exhibit B the estimated cost for the improvements associated with Filing No. 12 are $73,002 and the park fees associated with Filing 12 are $23,305 based on fees in the BOCC resolution associated with this filing.

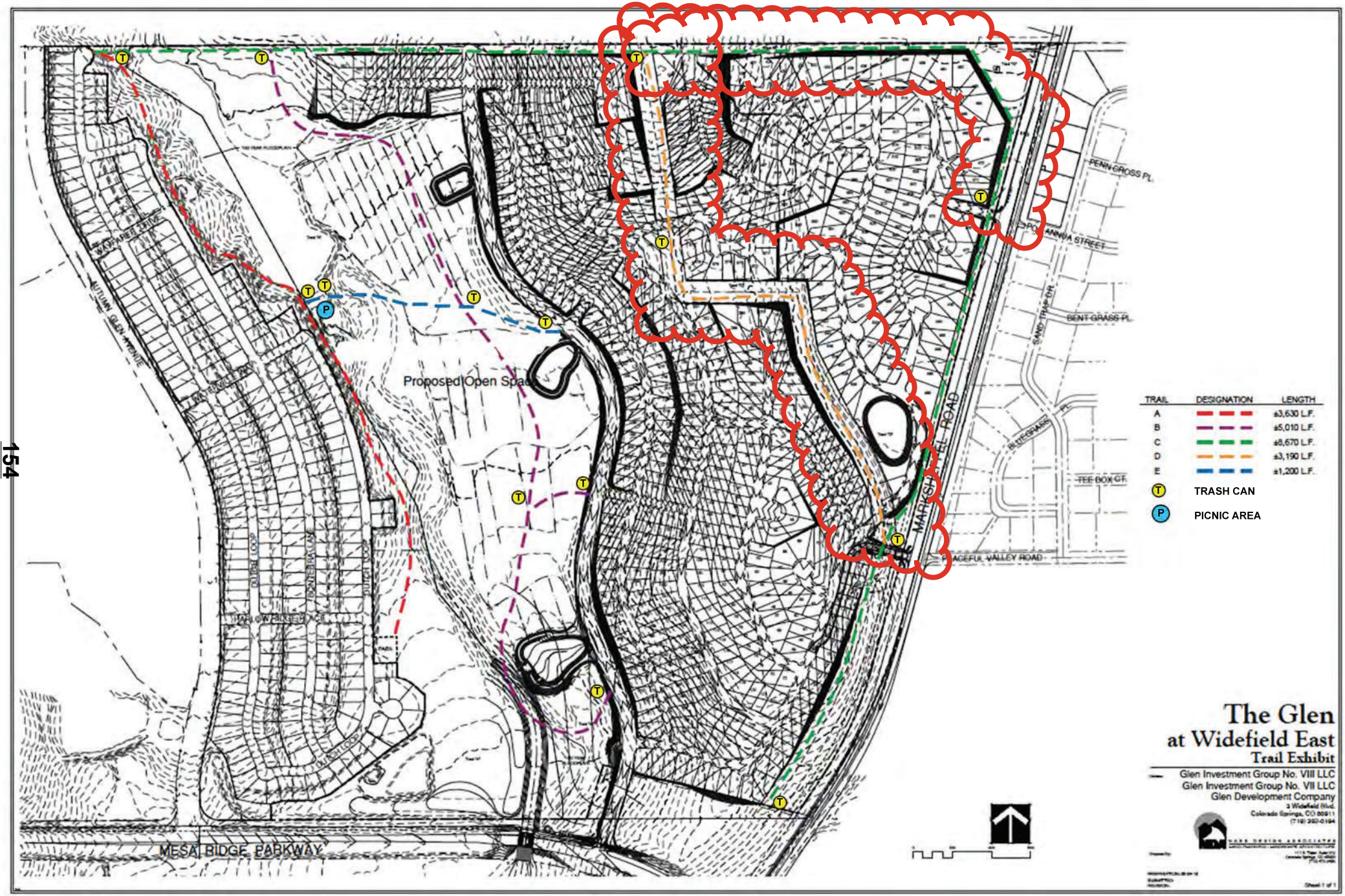
With this construction we will complete the entire trail system throughout our neighborhood. This will encompass a total of over four miles of trails and two neighborhood parks. We are very pleased with this trail system and observe that is being used by a large number of residents daily.

I hope this shows a clear picture of our intent for the area, however, if you have any further questions or need any more information, please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Glen Development


Proposed Open Space
MESA RIDGE PARKWAY
MARKSHEEL ROAD
PEACEFUL VALLEY ROAD
PENN GROSS PL.
ANNIA STREET
BENT GRASS PL.
SAND TRAP DR.
BLUEGRASS PL.
TEE BOX CT.
AUTUMN GLEN AVENUE
WILLOW WALK CIR.
OUTER LOOP
INNER LOOP
TRAIL DESIGNATION LENGTH
A ±3,630 L.F.
B ±5,010 L.F.
C ±8,670 L.F.
D ±3,190 L.F.
E ±1,200 L.F.
TRASH CAN
PICNIC AREA
The Glen
at Widefield East
Trail Exhibit
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company

Glen 12
79 Lots

Trail C
Between North Trail D Intersection and Poa Annua

Estimated Length	2000
Estimated Width	6'

Costs	Quantity	Unit	Price	Total
Trail Installation	2000	LF	$12	$24,000
Trash Receptacles	1	EA	$600	$600
Contigency				$3,690
Trail C Partial Total				**$28,290**

Trail D

Estimated Length	3190
Estimated Width	6'

Costs	Quantity	Unit	Price	Total
Trail Installation	3190	LF	$12	$38,280
Trash Receptacles	1	EA	$600	$600
Contigency				$5,832
Trail C Partial Total				**$44,712**
Glen 12 TOTAL				**$73,002**

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

156

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) at the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N89°59'54"W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36'38", a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10'01"W; Thence N07°21'14"W, a distance of 635.18 feet; Thence N09°31'38"W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 1161.92 feet; Thence S00°18'38"E, a distance of 483.09 feet; Thence S89°41'22"W, a distance of 28.36 feet; Thence S00°18'38"E, a distance of 170.00 feet; Thence S81°14'24"W, a distance of 43.05 feet; Thence S41°26'03"W, a distance of 38.75 feet; Thence S18°59'58"W, a distance of 87.12 feet; Thence S24°56'29"W, a distance of 48.70 feet; Thence S67°16'30"W, a distance of 133.27 feet; Thence S68°48'W, a distance of 146.71 feet; Thence S00°04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.229± acres (1,186,077 S.F.) 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, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Glen Investment Group No. VIII, LLC

_____
J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____
Notary Public
My Commission Expires:_____

Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to that fifty (50') foot right-of-way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. _____, effective date _____, 20___ at 7:30 A.M.

   9. Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.

   10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 606 at Page 543 at Reception No. 331050.

   11. Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No.208020313.

   12. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87.

   13. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

   14. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048695.

   15. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048696.

   16. Deed recorded January 08, 1999 at Reception No. 99003604 and correction deed in connection therewith recorded December 02, 1999 at Reception No. 99181769, makes reference to the conveyance of appurtenant water rights.

   17. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception No. 202092771, and subject to the terms and conditions contained therein.

   18. The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Reception No. 204105072.

   19. Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement, recorded November 18, 2005 at Reception No. 205185609 and recorded August 06, 2007 at Reception No. 207103032.

   20. Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.

   21. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 15-250 by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded June 18, 2015 at Reception No. 215063410.

   22. Terms, agreements, provisions, conditions, obligations and easements as contained in Memorandum of Agreement, recorded June 18, 2015 at Reception No. 215063411.

   23. Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215087837.

   24. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way, recorded December 07, 2015 at Reception No. 215131214.

   25. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16-141,Approval of Early Grading Permit, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded May 3, 2016 at Reception No. 216047340.

   26. Terms, agreements, provisions, conditions and obligations as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217071405.

   27. Right(s) of way, including its terms and conditions, whether in fee or easement only, as granted to Mountain View Electric Association, Inc., as described in instrument recorded November 5, 2019 at Reception No. 219138555.

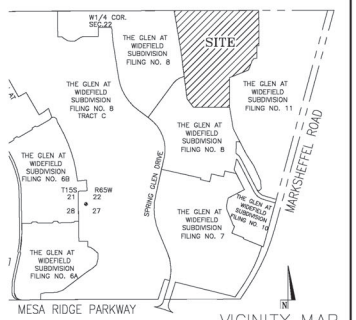
2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.
3. The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.
4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
5. The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report and Traffic Impact Study.
6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, avigation, communications or navigational aids shall be allowed.
9. The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.

   NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
10. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
11. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
    This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
12. All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.
13. The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
15. The Glen at Widefield Filing No. 12 is subject to the provisions of the Park Lands Agreement as recorded at Reception No._____ in the records of El Paso County, Colorado, recorded on the ___ day of _____.
16. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramification thereof.
17. This property is subject to the Protective Covenants, recorded at Reception No. _____ in the records of the El Paso County Clerk and Recorder.
18. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, Order No. 70583JTC, effective date January 20, 2020 at 7:30 A.M.
19. 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTES CONTINUED:

21. 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.
22. The property in The Glen at Widefield Subdivision Filing No. 12 is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 08041C956 G and 08041C957 G, Effective dates December 07, 2018.
23. Pursuant to Resolution No._____ approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 12 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.
25. This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.
26. Tracts "A", "B", and "C" are to be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District.
28. All distances shown hereon are in US Feet.
29. There are 79 lots and 3 tracts within this subdivision.

GLEN 12 ACREAGE TABLE		
TRACTS		OWNERSHIP & MAINTENANCE
TRACT A	2.033 AC	THE GLEN METROPOLITAN DISTRICT
TRACT B	2.289 AC	THE GLEN METROPOLITAN DISTRICT
TRACT C	1.201 AC	THE GLEN METROPOLITAN DISTRICT
TOTAL ACREAGE	5.523 AC	
RIGHT-OF-WAY (R.O.W.)		
TOTAL ACREAGE	4.000 AC	
LOTS (79 TOTAL)		
TOTAL ACREAGE	17.706 AC	
TOTAL GLEN 12		
TOTAL ACREAGE	27.229 AC	



VICINITY MAP
N.T.S.

APPROVALS:

The accompanying plat was approved by the EL Paso County Planning and Community Development this _____ day of _____, 20___ A.D.

_____
Director, Craig Dossey, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____ 20___ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, 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 Date

ASSESSOR:

_____
Steve Schleiker, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M., this _____ day of _____, 20___ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____
Deputy

SCHOOL FEE – DISTRICT# _____: _____

PARK FEES:
REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN:_____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

I, John W. Towner, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the result of a survey made on June 7, 2000, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. I attest the above on this _____ day of _____, 202 .

PINNACLE LAND SURVEYING CO., INC.

_____
John W. Towner, Registered Professional Land Surveyor No. 25968

PCD FILE NO.

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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

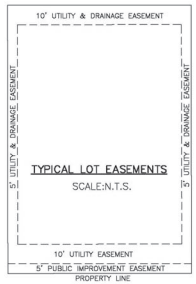
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.12

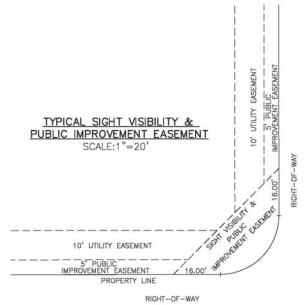
DRAWN BY:	CHECKED BY:	DATE: 12/02/21
JOB NO.: 19001800	DWG: 19001800FP.DWG	SHEET 1 OF 2

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

LOT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	01°48'54"	200.00'	6.34'	S81°50'01"W
C2	01°37'26"	225.00'	6.38'	S81°55'45"W
C3	02°03'39"	175.00'	6.29'	S81°42'39"W
C4	85°15'50"	20.00'	29.76'	N68°39'00"W
C5	53°36'26"	60.00'	56.14'	N02°07'19"W
C6	74°00'49"	60.00'	77.51'	N86°44'05"W
C7	61°31'54"	30.00'	32.22'	N81°00'20"E
C8	85°15'50"	20.00'	29.76'	S16°36'50"W
C9	85°15'50"	20.00'	29.76'	S78°37'48"W
C10	85°15'50"	20.00'	29.76'	S16°08'23"E
C11	95°40'33"	20.00'	33.40'	N12°54'01"W
C12	49°40'47"	30.00'	26.01'	N34°22'02"W
C13	49°40'47"	30.00'	26.01'	S15°18'46"W
C14	95°40'33"	20.00'	33.40'	N73°25'28"E
C15	85°15'05"	20.00'	29.76'	N00°36'38"E
C16	49°40'47"	30.00'	26.01'	N85°51'18"W
C17	49°40'47"	30.00'	26.01'	S17°10'31"E
C18	85°16'34"	20.00'	29.77'	S84°39'12"E





PCD FILE NO.

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.12

DRAWN BY:	CHECKED BY:	DATE: 12/02/21
JOB NO.: 19001800	DWG: 19001800FP.DWG	SHEET 2 OF 2

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement
Sterling Ranch Metropolitan District No. 3
Classic SRJ Land, LLC.

Agenda Date: November 13, 2024

Agenda Item Number: #7 - B

Presenter: Ross Williams, Park Planner
Parks and Community Services Department

Information: **Endorsement:** X

Background Information:

Sterling Ranch is a 1,444-acre mixed-use development located northeast of the City of Colorado Springs, near the intersections of Vollmer Road, Marksheffel Road, and Briargate Parkway. The property owner, Classic SRJ Land, LLC., and the applicant, Sterling Ranch Metropolitan District No. 3, have completed or are in the process of completing initial sketch plans, preliminary plans, planned unit developments, and/or final plats for portions of Sterling Ranch to be platted as the following eight (8) filings, located in the central portion of Sterling Ranch:

Filing Number	Number of Residential Lots	Urban Park Fees Per Lot	Estimated or Approved Urban Park Fees
Sterling Ranch East Filing No. 1	**294**	**$303**	**$89,082**
Sterling Ranch East Filing No. 2	**42**	**$303**	**$12,726**
Sterling Ranch East Filing No. 3	169	$303	$51,207
Sterling Ranch East Filing No. 4	238	$303	$72,114
Sterling Ranch East Filing No. 5	**160**	**$303**	**$48,480**
Sterling Ranch East Filing No. 6	198	$303	$59,994
FourSquare at Sterling Ranch East	**158**	**$303**	**$47,874**
The Villages at Sterling Ranch East	**227**	**$303**	**$68,781**
Totals:	**1486**		**$450,258**
***Bold Fees** = Final Plat Endorsed by El Paso County Park Advisory Board			

Classic SRJ Land, LLC., and Sterling Ranch Metropolitan District No. 3 have indicated their intention to construct a publicly accessible and centrally located 28-acre community park in Sterling Ranch East Filing No. 1 and have requested the waiver of all urban park fees for those specific filings that fall within a ½-mile buffer of the community park. The applicant worked closely with Parks staff to develop the buffer area and determine which filings met those criteria. The above list reflects the results of that collaboration.

County Parks is proposing to grant Classic SRJ Land, LLC., and the Sterling Ranch Metropolitan District No. 3, credit for the urban park fees, provided the applicant installs urban park improvements of an equal or greater value to the calculated urban park fees for the filings listed above, and which urban park improvements will provide recreation opportunities for residents and visitors of Sterling Ranch. The applicant estimates the

overall cost of the community park project to be approximately $2,983,106, therefore meeting and exceeding the value of the total urban park fees by an approximate ratio of 6.6 to 1.

The proposed urban park improvements shall include but are not limited to: construction of approximately 3,615 linear feet of 15-foot wide concrete surfaced community trail, an additional 4,815 linear feet of 6-foot wide concrete walking paths, as well as the installation of such park amenities as a playground with accompanying swing set and see-saw, dog park with pet waste stations, pickleball courts, shade structures, picnic tables, benches, trash and recycling receptacles, trail wayfinding signage, bike racks, exercise equipment, parking area, and landscaping to include trees, shrubs, perennials, boulders, walls and edging, and sod.

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. Upon completion of the community park, Parks staff will conduct an inspection of the site and issue a Letter of Acceptance to finalize the conditions of this Urban Park Lands Agreement.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Classic SRJ Land, LLC. and Sterling Ranch Metropolitan District No. 3 for the construction of the Sterling Ranch Community Park.

URBAN PARK LANDS AGREEMENT
STERLING RANCH METROPOLITAN DISTRICT NO. 3
CLASSIC SRJ LAND, LLC

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____day of_____, 2024, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 3 ("District") and CLASSIC SRJ LAND, LLC. ("Property Owner") and EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY, COLORADO ("County").

RECITALS

A. Property Owner 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 (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. Property Owner has completed or is in the process of completing initial sketch plans, preliminary plans, planned unit developments, and/or final plats for portions of Sterling Ranch to be platted as the following, of which are specifically incorporated into this Agreement (the "Filings"):

Filing Number	Number of Residential Lots	Urban Park Fees Per Lot	Estimated or Approved Urban Park Fees
Sterling Ranch East Filing No. 1	**294**	**$303**	**$89,082**
Sterling Ranch East Filing No. 2	**42**	**$303**	**$12,726**
Sterling Ranch East Filing No. 3	169	$303	$51,207
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The Villages at Sterling Ranch East	**227**	**$303**	**$68,781**
Totals:	**1486**		**$450,258**
***Bold Fees** = Final Plat Endorsed by El Paso County Park Advisory Board			

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Property Owner is required to pay fees in lieu of urban park land dedication as a condition of final plat approval. Such fees are normally paid at the time of recording the approved final plat for each filing. Assuming that all 1,486 single-family residential lots are platted and recorded as noted in the table above, the El Paso County Parks and Community Services Department estimates the total Urban Park Fees for the aforementioned filings to be $450,258.

D. The County desires to grant the Property Owner $450,258 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract B in Sterling

Ranch East Filing No. 1, and which urban Park Improvements will provide centralized and modern urban recreation opportunities for the residents and visitors of Sterling Ranch.

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 Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for those specific Filings of the Property outlined in Section B by installing or causing the installation of urban park amenities and landscaping within that parcel known as Sterling Ranch East Filing No. 1, Tract B, located immediately north of Sterling Ranch Road and south of Briargate Parkway, on the eastern banks of Sand Creek. 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 this Agreement, the Property Owner shall install or cause to be installed certain Park Improvements within the designated tracts listed in the table above.

b. The value of the contribution of Property Owner towards the Park Improvements constructed shall be equal to or greater than the $450,258 of estimated Urban Park Fees. The Property Owner has estimated the value of the Park Improvements to be $2,983,106, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 6.6 to 1.

c. This Agreement waives only those Urban Park Fees tied to the number of dwelling units included in the Agreement at time of execution and recording. For this Agreement, Urban Park Fees for a maximum of 1,486 dwelling units will be waived upon completion of the Park Improvements. If dwelling densities increase in those Filings included in the Agreement, the additional dwelling units' Urban Park Fees will not be waived and will be paid in excess of the waived fees. Additional Filings can not be added to this Agreement.

d. The Property Owner 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 Agreement process. Prior to construction, the Property Owner shall review the community park design with staff from the El Paso County Parks and Community Services Department ("County Parks") for compliance with County Parks adopted standards for construction of such Park Improvements.

e. The Park Improvements shall include but are not limited to: construction of approximately 3,615 linear feet of 15-foot wide concrete surfaced

community trail, an additional 4,815 linear feet of 6-foot wide concrete walking paths, as well as the installation of such park amenities as a playground with accompanying swing set and see-saw, dog park with pet waste stations, pickleball courts, shade structures, picnic tables, benches, trash and recycling receptacles, trail wayfinding signage, bike racks, exercise equipment, parking area, and landscaping to include trees, shrubs, perennials, boulders, walls and edging, and sod.

f. The Park Improvements shall be fully completed within five years of the execution of this Agreement. If not completed within five years, the Regional Park Fees in the amount of $450,258 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the five-year period, El Paso County Parks will not consider future Urban Park Lands Agreement, Regional Park Lands Agreement, and/or Regional Trail Agreement applications within Sterling Ranch until the Park Improvements have been completed or fees have been paid.

g. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Acceptance to finalize the conditions of this Urban Park Lands Agreement.

h. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch East Phase I Preliminary Plan.

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

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District 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 as determined by the District. 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 COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

STERLING RANCH
METROPOLITAN DISTRICT NO. 3

By: _____
Douglas Stimple, President

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

Steven Klaffky (Nov 5, 2024 12:08 MST)

_____
County Attorney's Office

September 18, 2024

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

RE: Sterling Ranch Community Park – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District 3, I respectfully request that the Community Services Department consider our request to enter into an Urban Park Land Agreement with Sterling Ranch Metropolitan District 3, with regard to the construction of the Sterling Ranch Community Park. It is the developer's intent to construct a 28-acre Community Park that spans the eastern length of Sand Creek through Sterling Ranch between Briargate Parkway on the north and Sterling Ranch Road on the south. The Community Park will include a 15' concrete trail along the Sand Creek Channel, a one-acre dog park, an outdoor amphitheater, a multi-use field, pickleball courts, outdoor exercise equipment, pedestrian amenities, and substantial landscaping. A recreational center will also be constructed in the Community Park but is not be included in this UPLA.

The estimated cost per the attached exhibits of this community park is $2,983,106.39. The Urban Park fees are $303.00 per lot/unit. This investment in the construction of the Community Park would equate to the park fees for 9,845 lots/units. Based on previous discussions with you and your colleagues, we understand that the catchment area for a community park is one-half miles and that only subdivisions within this catchment area can be include in the UPLA to offset this significant investment in the community

With this in mind, it is requested that Sterling Ranch filings wholly or partially within one-half mile of the Community Park receive the benefit of Urban Park Fee credits from the construction of the Community Park. The impacted filings are:

Filing #	**Number of Lots**	**Urban Park Fees**
Sterling Ranch East Filing 1	294	$89,082
Sterling Ranch East Filing 2	42	$12,726
Sterling Ranch East Filing 3	169	$51,207
Sterling Ranch East Filing 4	238	$72,114
Sterling Ranch East Filing 5	160	$48,480
Sterling Ranch East Filing 6	198	$59,994
Villages at Sterling Ranch	227	$68,781
FourSquare at Sterling Ranch	158	$47,874
Total Amount Owed:	**1,486**	**$450,258**

Sterling Ranch Metropolitan District 3 will install improvements of significantly greater value than the associated Urban Park Fees through construction of the Community Park. Please see the attached exhibits for the proposed improvements and cost estimate of the Community Park. The County prepared Urban

Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District 3 the Urban Park Fee Credits.

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

Thank you,

Sterling Ranch Metropolitan District 3

Douglas Stimple

Sterling Ranch East Community Park

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

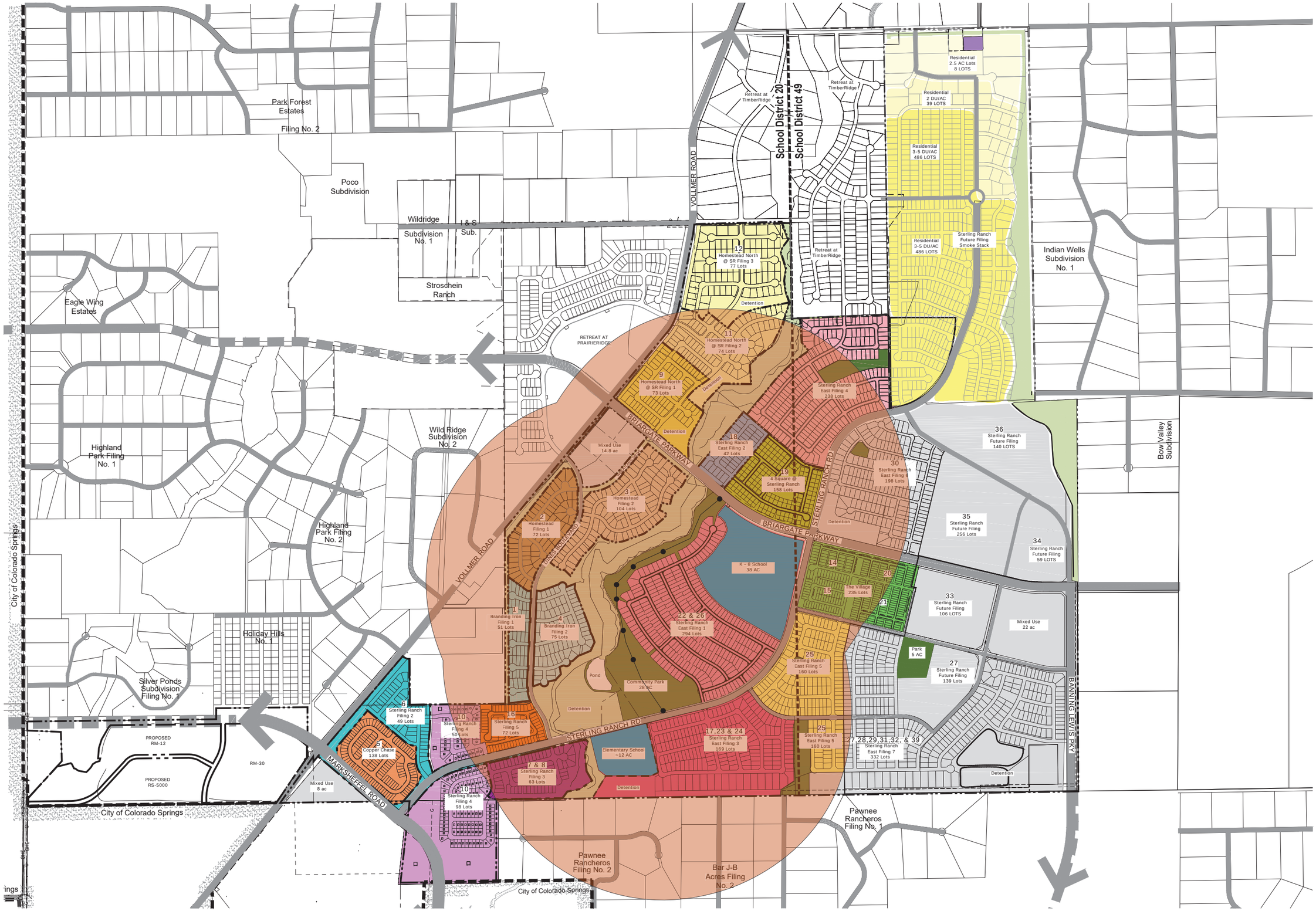
Client: Classic Homes | Unit Price Date: 2024

Project Name: Sterling Ranch East Community Park | Date: 08/28/2024

Location: Sterling Ranch East Phase 1 Preliminary Plant Filing 1 Tract B | Preparer: NES Inc.

	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
Rock Mulch	11,863	SF	$2.15	$25,505.45	$1.25	$14,828.75	$40,334.20
Boulder	10	Per Ton	$350.00	$3,500.00	$525.00	$5,250.00	$8,750.00
Crusher Fines	5,406	SF	$1.50	$8,109.00	$0.98	$5,297.88	$13,406.88
Dog Base	20,829	SF	$1.50	$31,243.50	$0.98	$20,412.42	$51,655.92
				$37,114.45		**$25,376.63**	**$62,491.08**
Mulch							
Fibar Mulch (playground surface)	7,328	SF	$2.75	$20,151.43			$20,151.43
				$20,151.43			**$20,151.43**
Edging							
Galvanized	1,038	LF	$1.05	$1,089.90	$1.55	$1,608.90	$2,698.80
				$1,089.90		**$1,608.90**	**$2,698.80**
Fencing							
Dog Fence	1,029	LF	$15.00	$15,435.00	$1.55	$1,594.95	$17,029.95
				$0.00		**$0.00**	**$17,029.95**
Ground							
Rough Grading	1,225,259	SF			$0.06	$73,515.54	$73,515.54
						$73,515.54	**$73,515.54**
Turf							
Sod	91,694	SF	$0.85	$77,939.90	$0.25	$22,923.50	$100,863.40
Soil Amendment for Sod	91,694	SF	$0.05	$4,584.70	$0.30	$27,508.20	$32,092.90
Seed	749,591	SF	$0.06	$44,975.46	$0.20	$149,918.20	$194,893.66
Soil Amendment for Seed	749,591	SF	$0.08	$59,967.28	$0.35	$262,356.85	$322,324.13
				$187,467.34		**$462,706.75**	**$650,174.09**
Plants							
Perennials (one gallon)	233	EA.	$15.00	$3,495.00	$5.50	$1,281.50	$4,776.50
Ornamental Grass (one gallon)	197	EA.	$20.00	$3,940.00	$5.50	$1,083.50	$5,023.50
Shrubs (five gallon)	167	EA.	$58.00	$9,686.00	$11.00	$1,837.00	$11,523.00
				$17,121.00		**$4,202.00**	**$21,323.00**
Trees							
1.5" Deciduous	84	EA.	$500.00	$42,000.00	$83.00	$6,972.00	$48,972.00
1.5" Ornamental	16	EA.	$500.00	$8,000.00	$83.00	$1,328.00	$9,328.00
6' Evergreen	50	EA.	$515.00	$25,750.00	$91.00	$4,550.00	$30,300.00
				$75,750.00		**$12,850.00**	**$88,600.00**
Walls							
Capped Redi-Rock	2,659	FF	$40.00	$106,360.00			$106,360.00
				$106,360.00			**$106,360.00**
Surfacing							
Standard Concrete	1,723	SF	$7.95	$13,697.85			$13,697.85
Asphalt Parking	34,216	SF	$23.00	$786,968.00			$786,968.00
Base Coarse (Parking Lot)	34,216	SF	$6.00	$205,296.00			$205,296.00
Striping (Parking Lot)	1,177	LF	$15.00	$17,655.00			$17,655.00
ADA Ramps	3	EA.	$2,250.00	$6,750.00			$6,750.00
				$1,030,366.85			**$1,030,366.85**
Trails							
Concrete walks 4" deep	28,886	SF	$7.00	$202,202.00			$202,202.00
Concrete Trail (15') wide	54,220	SF	$33.00	$1,789,269.02			$1,789,269.02
				$1,991,471.02			**$1,991,471.02**
Pergola	1	EA.	$10,000.00	$10,000.00	$11.25	$11.25	$10,011.25
				$10,000.00		**$11.25**	**$10,011.25**
Playground							
Concrete Play Edge (ln)	393	LN	$25.00	$9,825.00			$9,825.00
Swing Set	1	EA.	$5,100.00	$5,100.00	$1,020.00		$5,100.00
Play Structure	1	EA.	$37,000.00	$37,000.00	$7,400.00		$3,700.00
See Saw	1	EA.	$3,000.00	$3,000.00	$600.00		$3,000.00
Net Play Structure	1	EA.	$79,000.00	$79,000.00			$79,000.00
Handicap Signs	2	EA.	$550.00	$1,100.00			$1,100.00
Underdrain	1	EA.	$10,000.00	$10,000.00			$10,000.00
				$145,025.00			**$111,725.00**
Landscape Amenities							
Tables w/ Seating	3	EA.	$4,500.00	$13,500.00			$13,500.00
ADA Table	3	EA.	$3,900.00	$11,700.00			$11,700.00
Benches (with back)	14	EA.	$2,000.00	$28,000.00			$28,000.00
Bench	4	EA.	$1,500.00	$6,000.00			$6,000.00
Pet Waste Station	5	EA.	$475.00	$2,375.00			$2,375.00
Waste Receptacles	5	EA.	$1,750.00	$8,750.00			$8,750.00
Recycling Receptacle	5	EA.	$650.00	$3,250.00			$3,250.00
Signage Wayfinding	5	EA.	$1,500.00	$7,500.00			$7,500.00
Bike Rack	2	EA.	$500.00	$1,000.00			$1,000.00
Pickle Ball Court	4	EA.	$25,000.00	$100,000.00			$100,000.00
Exercise Equipment Package	1	EA.	$36,223.00	$36,223.00			$36,223.00
3 Point Sail Shade Structure	7	EA.	$13,500.00	$94,500.00			$94,500.00
				$312,798.00			**$312,798.00**
				$1,926,122.97			**$2,485,921.99**
			Total Material	**$5,860,837.96**	**Total Labor**	**$580,271.07**	**$2,485,921.99**

Subtotal	**$2,485,921.99**	
20**% Contigency**	**$497,184.40**	
Total Estimated Cost	**$2,983,106.39**	
Park Cost / SF	293,811	**$ 10.15**



1 OVERALL CONTEXT PLAN
09.19.2024 - SUBJECT TO CHANGE

0 225 450 900
SCALE: 1" = 450'
NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
DECIDUOUS TREES								
	Ap	34	Acer platanoides `Cavalier` / Cavalier Norway Maple	50`	50`	1.5" Cal.	B&B	
	At	9	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple	25`	20`	1.5" Cal.	B&B	
	Gs	17	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	45`	40`	1.5" Cal.	B&B	
	Qr	24	Quercus rubra / Red Oak	80`	60`	2" Cal.	B&B	
EVERGREEN TREES								
	Jw	24	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15`	6`	6` HT	B&B	
	Pic co2	14	Picea pungens / Colorado Spruce	30`	20`	6` HT	B&B	
	Pin syl	12	Pinus sylvestris / Scotch Pine	30`	40`	6` HT	B&B	
ORNAMENTAL TREES								
	Pma	7	Prunus maackii / Amur Chokecherry	30`	25`	1.5" Cal.	B&B	
	Sre	9	Syringa reticulata / Japanese Tree Lilac	25`	20`	1.5" Cal.	B&B	
SHRUBS								
	Cse	9	Cornus sericea / Redoiser Dogwood	8`	8`	5 GAL	CONT	NonX
	Dxc	37	Daphne x burkwoodii `Carol Mackie` / Carol Mackie Daphne	5`	5`	5 GAL	CONT	Xeric
	Poc	13	Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	10`	10`	5 GAL	CONT	NonX
	Pmm	38	Pinus mugo `Mops` / Mops Mugo Pine	3`	3`	5 GAL	CONT	Xeric
	Pbp	70	Prunus besseyi `Pawnee Buttes` / Creeping Sand Cherry	2`	6`	5 GAL	CONT	Xeric
GRASSES								
	Dce	155	Deschampsia cespitosa / Tufted Hair Grass	3`	2`	1 GAL	CONT	NonX
	Pvr	42	Panicum virgatum `Shenendoah` / Red Switch Grass	4`	1.5`	1 GAL	CONT	NonX
ANNUALS/PERENNIALS								
	Ami	60	Achillea millefolium / Common Yarrow	3`	2`	1 GAL	CONT	NonX
	Apa	29	Agastache pallidiflora / Giant Hummingbird Hyssop	4`	1.5`	1 GAL	CONT	Xeric
	Atu	24	Asclepias tuberosa / Butterfly Milkweed	3`	2`	1 GAL	CONT	NonX
	Kuv	30	Kniphofia uvaria / Torchlily	3`	2`	1 GAL	CONT	NonX
	Lch	62	Lychnis chalcedonica / Maltese Cross	4`	1.5`	1 GAL	CONT	NonX
	Ppl	28	Penstemon palmeri / Palmer`s Penstemon	4`	2`	1 GAL	CONT	Xeric

CONCEPT PLANT SCHEDULE

	UPLAND NATIVE SEED MIX	749,591 sf
	TURF Kentucky Bluegrass Sod	91,694 sf
	ROCK MULCH	11,863 sf
	PLAYGROUND MULCH	7,327 sf
	CRUSHER FINES	5,406 sf
	DOG BASE Road base/Breeze on Pea Gravel substrate	20,829 sf

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST COMMUNITY PARK

PROJECT INFO
DATE: 09/08/23
PROJECT MGR.: A.BARLOW
PREPARED BY: J.SHAGIN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

TRACT B OF STERLING RANCH EAST FILING 1

SHEET NUMBER

OF

PLAN FILE =

P:\Classic2\Sterling Ranch East\Drawings\Graphics\TRACT B PARK RENDERING\SR East PP1 Tract B Park SD Concept3.dwg [Park Exhibit] 9/18/2024 9:34:14 AM sbaptiste

P:\Classic2\Sterling Ranch East\Drawings\Graphics\TRACT B PARK RENDERING\SR East PP1 Tract B Park SD Concept3.dwg, 9/18/2024 9:33:20 AM, DWG To PDF.pc3

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title:	Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 1 at Meridian Ranch
Agenda Date:	November 13, 2023
Agenda Item Number:	#7 - C
Presenter:	Ross Williams, Park Planner Parks and Community Services Department
Information:	**Endorsement:** X

Background Information:

Meridian Ranch is a 2,650-acre mixed-use development located north of the Town of Falcon, between Meridian Road and Eastonville Road. The developer, GTL Inc., dba GTL Development, is in the process of completing the requirements of a Final Plat subdivision application for a portion of northeastern Meridian Ranch: Rolling Hills Ranch North Filing No. 1 at Meridian Ranch (239 lots).

GTL, Inc. has indicated their intention to construct urban park amenities within the aforementioned filing within the Meridian Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Rolling Hills Ranch North Filing No. 1 at Meridian Ranch Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Rolling Hills Ranch North Filing No. 1 at Meridian Ranch - $72,417

County Parks is proposing to grant GTL, Inc., credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tract A in Rolling Hills Ranch North Filing No. 1 at Meridian Ranch, and which urban park improvements will provide urban recreation opportunities for residents and visitors of Meridian Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately $451,093, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 6.2 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 the Developer or the Meridian Service Metropolitan District.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with GTL Inc., dba GTL Development, for Rolling Hills Ranch North Filing No. 1 at Meridian Ranch.

URBAN PARK LANDS AGREEMENT

ROLLING HILLS RANCH NORTH FILIING NO. 1 AT MERIDIAN RANCH

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____day of_____, 2024, by and between GTL, Inc., dba GTL DEVELOPMENT, INC. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as Rolling Hills Ranch North Filing No. 1 at Meridian Ranch (the "Property") for development of 239 single-family lots, whose application is anticipated to be considered by the 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 Community Services Department estimates the Urban Park Fees for Rolling Hills Ranch North Filing No. 1 at Meridian Ranch to be $72,417.

D. The County desires to grant the Property Owner $72,417 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract A in Rolling Hills Ranch North Filing No. 1 at Meridian Ranch, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of Rolling Hills Ranch North Filing No. 1 at Meridian Ranch, as well as the public and residents living in and around Meridian Ranch.

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 Property Owner agree as follows:

1. Park Development and Obligations. Property Owner 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 Rolling Hills Ranch North Filing No. 1 at Meridian Ranch, Tract A, located immediately north of Rex Road at its intersection with Retreat Peak Drive. 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 Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than $72,417. The Property Owner has estimated the value of the urban Park Improvements to be $451,093, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 6.2 to 1.

c. The Property Owner 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 Park Lands Agreement process.

d. The Park Improvements shall include but are not limited to the central trail corridor and surrounding open spaces and landscape areas, including native seed mix, trees, shrubs, rock and mulch ground cover, and a concrete multi-use trail 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 $72,417 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.

f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment 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 Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District 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 as determined by the District. 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 COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

GTL, INC., dba
GTL DEVELOPMENT, INC.

By: _____
Raul Guzman, Vice President

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

_____
County Attorney's Office

GTL, INC. dba
GTL DEVELOPMENT, INC.

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street Suite 200
San Diego, CA. 92110

Mailing Address
P. O.Box 80036
San Diego, CA. 92138

October 25, 2024

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

RE: ROLLING HILLS RANCH NORTH FILING 1 AT MERIDIAN RANCH – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Williams:
On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Rolling Hills Ranch North Filing 1 at Meridian Ranch Urban Park Credits in the following amounts:

Rolling Hills Ranch North Filing 1 at Meridian Ranch: 239 lots
$72,417 Urban Park Fees

GTL, Inc. will install improvements of an equal or greater value through construction of the street landscaped parkways, open space trails and open space landscaping. Please see the attached exhibit and cost estimate for the landscape improvements. The County-prepared Parks Land Agreement will cover the details of granting Rolling Hills Ranch North Filing 1 at Meridian Ranch the Urban Park Credits.

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

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.

Raul Guzman, Vice President

RG:nl

NORTH

0 25 50 100

SCALE: 1" = 50'

CONCEPT PLANT SCHEDULE FILING 1

ROCK COBBLE 2-4" Grey Rose	23,103 sf	
ROCK MULCH 1.5" Cimarron Granite	37,843 sf	
SEED MIX A To Extent of Disturbance	187,186 sf	
SEED MIX B WITH WILDFLOWERS	84,404 sf	

PLANT SCHEDULE FILING 1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Axf	3	Acer x freemanii `Jeffered` / Autumn Blaze Maple	20`	30`	2.5" Cal.	B&B
	Gtr	8	Gleditsia triacanthos / Honey Locust	60`	40`	3" Cal.	B&B
EVERGREEN TREES							
	Ph	28	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	15`	25`	6` HT	B&B
	Pe	6	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B
	Pn	16	Pinus nigra / Austrian Black Pine	40`	40`	8` HT	B&B
	Pp	4	Pinus ponderosa / Ponderosa Pine	80`	40`	8` HT	B&B
ORNAMENTAL TREES							
	Mr	15	Malus x `Radiant` / Radiant Crab Apple	25`	20`	2" Cal.	B&B
SHRUBS							
	Cse	17	Cornus sericea / Redoiser Dogwood	8`	8`	5 GAL	CONT
	Cbd	3	Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster	1`	4`	5 GAL	CONT
	Jbc	25	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	5 GAL	CONT
	Rag	24	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3`	4`	5 GAL	CONT
PERENNIALS							
	Hso	21	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1.5`	1.5`	1 GAL	CONT
	Lh	45	Lavandula angustifolia `Hidcote` / Hidcote Lavender	2`	2`	1 GAL	CONT

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

JR ASSOCIATES MTN

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO

DATE: 12/07/2023
PROJECT MGR: A.BARLOW
PREPARED BY: A.LANGHANS

SEAL

URBAN PARK LAND AGREEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

DRAWN / CHECKED

SHEET TITLE

Filing 1 Exhibit

SHEET NUMBER

JOB NO. #

Rolling Hills Ranch North Filing 1 at Meridian Ranch UPLA

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Client: GTL | Unit Price Date: 2024

Project Name: Rolling Hills Ranch North Filing 1 at Meridian Ranch UPLA | Date: 10/04/2024

Location: Tract A and B Rolling Hills Ranch North Filing 1 | Preparer: NES Inc.

	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
2-4" Cobble	23,103	SF	$ 2.15	$ 49,671	$ 1.25	$ 28,879	$ 78,550
1.5" Rock Mulch	37,843	SF	$ 2.15	$ 81,362	$ 1.25	$ 47,304	$ 128,666
				$ 131,034		**$ 76,183**	**$ 207,216**
Turf/Seed							
Seed Mix A	187,186	SF	$ 0.06	$ 11,231	$ 0.20	$ 37,437	$ 48,668
Seed Mix B with Wildflowers	84,404	SF	$ 0.08	$ 6,752	$ 0.35	$ 29,541	$ 36,294
				$ 17,983		**$ 66,979**	**$ 84,962**
Trees							
2" Ornamental	15	EA.	$ 500.00	$ 7,500	$ 83.00	$ 1,245	$ 8,745
2.5" Deciduous	3	EA.	$ 500.00	$ 1,500	$ 83.00	$ 249	$ 1,749
3" Deciduous	8	EA.	$ 600.00	$ 4,800	$ 83.00	$ 664	$ 5,464
6' Evergreen	34	EA.	$ 515.00	$ 17,510	$ 91.00	$ 3,094	$ 20,604
8' Evergreen	20	EA.	$ 600.00	$ 12,000	$ 91.00	$ 1,820	$ 13,820
				$ 43,310		**$ 5,252**	**$ 50,382**
Shrubs & Perennials							
5 Gallon Shrub	69	EA.	$ 58.00	$ 4,002	$ 11.00	$ 249	$ 4,251
1 Gallon Perennial	66	EA.	$ 15.00	$ 990	$ 5.50	$ 363	$ 1,353
				$ 4,992		**$ 612**	**$ 5,604**
Trails							
Concrete Trail (6') Wide	4,409	SF	$ 10.00	$ 44,090			$ 44,090
				$ 44,090			**$ 44,090**
			Total Material	**$ 236,417**	**Total Labor**	**$ 148,413**	**$ 392,254**

Subtotal	**$ 392,254**
15% Contigency	**$ 58,838**
Total Estimated Cost	**$ 451,093**

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title:	Urban Park Lands Agreement GTL, Inc., dba GTL Development Rolling Hills Ranch North Filing No. 2 at Meridian Ranch
Agenda Date:	November 13, 2023
Agenda Item Number:	#7 - D
Presenter:	Ross Williams, Park Planner Parks and Community Services Department
Information:	**Endorsement:** X

Background Information:

Meridian Ranch is a 2,650-acre mixed-use development located north of the Town of Falcon, between Meridian Road and Eastonville Road. The developer, GTL Inc., dba GTL Development, is in the process of completing the requirements of a Final Plat subdivision application for a portion of northeastern Meridian Ranch: Rolling Hills Ranch North Filing No. 2 at Meridian Ranch (202 lots).

GTL, Inc. has indicated their intention to construct urban park amenities within the aforementioned filing within the Meridian Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Rolling Hills Ranch North Filing No. 2 at Meridian Ranch Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Rolling Hills Ranch North Filing No. 2 at Meridian Ranch - $61,206

County Parks is proposing to grant GTL, Inc., credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tract A in Rolling Hills Ranch North Filing No. 2 at Meridian Ranch, and which urban park improvements will provide urban recreation opportunities for residents and visitors of Meridian Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately $502,769, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 8.2 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 the Developer or the Meridian Service Metropolitan District.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with GTL Inc., dba GTL Development, for Rolling Hills Ranch North Filing No. 2 at Meridian Ranch.

URBAN PARK LANDS AGREEMENT

ROLLING HILLS RANCH NORTH FILIING NO. 2 AT MERIDIAN RANCH

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____day of_____, 2024, by and between GTL, Inc., dba GTL DEVELOPMENT, INC. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as Rolling Hills Ranch North Filing No. 2 at Meridian Ranch (the "Property") for development of 202 single-family lots, whose application is anticipated to be considered by the 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 Community Services Department estimates the Urban Park Fees for Rolling Hills Ranch North Filing No. 2 at Meridian Ranch to be $61,206.

D. The County desires to grant the Property Owner $61,206 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract A in Rolling Hills Ranch North Filing No. 2 at Meridian Ranch, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of Rolling Hills Ranch North Filing No. 2 at Meridian Ranch, as well as the public and residents living in and around Meridian Ranch.

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 Property Owner agree as follows:

1. Park Development and Obligations. Property Owner 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 Rolling Hills Ranch North Filing No. 2 at Meridian Ranch, Tract A, located north of Rex Road and generally west and north of Cardenas Drive, and along the northern boundary of Rolling Hills Ranch North Filing No. 2 at Merdian Ranch. 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 Property Owner shall install or cause to be installed certain urban Park

Improvements within the designated tracts.

b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than $61,206. The Property Owner has estimated the value of the urban Park Improvements to be $502,769, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 8.2 to 1.

c. The Property Owner 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 Park Lands Agreement process.

d. The Park Improvements shall include but are not limited to the central and northern trail corridors and surrounding open spaces and landscape areas, including native seed mix, trees, shrubs, rock and mulch ground cover, and a concrete multi-use trail 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 $61,206 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.

f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment 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 Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District 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 as determined by the District. 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 COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

GTL, INC., dba
GTL DEVELOPMENT, INC.

By: _____
Raul Guzman, Vice President

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

_____
County Attorney's Office

GTL, INC. dba
GTL DEVELOPMENT, INC.

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street Suite 200
San Diego, CA. 92110

Mailing Address
P. O.Box 80036
San Diego, CA. 92138

October 25, 2024

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

RE: ROLLING HILLS RANCH NORTH FILING 2 AT MERIDIAN RANCH – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Williams:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Rolling Hills Ranch North Filing 2 at Meridian Ranch Urban Park Credits in the following amounts:

Rolling Hills Ranch North Filing 2 at Meridian Ranch: 202 lots
$61,206 Urban Park Fees

GTL, Inc. will install improvements of an equal or greater value through construction of the open space trails and landscaping. Please see the attached exhibit and cost estinate for the landscape improvements. The County-prepared Parks Land Agreement will cover the details of granting Rolling Hills Ranch North Filing 2 at Meridian Ranch the Urban Park Credits.

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

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.

Raul Guzman, Vice President

RG:nl

CONCEPT PLANT SCHEDULE FILING 2

ROCK COBBLE 2-4" Grey Rose	1,284 sf	
ROCK MULCH 1.5" Cimarron Granite	5,673 sf	
SEED MIX A To Extent of Disturbance	340,472 sf	

PLANT SCHEDULE FILING 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Axf	3	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	20'	30'	2.5" Cal.	B&B
EVERGREEN TREES							
	Spn	35	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	15'	25'	6' HT	B&B
	Pn	15	Pinus nigra / Austrian Black Pine	60'	40'	8' HT	B&B
	Pp	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
ORNAMENTAL TREES							
	Mr	3	Malus x `Radiant` / Radiant Crab Apple	25'	20'	2" Cal.	B&B
SHRUBS							
	Cse	10	Cornus sericea / Redosier Dogwood	8'	8'	5 GAL	CONT
	Jbc	18	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1'	8'	5 GAL	CONT
GRASSES							
	Cxa	67	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT
PERENNIALS							
	Lh	39	Lavandula angustifolia `Hidcote` / Hidcote Lavender	2'	2'	1 GAL	CONT

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO

DATE: 12/7/2023
PROJECT MGR.: A.BARLOW
PREPARED BY: A.LANGHANS

SEAL

URBAN PARK LAND AGREEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

DRAWN / REVIEWED

SHEET TITLE

Filing 2 Exhibit

SHEET NUMBER

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch North\Drawings\Exhibits\Urban Park Lands Agreement exhibit\10.4.24 RHRN_PUD_LS_Plan_NEW.dwg, 10/21/2024 3:03:19 PM, DWG To PDF.pc3

Rolling Hills Ranch North Filing 2 at Meridian Ranch UPLA

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Client: GTL | Unit Price Date: 2024

Project Name: Rolling Hills Ranch North Filing 2 at Meridian Ranch UPLA | Date: 10/04/2024

Location: Tract A Rolling Hills Ranch North Filing 2 | Preparer: NES Inc.

	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Seed							
Seed Mix A	340,472	SF	$ 0.06	$ 20,428	$ 0.20	$ 68,094	$ 88,523
2-4" Cobble	1,284	SF	$ 2.15	$ 2,761	$ 1.25	$ 1,605	$ 4,366
1.5" Rock Mulch	5,673	SF	$ 2.15	$ 12,197	$ 1.25	$ 7,091	$ 19,288
				$ 20,428		**$ 68,094**	**$ 112,177**
Trees							
2" Ornamental	3	EA.	$ 500.00	$ 1,500	$ 83.00	$ 249	$ 1,749
2.5" Deciduous	3	EA.	$ 500.00	$ 1,500	$ 83.00	$ 249	$ 1,749
6' Evergreen	35	EA.	$ 515.00	$ 18,025	$ 91.00	$ 3,185	$ 21,210
8' Evergreen	35	EA.	$ 600.00	$ 21,000	$ 91.00	$ 3,185	$ 24,185
				$ 18,025		**$ 6,868**	**$ 48,893**
Shrubs & Perennials							
5 Hallon Shurb	28	EA.	$ 58.00	$ 1,624	$ 11.00	$ 308	$ 1,932
1 Gallon Perennial	97	EA.	$ 15.00	$ 1,455	$ 5.50	$ 534	$ 1,989
				$ 3,079		**$ 842**	**$ 3,921**
Trails							
Concrete Trail (6') Wide	27,220	SF	$ 10.00	$ 272,200			$ 272,200
				$ 272,200			**$ 272,200**
			Total Material	**$ 313,732**	**Total Labor**	**$ 74,962**	**$ 437,190**

Subtotal	**$ 437,190**
15% Contigency	**$ 65,579**
Total Estimated Cost	**$ 502,769**

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title:	2025 Budget Proposals
Agenda Date:	November 13, 2024
Agenda Item Number:	#7 - E
Presenter:	Todd Marts, Parks & Community Services Executive Director
Information:	**Endorsement:** **X**

Overview

At the Park Advisory Board meeting each year, staff presents the preliminary proposed operations budgets for the upcoming year for consideration and / or endorsement. The overall County budget is presented to the Board of County Commissioners for consideration and / or approval.

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from budget investments.

Administration

Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

Outcomes

1. Develops and manages the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes approximately 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

Community Outreach

The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

Outcomes

1. Oversees the generation of $200,000 of third-party funding support annually.
2. Coordinates over 20,000 hours of annual volunteer support.
3. Coordinates grant administration for capital projects and operational support.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 123 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

Outcomes

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Coordinates the completion of capital improvement projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
5. Oversee the development of park master plans and supports other County and regional planning efforts.
6. Participate in multi-modal transportation system development via the Regional Trails Team, PPACG transportation planning committees and County planning.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of outdoor recreation programs within the County Parks system.

Outcomes

1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinates over 60,000 visitor contacts at nature centers.
3. Generates approximately $100,000 from programming efforts to support the County's nature centers.
4. Manages a successful County Fair that attracts 25,000 participants and generates approximately $250,000 to meet financial self-sustaining goals.
5. Assists with generating over $25,000 through sponsorships and fundraising to support operational efforts.
6. Recruits volunteers to provide over 12,000 volunteer hours annually.

Significant Budget Modifications

Conservation Trust Fund (CTF)

1. The projected lottery proceeds are projected at $2,031,633 1,855,149 which is an increase of $645,469 over the 2024 anticipated revenue. Over the past three years, we have averaged collecting $1,700,000 in lottery funds.

2. We propose dedicating $500,000 to the Fox Run Nature Center construction. This amount may be reduced if the revenue does not meet the projected revenue.

3. There is a transfer to the CTF in the amount of $178,824 for the equity, performance and cost of living increases from 2023.

Park Administration Budget

1. The proposal includes general fund tax support of $4,150,576 for the Parks Administration budget. This equates to $5.58 per capita of tax support for County Park operations.

Recommended Action:

Move to endorse the 2025 El Paso County Parks Preliminary Budget.

PARKS & COMMUNITY SERVICES DEPARTMENT
PARKS ADMINISTRATION BUDGET

2025 Preliminary Budget Proposal

ADMIN	Description -11225	2024 Original Base Budget	Change	2025 Proposed
41102	Salaries - Full Time	$ 2,019,343.00		$ 2,019,343.00
41109	Vehicle Allowance	$ 7,200.00		$ 7,200.00
41120	Salaries - Temporary	$ 117,100.00		$ 117,100.00
41130	Salaries - Part Time	$ 23,685.00		$ 23,685.00
41210	Overtime - Full-time	$ 4,000.00		$ 4,000.00
41430	FICA Taxes	$ 174,811.00		$ 174,811.00
41550	Interdepartmental Transfer	$ (71,635.00)		$ (71,635.00)
41909	CIPS - CTF & Parks	$ 247,242.00		$ 247,242.00
	Total Personnel	**$ 2,521,746.00**	**$ -**	**$ 2,521,746.00**
42131	PC Software	$ 2,000.00		$ 2,000.00
42190	Office Supplies	$ 6,000.00		$ 6,000.00
42223	Purchased Water	$ 300.00		$ 300.00
42224	Food & Beverages	$ 200.00		$ 200.00
43110	Postal	$ 950.00		$ 950.00
43191	Security & Parking Services	$ 300.00		$ 300.00
43210	Duplicating / Printing	$ 200.00		$ 200.00
43330	Subscriptions	$ 300.00		$ 300.00
43359	Memberships	$ 1,200.00		$ 1,200.00
43420	Telephone	$ 83,255.00		$ 83,255.00
43589	Advisory Board	$ 500.00		$ 500.00
43599	Professional Services	$ 46,528.00		$ 46,528.00
43668	Facility Repairs	$ 890,000.00		$ 890,000.00
43740	Travel and Meetings	$ 2,000.00		$ 2,000.00
43810	Professional Development	$ 100.00		$ 100.00
45320	Land Rental	$ 400.00		$ 400.00
45331	Rental - Office Equipment	$ 6,000.00		$ 6,000.00
45551	Bank Service Charges	$ 10,000.00		$ 10,000.00
45913	Fee Refund	$ 300.00		$ 300.00
	Purchased Services	**$ 1,050,533.00**	**$ -**	**$ 1,050,533.00**
	TOTAL ADMINISTRATIVE SERVICES	**$ 3,572,279.00**	**$ -**	**$ 3,572,279.00**

RECREATION CULTURAL SERVICES	Description 11227	2024 Original Base Budget	Change	2025 Proposed
42131	PC / Software Licenses	$ 300.00		$ 300.00
42190	Office Supplies	$ 1,500.00		$ 1,500.00
42270	Other Operating Supplies	$ 7,500.00		$ 7,500.00
43110	Postal	$ 1,100.00		$ 1,100.00
43599	Professional Services	$ 2,000.00		$ 2,000.00
45331	Rental - Office Equipment	$ 1,755.00		$ 1,755.00
	TOTAL CULTURAL SERVICES	**$ 14,155.00**	**$ -**	**$ 14,155.00**

PARK MAINTENANCE	Description	2024 Original Base Budget	Change	2025 Proposed
42131	PC Software /Licenses	$ 2,005.00		$ 2,005.00
42223	Water	$ 400.00		$ 400.00
42254	Uniforms	$ 8,005.00		$ 8,005.00
42482.01	Repair/Maint. North Distr.	$ 15,000.00		$ 15,000.00
42482.02	Repair/Maint. Central Distr.	$ 15,000.00		$ 15,000.00
42482.03	Repair/Maint. South Distr.	$ 15,000.00		$ 15,000.00
42482.04	Repair/Maint. East Distr.	$ 15,000.00		$ 15,000.00
42482.05	Support Svs. Park Maint.	$ 41,750.00		$ 41,750.00
42482.07	Downtown Grounds	$ 26,600.00		$ 26,600.00
43359	Other Membership	$ 850.00		$ 850.00
43599	Other Professional Services	$ 154,500.00		$ 154,500.00
43599.01	Other Profess Ser - Forestry	$ 275,000.00		$ 275,000.00
43661	Trash/Port Restroom Contract	$ 30,000.00		$ 30,000.00
43668	Facility Repairs	$ 25,100.00		$ 25,100.00
43668.06	Facility Repairs (Major Main)	$ 263,000.00		$ 263,000.00
43700	Travel & Meetings	$ 1,200.00		$ 1,200.00
43810	Professional Development	$ 4,000.00		$ 4,000.00
47501.00	Interdepartmental Charges	$ (44,689.00)		$ (44,689.00)
47550.32	Reimb - Regional Bldg.	$ (33,600.00)		$ (33,600.00)
	TOTAL MAINTENANCE BUDGET	**$ 814,121.00**	**$ -**	**$ 814,121.00**

Fair & Event Center	Description 11237	2024 Original Base Budget	Change	2025 Proposed
41102	Salaries - Full Time	$ 106,325.00		$ 106,325.00
41120	Salaries - Temp	$ 19,000.00		$ 19,000.00
41130	Salaries - Part Time	$ 4,000.00		$ 4,000.00
41210	Overtime - Full Time	$ 1,500.00		$ 1,500.00
41220	Overtime - Temp	$ 3,750.00		$ 3,750.00
41430	FICA	$ 7,746.00		$ 7,746.00
41550.18	IPR-Parks	$ (25,304.00)		$ (25,304.00)
	Total Personnel	**$ 117,017.00**	**$ -**	**$ 117,017.00**
42131	PC Software	$ 150.00		$ 150.00
42131	Website Services	$ 3,000.00		$ 3,000.00
42190	Office Supplies	$ 1,500.00		$ 1,500.00
42224	Food and Beverage	$ 400.00		$ 400.00
42270	Operating Supplies	$ 4,100.00		$ 4,100.00
42299	Discretionary	$ 400.00		$ 400.00
42319	Fleet Services	$ 2,000.00		$ 2,000.00
43110	Postal	$ 300.00		$ 300.00
43210	Printing	$ 1,500.00		$ 1,500.00
43330	Subscriptions	$ 100.00		$ 100.00
43359	Other Memberships	$ 450.00		$ 450.00
43367	Prizes	$ 2,000.00		$ 2,000.00
43368	4-H Related Expenses	$ 3,000.00		$ 3,000.00
43370	Advertising	$ 25,000.00		$ 25,000.00
43371.02	Horticulture	$ 1,000.00		$ 1,000.00
43371.03	Creative Arts	$ 1,500.00		$ 1,500.00
43371.04	Entertainment	$ 4,500.00		$ 4,500.00
43371.05	Honorariums	$ 11,500.00		$ 11,500.00
43577.01	Entertainment	$ 89,000.00		$ 89,000.00
43577.03	Non-Fair Programming	$ 15,000.00		$ 15,000.00
43589	Advisory Board	$ 200.00		$ 200.00
43599	Other Professional Services	$ 13,500.00		$ 13,500.00
43668	Facility Repairs	$ 5,900.00		$ 5,900.00
43740	Travel and Meetings	$ 1,200.00		$ 1,200.00
43810	Professional Development	$ 2,500.00		$ 2,500.00
45330	Machinery and Equip	$ 12,500.00		$ 12,500.00
45331	Rental Office Equip	$ 1,500.00		$ 1,500.00
45551	Bank Charges	$ 3,304.00		$ 3,304.00
	Total Programming / Facilities	**$ 207,004.00**	**$ -**	**$ 207,004.00**
	TOTAL SPECIAL EVENTS	**$ 324,021.00**	**$ -**	**$ 324,021.00**
TOTAL PARKS BUDGET		**$ 4,724,576.00**	**$ -**	**$ 4,724,576.00**

PARK REVENUE	2024 Original Base Budget	Change	2025 Proposed
Park Rentals	$ 200,000.00		$ 200,000.00
Other Miscellaneous Revenue	$ 30,000.00		$ 30,000.00
Fairgrounds			
County Fair	$ 278,000.00		$ 278,000.00
Rentals	$ 10,000.00		$ 10,000.00
Fairgrounds Programming	$ 10,000.00		$ 10,000.00
Rental - Community Outreach Center	$ 6,000.00		$ 6,000.00
Fair Corporation Contributions	$ 40,000.00		$ 40,000.00
Total Fairgrounds	$ 344,000.00		$ 344,000.00
TOTAL REVENUE	**$ 574,000.00**	**$ -**	**$ 574,000.00**
TAX SUPPORT	**$ 4,150,576.00**	**$ -**	**$ 4,150,576.00**
PER CAPITA SUPPORT	$ 5.58	$ -	$ 5.58
Population est. 2023 Census	*744215*	*744215*	*744215*

CONSERVATION TRUST FUND
2025 PRELIMINARY BUDGET PROPOSAL

Account	EXPENDITURES	2024 Original Base Budget	Change	2025 Proposed
41102	Salaries - Full Time	$ 970,144.00		$ 970,144.00
41120	Salaries - Temp	$ 81,000.00		$ 81,000.00
41130	Salaries - Part Time	$ 45,000.00		$ 45,000.00
41210	Overtime - Full Time	$ 5,000.00		$ 5,000.00
41410	Unemployment Insurance	$ 1,158.00		$ 1,158.00
41420	Health Insurance	$ 196,244.00		$ 196,244.00
41430	FICA Taxes	$ 81,765.00		$ 81,765.00
41441	Dental Insurance	$ 4,177.00		$ 4,177.00
41442	Disability Insurance	$ 2,987.00		$ 2,987.00
41443	Life Insurance	$ 716.00		$ 716.00
41444	Workers Compensation	$ 10,463.00		$ 10,463.00
41445	Liability / Risk Insurance	$ 32,200.00		$ 32,200.00
41450	Retirement	$ 73,872.00		$ 73,872.00
41550.18	IPR - Parks	$ (178,824.00)		$ (178,824.00)
	TOTAL PERSONNEL	**$ 1,325,902.00**	**$ -**	**$ 1,325,902.00**
42319	Fleet Services	$ 57,950.00		$ 57,950.00
42482.01	Repair/Maint. North Distr.	$ 12,500.00		$ 12,500.00
42482.02	Repair/Maint. Central Distr.	$ 12,500.00		$ 12,500.00
42482.03	Repair/Maint. South Distr.	$ 12,500.00		$ 12,500.00
42482.04	Repair/Maint. East Distr.	$ 12,500.00		$ 12,500.00
42482.05	Repair/Maint. Support Svs.	$ 13,450.00		$ 13,450.00
43599	Professional Services	$ 5,223.00		$ 5,223.00
46212	Capital Project	$ 750,000.00	$ (250,000.00)	$ 500,000.00
	TOTAL PURCHASED SERVICES	**$ 876,623.00**	**$ (250,000.00)**	**$ 626,623.00**
	TOTAL BUDGET	**$ 2,202,525.00**	**$ (250,000.00)**	**$ 1,952,525.00**
REVENUES	**REVENUES**			
33580.01	Conservation Trust Fund	$ 1,446,000.00		$ 1,446,000.00
36120	Interest on Investments	$ 6,525.00		$ 6,525.00
	TOTAL	**$ 1,452,525.00**	**$ -**	**$ 1,452,525.00**
	BALANCE	$ (750,000.00)	$ 250,000.00	$ (500,000.00)
	Available Fund Balance Actual			*$ 2,391,549.00*

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title:	Paint Mines Interpretive Park Master Plan
Agenda Date:	November 13, 2024
Agenda Item Number:	#7 - F
Presenter:	Ross Williams, Park Planner
Information: X	**Endorsement:**

Background Information:

Since it was opened to the public in the early 2000s, the 775-acre Paint Mines Interpretive Park has been managed through the guidance and recommendations of a litany of management and interpretive plans, conservation easement provisions, as well as various baseline and archaeological reports.

In recent years, through the power of social media and online travel websites, the number of visitors to the park has increased dramatically, leading to several management challenges which include vandalism, vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. The lack of a single focused managerial plan with sustainable and achievable guidelines and recommendations has led to short-term fixes for what can only be described as ongoing long-term problems. The overall goal of the Paint Mines Interpretive Park Master Plan was to review, combine, and modernize the existing reports, plans, and their findings into one Master Plan document, allowing County Parks to manage, protect, and conserve the park while improving the visitor experience. In short, County Parks was seeking to balance much-desired public access with preservation of the delicate geologic formations.

As with all individual parks and open space master plans, the Paint Mines Interpretive Park Master Plan will be used as a guiding document for the development of passive and active use facilities and services throughout the park. This Master Plan is intended to provide a roadmap and sustainable management plan for the future of Paint Mines Interpretive Park, while developing strengthened public facilities, enhanced recreational opportunities, and expanded cultural services programs. The Master Plan will reaffirm the essential goals and objectives of the overall 2022 El Paso County Parks Master Plan, an important element of the El Paso County Strategic Plan. All park master plans serve as important elements in the County's overall comprehensive plan and statutory master plan used by the Planning and Development Services Department, the El Paso County Planning Commission, and the Board of County Commissioners to ensure that new development proposals conform and contribute to a cohesive system of parks and open space development.

This project included the development and implementation of achievable and sustainable goals, recommendations, and conceptual site plans to protect the natural formations at Paint Mines Interpretive Park. In January 2024, DHM Design and their team of highly consultants were contracted and tasked with completing a complete document review, site inventory, public outreach, and in-depth analysis to develop actionable objectives. Due to the extensive historical values found at Paint Mines, as well as time passed since its listing on the National Park Service's National List of Historic Places in 2000, El Paso County Parks urged an in-depth review of the existing 1998 archaeological assessment, which was bolstered by thorough paleontological and ecological studies.

El Paso County Parks sought to incorporate input from the public through on-site visits, two public open houses, public and stakeholder review of the draft Master Plan, and through Park Advisory Board and Board of County Commissioner public meetings. By soliciting comments, suggestions, and solutions to problems, County Staff was able to identify reoccurring themes, generate a large spectrum of goals and recommendations, and prioritize proposed improvements to Paint Mines Interpretive Park. Staff undertook a technical analysis of the physical attributes of the site so that these new amenities, such as trails, parking areas, and overlooks, could be located in the most suitable areas with the least impact to the surrounding historical and natural environment. The planning process provides a means of synthesizing technical, science-based information, combined with the needs and desires expressed by the public, in the form of a written and graphic Master Plan.

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

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

- Direct Master Plan Link: https://epc-assets.elpasoco.com/wp-content/uploads/sites/10/Parks_Planning/PMIP_Draft-Final-Master-Plan_20241106-Web.pdf

- Paint Mines Interpretive Park Master Plan Webpage: https://communityservices.elpasoco.com/parks-and-recreation/paint-mines-interpretive-park-master-plan/

- Paint Mines Interpretive Park Main Page: https://communityservices.elpasoco.com/parks-and-recreation/paint-mines-interpretive-park/

El Paso County Parks 2024 Action Plan			
Recreation / Cultural Services	**Project Manager**	**Priority**	**Status**
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	High	In Progress
Mid-Week County Fair Attendance	Andschana Aljets	High	In Progress
Execute three larger events at the Fairgrounds	Andschana Aljets	Medium	In Progress
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis	High	In Progress
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller	High	Completed
Fountain Creek Nature Center Field Guide	Victoria Dinkel	High	Completed
Volunteer Restoration Days at BCNC	Kylee Taylor		Completed
Trail Camera at BCNC	Kylee Taylor	High	Purchased - Install
Fairgrounds Corporation Bylaws	Theresa Odello	Low	
Park Operations	**Project Manager**	**Priority**	**Status**
Hammock Post Design and Installation	Kyle Melvin	High	In Progress
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Project	Kyle Melvin		Completed
Pineries Open Space Forestry Trail Cooridor	Kyle Melvin		Completed
Vegetation Management	Scott Myers		Completed
Homestead Ranch RP Playground Improvements	Scott Myers		Completed
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski		Completed
Pineries Open Space Drainage Improvements	Ben Dumakowski	High	In Progress
Bear Creek Dog Park Trail Improvements	Adam Robertson		Completed
Bear Creek RP Entrance Improvements (Argus Dr)	Adam Robertson		Completed
Bear Creek Regional Park Bridge Improvements	Adam Robertson		Completed
Homestead Ranch RP Facility Improvements	Adam Baker		Completed
Fairgrounds Audio Improvements	Adam Baker		Completed
Fountain Creek RP Landscape Improvements	Jamie Haas		Completed
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning	**Project Manager**	**Priority**	**Status**
Fountain Creek Nature Center Entrance Ramp	Ross Williams	High	In Progress
Paint Mines Interpretive Park Master Plan	Ross Williams	High	In Progress
Fox Run Regional Park Ponds and Gazebo	Brian Bobeck	Medium	Design
Fox Run Nature Center Design	Jason Meyer	Medium	In Progress
Fox Run Regional Park Restrooms and OWTS	Jason Meyer	High	Construction
Ute Pass Regional Trail Phase II	Jason Meyer	High	In Progress
NRCS Willow Springs and Duckwood Trailhead	Jason Meyer	High	In Progress
FEMA Recovery Projects	Jason Meyer	Medium	In Progress
Administration	**Project Manager**	**Priority**	**Status**
Develop a Department & Divisions Mission Statement	Todd Marts	High	In Progress - June-July
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department
Parks / Recreation & Cultural Services Divisions
October 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	$ 211,845	$ (31,845)		$ 263,494	$ 234,644	
County Fair / Fairgrounds		$ 301,000	$ 462,596	$ (161,596)		$ 426,726	$ 389,448	
Total		**$ 481,000**	**$ 674,441**	**$ (193,441)**		**$ 690,220**	**$ 624,092**	
Fundraising Revenue		2024	2024			2023	2022	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	$ 80,000	$112,500	$ (32,500)		$ 102,500	$ 105,000	
Partners in the Park Program	Park Operations	$ 45,000	$92,500	$ (47,500)		$ 77,500	$ 62,500	
Trust for County Parks	Park Operations	$ 10,000	$56,334	$ (46,334)		$ 28,242	$ 141,919	
Nature Center Fundraising	Nature Center Support	$ 25,000	$38,375.00	$ 25,000		$ 20,056	$ 21,271	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	$ 40,000	$80,000.00	$ (40,000)		$ 70,000.00	$ 40,000	
Total		**$ 200,000**	**$ 379,709**	**$ (141,334)**		**$ 298,298**	**$ 370,690**	
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	491	16030	4.8	448	16919	419	15932	
June	635	23181	4.3	552	20087	489	22916	
July	579	20387	4.2	594	22852	515	22275	
August	502	21409	4.6	445	22024	391	21464	
September	431	18958	4.74	442	22133	363	19266	
October	164	7764	4	222	11174	206	9631	
November								
December								
Total	**3120**	**117604**	**4.42**	**3079**	**128858**	**2691**	**121840**	

Parks Facility Reservations		2024	2024	2023	2023	2022	2022	
October		**Rentals**	**Attendance**	**Rentals**	**Attendance**	**Rentals**	**Attendance**	
Bear Creek Regional Park								
Archery Lanes								
Athletic Fields		27	1595	6	625	28	1248	
Pavilions		39	1714	67	3042	37	1545	
Trails		3	457	2	700	8	32	
Vendor		5	20	3	10	1	3	
Tennis Courts		1	2					
Pickleball Courts		3	21	4	8			
Vita Course								
Meeting Room		3	30	8	63	5	45	
Black Forest Regional Park								
Athletic Fields				4	120	5	150	
Pavilions		8	308	9	214	7	300	
Vendor								
Tennis Courts / Pickleball Courts		11	42	1	4			
Falcon Regional Park								
Baseball Fields		1	30					
Athletic Field								
Vendor								
Fountain Creek Regional Park								
Athletic Fields		2	150	1	75	4	120	
Pavilions		12	693	12	551	16	802	
Trails								
Disc Golf Course				1	4			
Vendor								
Fox Run Regional Park								
Athletic Fields		15	480	42	1405	35	1370	
Gazebo				13	590	5	444	
Warming Hut				5	45	3	34	
Pavilions		16	516	18	930	25	1000	
Vendor						5	14	
Trails		1	30	1	30			
Homestead Ranch Regional Park								
Pavilions		2	70	8	345			
Athletic Fields				2	110	4	102	
Trails								
Palmer Lake Recreational Area								
Palmer Lake Santa Fe Trail		1	1000	2	1300	3	1450	
New Santa Fe Trail								
Monument Trail Head New Santa Fe Trail		1	500	1	800	1	800	
Baptist Road Santa Fe Trail						2	120	
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
Paint Mines Trail		12	76	12	203	12	52	
Rock Island Trail								
Black Forest Section 16		1	30					
Rainbow Falls Historic Site								
Pineries Open Space								
Total Park Facility Reservations		**164**	**7764**	**222**	**11174**	**206**	**9631**	

Fairgrounds Facility Reservations		2024	2024	2024	2023	2023	2022	2022
Year to Date		**Rentals**	**Attendance**	**Evaluation**	**Rentals**	**Attendance**	**Rentals**	**Attendance**
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		26	4657	N/A	23	4150	30	3791
June		50	6639	N/A	17	4490	52	3529
July		8	415	N/A	13	280	17	298
August		10	685	N/A	12	3869	38	3496
September		62	946	N/A	40	4232	42	5523
October		62	1095	N/A	79	2042	28	1702
November								
December								
Total		**302**	**23,465**	**N/A**	**236**	**28,292**	**296**	**22,467**
Fairgrounds Facility Reservations		**2024**	**2024**	**2023**	**2023**			
October		**Rentals**	**Attendance**	**Rentals**	**Attendance**			
Swink Hall - Fairgrounds								
Lion's Club Meeting		1	30	1	30			
Baptism Celebration		2	140	1	10			
Fair Advisory Board Meeting		1	30	1	20			
4-H Club Meeting		1	20	1	20			
Jr. Livestock Committee Meeting		1	20	1	20			
Fall Fest Set Up		1	2	1	15			
				1	150			
Grand Stands Building				1	20			
Garza S. Kitchen		30	180	1	35			
Grant N. Kitchen		15	90					
FSB Pavilion				47	282			
Grounds								
				1	500			
New Barn								
Poultry Barn				14	40			
Livestock Arena								
Scentwork Training		2	200					
Haunted House Set up		4	28	2	250			
				4	200			
Whittemore - Fairgrounds				1	200			
Rummage Sale		3	350	1	250			
Fall Fest Set Up		1	5					
Arena								
Month Total Fair Facility Reservations		**62**	**1,095**	**79**	**2,042**			

Vandalism Report								
Incident	**Date**	**Location**	**Area**	**Cost**				
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				
Tunnel - Graffiti removal	4/29, 4/30	Carp Lake Tunnel	South	$400				
Tunnel - Graffiti removal	6/24/2024	Carp Lake Tunnel	South	$500				
Shop Broken Into and Tools Stolen	10/9/2024	Homestead Ranch Regional Park	East	$1,500				
Shop Door Knob Damaged During Attempted Break In	10/21/2024	Homestead Ranch Regional Park	East	$500				
			Total	**$6,425**				

						2022	
Volunteerism		2024		2023	**Total Hours**	**Volunteers**	**Total Hours**
Total for Year	**Goal**	**Volunteers**	**Total Hours**	**Volunteers**			
January		167	827	138	728	180	609
February		272	1,259	292	1,302	60	327
March		234	1,009	229	932	118	682
April		421	1,724	413	1,701	407	1,830
May		607	2,617	501	2,225	491	2,021
June		669	2,831	658	2,263	225	1,606
July		628	5,290	444	5,200	650	6,517
August		392	1,870	470	2,296	303	1,676
September		359	1,443	476	1,640	501	1,986
October		569	2,815	574	2,339	440	1,624
November							
December							
Totals		**4,318**	**21,685**	**4,195**	**20,626**	**3,375**	**18,878**

		2024					
October		**Volunteers**	**Total Hours**				
Park Advisory Board		9	35				
Fair Advisory Board		13	52				
Fairgrounds Corporation		5	15				
Fair and Events Center		70	285				
Friends of the Nature Centers		84	423				
Adopt-A-Park/Trail Groups / Volunteer Projects		388	2,005				
Total		**569**	**2,815**				

Programming		2024	2024	2024	2023	2023	2022	2022
Totals for Year		**Programs**	**Attendance**	**Evaluation**	**Programs**	**Attendance**	**Programs**	**Attendance**
January		48	1434	4.98	45	1152	29	452
February		49	1995	4.99	43	2032	37	952
March		79	3920	4.96	89	2376	48	986
April		172	4379	4.97	161	5139	109	3003
May		170	6313	4.97	162	4216	148	5401
June		98	8080	4.96	89	2647	76	1595
July		87	33789	4.98	105	36715	106	28545
August		76	6515	4.99	54	5058	63	4195
September		108	9116	4.99	116	5245	102	2585
October		141	5799	4.95	156	4656	140	4517
November								
December								
Totals	**800 / 21,000**	**1,028**	**81340**	**4.97**	**1,020**	**69236**	**858**	**52231**
		2024	2024	2024				
October	**Facility**	**Programs**	**Attendance**	**Evaluation**				
Discover Bear Creek	BCNC	4	55	5.00				
Habitat	BCNC	3	44	5.00				
Colorado Wildlife Detectives	BCNC	23	337	4.90				
Foothills Field Experience	BCNC	2	23	5.00				
Kids Night Out: Bat-tastic	BCNC	1	20					
Creek Week Retoration Crew	BCNC	1	38					
TOSC Member Celebration	BCNC	1	100					
Birthday Party: All About Animals	BCNC	2	37	5.00				
Nature Explorers: Horns & Antlers	BCNC	2	50	5.00				
Boo at Bear Creek	BCNC	7	114	4.90				
Lil Pumpkins Boo Bash	BCNC	2	80	5.00				
Lilttle Wonders: Lovely Leaves	BCNC	2	50	5.00				
Group Visit: Journey School	BCNC	1	24					
Outreach: Creepy Crawl	BCNC	1	300					
Fox Run Nature Center Open House	BCNC	1	20					
Fossil Brewery Bear Run Stout Release	BCNC	1	12					
EPC Economic Development Team Meeting	BCNC	1	15					
EPC Citizen's College	BCNC	1	35					
Awesome Arthropods	FCNC	3	48	4.90				
Walk the Wetlands	FCNC	13	214	5.00				
Discover the Wetlands	FCNC	13	241	5.00				
Maps & Compass Skills	FCNC	1	10	5.00				
Nature Adventures: Squeak in the Night	FCNC	2	69	4.90				
2s & 3s Outdoors: Voices of Nature	FCNC	2	55	4.90				
Terrific Tarantuals	FCNC	1	20	5.00				
Homeschool Fridays: Discover Wetlands	FCNC	1	26	4.95				
Birthday Party: Rad Reptiles	FCNC	1	24	5.00				
Program Room Rental	FCNC	5	110	5.00				
Outreach: Howbert Elementary Star Party	FCNC	1	100					
Outreach: CMSP Trunk or Treat	FCNC	1	200					
Trailability Program	FCNC	25	69	5.00				
Restoration Volunteers (teasel removal)	FCNC	4	11					
Group Visit: PPSC Outdoor Recreation Class	FCNC	1	12					
Pumpkin Carving Party	FCNC	1	320	4.90				

Jack-o-Lantern Trail	FCNC	1	989	5.00				
Take a Kid Mountain Biking Day	FRRP, BCRP, FCRP	1	45	4.55				
Bunco at Fountain Creek Nature Center	FCNC	1	15	4.93				
Paint Mines Guided Hike	PMIP	1	21					
Rainbow Falls Photography Workshops	RF	1	11					
Stay Alive! Women's Wilderness Education	BCNC	1	15	4.86				
Auto Races	FAIR	1	950					
Cornhole	FAIR	2	120					
Fall Fest	FAIR	1	750					
TOTALS		**141**	**5799**	**4.95**				
Visitor Contacts *(does not include programs)*	**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	1332	1673	0	2				
June	2099	1506	1159	2596				
July	2327	1650	3097	2454				
August	1776	1250	1959	2457				
September	1119	987	1920	561				
October	1834	1090	1309	0				
November								
December								
Totals	**14096**	**11973**	**10429**	**8070**				

EL PASO COUNTY
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PARKS & COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES
MONTHLY REPORT

October 2024

General Updates:

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

Special Events - September & October:

1. The Colorado Springs Down Syndrome Association held their 25th annual 'Buddy Walk' on the East trails system of Bear Creek Regional Park. Over 1,500 people attended this fundraiser.

2. The El Paso County Public Health and "Fountain Valley – Community That Cares" held a community event at Fountain Creek Regional Park. 'Community That Cares' is a statewide effort to promote healthy youth development. The information-based event connected the community to local resources. Several food trucks also attended the event.

3. The Landsharks Runing Club started their Fall youth running season at Bear Creek Regional Park. Approximately 400 kids honed their running skills on the fields of the park.

4. The Lewis Palmer Middle School held a large XC event on the New Santa Fe Regional trail.

5. The disc golf course at the Widefield Community Park was host to the annual "Clash at the Creek" disc golf tournament. Approximately 90 disc golfers took part of this fun event.

6. The "Live Like Maddie! Charity Hike 2024" took place at Fox Run Regional Park in October. "Live Like Maddie!" raises funds for the Denver Dumb Friends League.

The motto of “Live Like Maddie!” is*: Let's celebrate all dogs, past and present, that take up residence in our hearts and make us better humans.*

7. The YMCA of the Pikes Peak Region invited the community to the 16th annual Creepy Crawl 5K and Kids' Monster Dash. The event included the Palmer Lake Recreation area and the New Santa Fe Regional trail. Runners were encouraged to wear Halloween costumes and they did not disappoint! Over 800 runners took part in this fundraiser event.

8. The Pikes Peak Road Runner’s first leg of the “Fall Series” was held on the East trail system of Bear Creek Regional Park. The Fall Series consists of four trail races in four different City and County parks. Each event is a unique challenge at a different distance getting longer as the series progresses.

9. Nine commercial photography permits were issued for the Paint Mines Interpretive Park.

2024 “Creepy Crawl” runners

COMMUNITY OUTREACH

Monthly Report – October 2024

Creek Week:
As the leaves change and autumn settles in, I'm reminded of the strong sense of community that comes together each year for Creek Week. This year, we were fortunate to have perfect weather and outstanding participation from across the watershed. I am incredibly proud of the dedicated efforts of our volunteers and amazing staff to protect and restore our watershed.
Over the course of the 9-day cleanup, we saw:

- 84 Cleanup Sites with 68 Crews
- 1,749 Volunteers
- Participation in 8 Communities across the watershed

Together, we collected:

- 19.3 tons of trash (38,635.8 lbs.)
- Over 3,000 filled trash bags

The impact of this collective effort is truly inspiring!

Friends Groups:
Staff coordinated with the Friends of Bear Creek Dog Park, Heuberger Subaru, and Fountain Creek Watershed District for our annual Ghouls and Stools clean-up event, bringing out over 60 volunteers.

El Paso County Fair:
We have contacted all core sponsors. We are happy to announce that **Ed Green Construction** will be our 2025 Presenting Sponsor!

Recreation & Cultural Services DIVISION
MONTHLY REPORT: October 2024

Programs & Special Events:

- Fountain Creek Nature Center gets questions about Colorado's tarantula migration each fall, and since this year we have our own resident education tarantula, Dorada, we decided to host **Terrific Tarantulas**! Participants learned all about spiders on a beautiful, warm fall day. They took a hike and swept the meadow to find and study the Nature Trail's resident spiders. To help them learn about Colorado's Tarantulas, Dorada the Chaco Golden-kneed Tarantula greeted guests to show them spiders are often very friendly. This program proved to be a blast for all ages, but it was clear a new generation of arachnophiles were inspired!

- Fountain Creek Nature Center enjoyed an incredibly beautiful and busy day during its annual **Pumpkin Carving Party** and **Jack-o-Lantern Trail** events! Thanks to volunteers from the Friends of El Paso County Nature Center and Colorado Springs Utilities, over 200 pumpkins were collected from Milberger Farms in Pueblo and scooped so that participants could carve their own to leave for the evening event. Donut NV food truck was there providing tasty, warm treats, Sunbelt Rental's light towers shown over the parking lot, Pikes Peak State College Wild Things brought skulls and crawling creatures, and the UCCS Mammalogy Lab showed how bats echolocate and catch moths with some wild moves. The costumed crowds were able to make crafts, discover a multitude of Colorado's mammals, and hear American Indian stories. Thanks to sponsorships from Mountainview Electric and Toyota, as well as great marketing and luck with the weather, this day hosted over 1,300 people and was one of the busiest, yet most well organized yet! This fun, festive, and educational event continues to be a tradition for many families!

- This year's **Take a Kid Mountain Biking Day**, held on October 5th, was another shining example of successful collaboration between El Paso County, local businesses, nonprofits, and dedicated volunteers. A major highlight this year was achieving last year's ambitious goal of expanding the event to two additional locations. Thanks to new partnerships, we were able to add activities at Bear Creek and Fountain Creek Regional Parks, transforming the event into a truly county-wide experience. By spreading the locations across the region, we greatly enhanced accessibility, making it easier for participants and volunteers to join the event at the site most convenient to them. As in previous years, every participant and volunteer walked away with an impressive swag bag filled with biking gear, generously donated by local bike shops. These contributions added to the event's success, ensuring that everyone left with both lasting memories and useful items.

- October marks the close of a successful season for the **Paint Mines Interpreters**, culminating with the final **guided hike** of the year. This season's fourth and last hike was a resounding success, with 21 participants embarking on an immersive journey through the stunning plains and intricate rock formations. Along the way, the interpreters captivated the group with engaging discussions on local human history, plant identification, and the fascinating geology of the area—topics that resonated deeply with participants, as noted in their enthusiastic feedback. Despite a late start due to staff transitions, the interpreters made a remarkable impact, connecting with over 8,000 visitors between July and October. As they transition into their off-season, they will have time to recharge and prepare for the next interpretive season, which is anticipated to begin again in early April.

- A little bit of creepy and a whole lot of learning describes both our **Boo at Bear Creek** and our **Lil' Pumpkins Bash** on October 18th and 19th. For Boo, Pat Grove and Pikes Peak State College taught about bones and spiders and other creepy creatures inside while characters along the trail made guests scream with fear but also appreciate the "scary" members of nature such as snakes, turkey vultures, bats, spiders, corvids, and decomposers. 114 participants enjoyed the misty, spooky evening. A gentler tone was taken the next day for the L'il Pumpkin Bash where 80 young guests, parents, and grandparents heard from some of the same characters, but without so much "scare" included.

- We had another fantastic **Bunco Night** at Fountain Creek Nature Center, with 15 enthusiastic participants, allowing for four lively tables of play. Many of the players were returning, reflecting how this event has become something everyone looks forward to each season. We also welcomed three new players, who were thrilled to discover the group and expressed excitement about adding it to their calendars. They particularly enjoyed the unique aspect of our bunco nights, where there's always an opportunity to meet new people, making it feel fresh and different from traditional bunco gatherings. The next bunco night will take place at Bear Creek Nature Center on January 17.

- On Monday, October 14th, two groups of **photographers**—11 in total—were transported to **Rainbow Falls** to capture the stunning rainbow that appears around this time of year. The vibrant colors cascading through the falls were the most striking returning visitors had ever seen. Participants were thrilled with their photos and impressed by how accurately the rainbow's appearance was predicted. Both trips ran smoothly, and the unusually warm weather for October added to the enjoyment. Some adventurous participants even waded into the water to get an up-close view, further enhancing their experience.

- On October 22nd, the second **"Stay Alive! Women's Wilderness Education"** class was held at Bear Creek Nature Center with outstanding success. The partnership between Femme Trek, Ltd. and County Parks continues to thrive, thanks in part to the contractor's exceptional effort in promoting the class, which filled with a perfect number of participants. Fifteen participants joined for personalized instruction on essential survival skills for outdoor adventures in Colorado. This program offers a welcoming space for individuals who may feel hesitant about joining traditional survival courses, providing the perfect environment to learn and ask questions about handling wilderness emergencies.

- October at the El Paso County Fair & Events Center marked the end of our Auto Race season, while weekly cornhole tournaments, community meetings, and private celebration rentals continued to keep the venue lively. The month wrapped up with our annual Fall Fest, which brought out families and friends for "Trough or Treat," a festive vendor marketplace, the spooky Haunted Barn, and Halloween Hall filled with games and activities. It was a month full of seasonal fun and community spirit, and we're excited to keep the momentum going with events year-round!

Outreach Events and Other Items:

- On October 8th, Bear Creek Nature Center hosted the **Trails and Open Space Coalition's yearly Member Celebration** and awards ceremony. During the awards ceremony, El Paso County Parks received the **Trail Inclusivity Champion** award- "El Paso County Parks' Trailability program is cutting edge. Their use of Terrain Hopper machines is helping people with physical limitations get into nature. The VIP Trail at the Bear Creek Nature Center allows people with visual impairments to experience the outdoors safely with a specially modified trail." Bear Creek Nature Center was grateful to host and to be recognized alongside all the other amazing contributors to outdoor recreation in our community.

- Bear Creek recently benefitted from an **Eagle Scout project** that focused on the health of the creek and riparian area. On the weekend of October 12, Aubrie Burress, with Troop 1268 under the Pathway to the Rockies Council, led a group of 15 volunteers in a project to clear old inactive beaver dams that impede the water flow of the creek. The group's work totaled 69 hours of volunteer work to complete the endeavor. Aubrie, the Eagle Scout candidate, is a valuable Teen Camp Assistant for Bear Creek's summer camps. She wanted to give back to the nature center, a place she feels a strong connection to, so chose this as the site for her Eagle Project. Aubrie worked with Bear Creek Nature Center staff and the Central District Maintenance team to identify the project area and plan the project logistics.

- Bears or beer, why not both? Through collaboration with the **Fossil Craft Beer Company**, the Bear Creek Nature Center team has been brewing up a delicious **s'mores stout.** After its release on October 11th, $1 from each pint sold is donated back to the Friends of El Paso County Nature Centers in support of the Bear Creek Bear Run. Made with only the *bear-y* best in mind, it's only available for a limited time. Head to 2845 Ore Mill Rd to snag a pint and register for the Bear Creek Bear Run!

- Fountain Creek Nature Center celebrated the spooky by going offsite twice this month. Howbert Elementary students returned to school one night for their **Stary Party** to learn about all things night-time. The Nature Center station of course taught about owls, bats, and eye-shine. At **Cheyenne Mountain State Park's Trunk or Treat**, the Nature Center's van was decorated to look like a polluted wetland, because nothing's scarier than litter! The station included a puppet squirrel with its head stuck in a snack container, a turtle with straw stuck in its shell, and a catfish with a bag in it's mouth. Don't worry, it was still cute while being informative! Our Great Blue Heron Puppet handed out the candy.

Special Events and Program Calendar

November 13 - December 11, 2024

Date	Day of Week	Program	Location	Target Audience	Notes*
November 13	Wednesday	Nature Explorers: Who Lives Under Leaves?	Bear Creek Nature Center	Children ages 3-5 with an adult	10-11:30am & 1-2:30pm $3/person
November 14	Thursday	CPR, AED & First Aid Training	Fountain Creek Nature Center	Ages 16+	9am-12pm & 1-4pm, $44 for Active EPCNC Volunteers $85 to the public and partners
November 16	Saturday	Holiday Craft & Vendor Fair	Fountain Creek Nature Center	All!	10am-3pm, free to attend and shop
November 16	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30, $30 per person ($25 per member)
November 20	Wednesday	Little Wonders: Brilliant Bark	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am & 1-2:15pm, $3/person
November 21	Thursday	Nature's Classroom: Homeschool Field Trip- Winter Adaptations	Bear Creek Nature Center	Ages 7-11	1-3pm, $4 per person
November 22	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Grades pre-k through 2 with an adult	2-4pm, $4 per person
November 30	Saturday	Active Adults: On a Cough and a Prayer- Tuberculosis and the City	Downtown/Pioneers Museum (Organized by Bear Creek Nature Center)	Adults	2pm, $6 per person
December 6	Friday	Kids' Night Out: The HOOT-enanny	Bear Creek Nature Center	Ages 7-12	5:30-9pm, $25 per child (includes dinner)
December 11	Wednesday	Little Wonders: The Big Sleep	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am & 1-2:15pm, $3/person

EL PASO COUNTY
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PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

MONTHLY REPORT
OCTOBER 2024

Park Planning Division

Capital Project Management / Planning:

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

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

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

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

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

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

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

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. DHM Design has been chosen to facilitate and develop the Master Plan, which will be completed by early 2025. The draft Master Plan will be available for public review for two weeks starting November 13th.

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

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

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

Other:

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

Development Permit Application Reviews - Staff reviewed five development applications for endorsement at the November 2024 meeting and provided internal administrative comments for an additional 15+ applications during October 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 are migrating existing maps to the new format.

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

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

Park Operations Division

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of October. Irrigated and native turf mowing operations, landscape bed maintenance, irrigation checks and repairs, playground inspections, trail corridor clearing, daily illegal camping checks, building and irrigation winterization, and snow removal preparations were priorities during the reporting period.

Ed Green Construction has been contracted to complete two ADA accessibility projects at Bear Creek Regional Park. Two additional ADA parking stalls and an ADA accessible pathway to the playground are being provided for park patrons. A few complications stalled progress on this project, however these issues have been resolved and completion will take place within the next reporting period.

Although Rainbow Falls Historic Site is closed for the season, park staff will continue weekly monitoring visits to check for graffiti, remove trash, and provide additional maintenance. The site will host multiple Recreation and Cultural Services events throughout the fall / winter months, requiring additional support from our team.

Bear Creek Nature Center hosted two events during the reporting period requiring support from park staff. One forest mitigation event and an Eagle Scout beaver dam removal project amassed large piles of debris along the trail and in the main lot, staff assisted with cleanup of both these events.

The annual Ghouls and Stools event took place at the Bear Creek Dog Park on October 26th. Over sixty volunteers attended this year's cleanup, prizes were awarded for best dog costume and for participants who collected the "Golden Stool" hidden in the park.

East District:

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

Monthly Summary – The County Fairgrounds hosted multiple events this month both large and small. The smaller events included a Rummage Sale, K-9 Scent Work Trial, a Baptism, and Community Meetings. The team assisted with the setup and staffing of the Fall Fest hosted by the Fairgrounds and Events Center. The event was well attended, and the team did a great job making sure the fairgrounds were ready and helped with various tasks throughout the event. The fairgrounds are a polling location for the upcoming election and Swink Hall is setup and ready for voters.

The fairgrounds team is now focused on winterization efforts and end of season deep cleaning of our buildings. The team has already winterized all areas without heat protection and all the above ground water lines. Deep cleaning of the grandstands kitchens and restrooms is being worked on now in preparation for winterization in November.

The parks team completed winterization of our parks irrigation systems and will begin working on our fall maintenance list once the restrooms close in November. We are working through a water pump issue at Homestead Ranch as well and are seeking guidance from Barnhart Pump Company to resolve the matter.

We have experienced vandalism issues at Homestead Ranch Regional Park. The shop area was broken into and various tools stolen. The Sheriff's Office and County Security have increased patrols in the area as a deterrent.

Homestead Ranch Regional Park - Phase III Fire Mitigation project underway. This is the final fire mitigation phase, and the contract was awarded to Front Range Arborists.

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 been focused on completing the irrigation and public water winterization for the season. All properties have been properly winterized. All bathroom and pit heaters have been activated to prevent potential freezing.

Final mowing and trimming were completed at Black Forest Regional Park and Fox Run Regional Park. We have been working on fall clean-up projects throughout all properties, to include native grass mowing, trail apron mowing, bed clean-up and pine needle removal.

The bathroom renovation project at Fox Run is near completion. The new septic system, electrical, and plumbing has passed final inspections. All that remains are the installation of the restroom partitions and a final walk through. It will be a great addition for park users for years to come!

The new trail loop at the Pineries Open Space is near completion. November 15th is the anticipated soft opening for the new section of trail. The final two bridges have been constructed. We have also built the necessary ramps allowing safe access to the three puncheons near the wetland areas of the new loop. Mile High Youth Corp finished installing approximately thirty trail drains, transitions to the crossings, and helped define the final trail pathway. All that remains is cutting in the entryway and exit of the trail.

Snow removal equipment has been staged for use. We are ready to transition into the winter months.

South District:

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

Monthly Summary – The South District team installed new partner in the park signs in Widefield Community Park and Fountain Creek Regional Park. Staff also spent time focusing on vegetation management, debris and trash cleanup from flooding, trail maintenance, native area mowing, and landscape bed maintenance.

At Fountain Creek Nature Center, beavers have been plugging up the drainage under the trail bridge which is causing the pond to overflow the trail. This task required significant time to clear the drainage way to allow proper flow. This has been an ongoing problem; we are now trying a multiple pipe system to encourage flow when the beavers dam up under the bridge. If this fails, we have a plan in place to put a screen in front of the bridge to deter the beavers from the structure.

The team wrapped up irrigation maintenance to ensure all systems are operating properly before we winterize the irrigation systems.

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

The team has also been working through all our snow equipment ensuring it is ready for the upcoming season. This includes fleet inspections, repairs as necessary, fluid checks, function checks, and blade checks / replacement.

Staff has been working with the Nature Center team to assist with multiple volunteer events. We have assisted with cleanup efforts around the Nature Center, as well as equipment support for multiple events.