EL PASO COUNTY
COLORADO

COMMISSIONERS:
CAMI BREMER (CHAIR)
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PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, June 12, 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**			
	A.	Pikes Peak Birding and Nature Festival	Jessica Miller	Information
5.	**Citizen Comments / Correspondence on items not on the agenda** (limited to three (3) minutes unless extended by Chair)		Chair	
6.	**Development Applications**			
	A.	Greaves Vacation Replat	Jason Meyer	Endorsement
	B.	Rolling Hills Ranch North Filing No. 1 Final Plat	Ross Williams	Endorsement
	C.	Settlers Ranch Filing No. 3 Final Plat	Ross Williams	Endorsement
	D.	Grandview Reserve Phase III PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement
	E.	Monument Ridge East Preliminary Plan	Ross Williams	Endorsement

Item	Presenter	Recommended Action
7. Information / Action Items		
N/A		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

Minutes of the May 8, 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	Brian Bobeck, Park Operations Division Manager
John Wallace, 2nd Vice Chair	Jason Meyer, Park Planning Division Manager - TEAMS
Kiersten Steel, 3rd Vice Chair	Theresa Odello, Recreation & Cultural Services Mgr.
Susan Jarvis-Weber, Secretary	Ross Williams, Park Planner
Vincent Prins	
Janna Blanter	
Jane Newman	
Jeremy J. Chatelain via TEAMS	

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

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

2. Approval of Agenda: **Vincent Prins made a motion to approve the meeting agenda. Janna Blanter seconded the motion. The motion carried 9 - 0.**

3. Approval of Minutes: **Vincent Prins made a motion to approve the April 10, 2024, meeting minutes. Janna Blanter seconded the motion. The motion carried 9 – 0.**

4. Introductions and Presentations:

A. Pineries Open Space Forestry Maintenance Review

Kyle Melvin presented the Pineries Open Forestry Maintenance Review. The objective/goal is the removal of the Mountain Pine Beetle and the South West Trail corridor clearing. Monitoring and reporting efforts were completed by the contractor Forestree Development in early 2024. 77 trees exhibited blue stain fungus and are scheduled to be removed in the middle of May. Standing dead trees are also scheduled to be removed on a 1.25 mile long and 200 feet wide trail corridor. The dead wood will be chipped. Work is scheduled to begin in July.

B. Boots in the Park

Theresa Odello presented the Boots in the Park fundraiser. The event goal is to raise funds for the programming and facility improvements at the Fair & Events Center.

The inaugural event was held in 2022. This year 140 people attended, and the event raised over $5,000. 19 volunteers worked diligently to ensure the event was a success. An additional 18 4-H volunteers helped with set-up and next day clean-up.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition (TOSC), stated that her organization was approached by the head of the Chamber of Commerce and other organizations with many reports made by citizens of excessive amounts of trash on trails, medians etc. Many organizations hold one-time events for litter clean-up. Her organization brainstormed on ways to change the mindset of people on an ongoing basis. Mrs. Davies presented the 'One Bag Challenge'. TOSC procured 300 reusable bags that will be handed out so people can pick up litter as they are using City and County trail systems. The board provided positive feedback and welcomed the idea and hopes for an expansion of the 'One Bag Challenge".

6. Development Applications:

A. New Breed Ranch Filing No. 3 Final Plat

Ross Williams provided an overview of the New Breed Ranch Filing No. 3 Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the New Breed Ranch Filing No. 3 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of $3,535 will be required at time of the recording of this Final Plat. Vincent Prins seconded the motion. The motion passed 9 - 0.

B. Windermere Filing No. 2 Preliminary Plan Amendment

Ross Williams introduced the Windermere Filing No. 2 Preliminary Plan Amendment and addressed questions by board members.

John Wallace recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Windermere Filing No. 2 Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of $75,750 and urban park purposes in the amount of $45,450 to be paid at time of the recording of the forthcoming Final Plat. A Park Lands Agreement may be an acceptable alternative to Urban Park Fees provided the agreement is approved by the County and executed prior to recording this Final Plat. Jeremy J. Chatelain seconded the motion. The motion passed 9 – 0.

7. Information / Action Items:

A. Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Copper Chase at Sterling Ranch Filing No. 1

Ross Williams introduced the Urban Park Lands Agreement for Sterling Ranch Metropolitan District No. 2 / Copper Chase at Sterling Ranch Filing No. 1

Terry Martinez moved to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Copper Chase at Sterling Ranch Filing No. 1. Janna Blanter seconded the motion. The motion passed 9 – 0.

B. 2024 - 2025 Officer Elections

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

Janna Blanter moved the following slate of candidates for the 2024 - 2025 year. Kiersten Steel seconded the motion.

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

The motion passed 9 – 0.

C. 2024 Park Advisory Board Tour

Brian Bobeck reminded the board about the upcoming Park Advisory Board Tour. The Park Advisory Board traditionally conducts a tour of selected park sites in late Spring. The 2024 tour will be held on Friday, May 17 from approximately 10:00 a.m. to 2:00 p.m. The board will tour the following North District Park properties: Fox Run Regional Park, Black Forest Regional Park, Black Forest Section 16 and Pineries Open Space.

8. Monthly Reports:

Vincent Prins inquired about wind damage to park properties during the latest windstorm. Brian Bobeck stated that the initial assessment included many downed branches, a few trees, and a flagpole. No damage to facilities and infrastructure.

9. Board/Staff Comments:

Todd Marts stated that the Jones Park Masterplan is now posted online. Public comments will be taken until May 31. An Open House is scheduled for May 16 at the Bear Creek Nature Center. The masterplan will ultimately go before the Park Advisory Board for endorsement followed by a presentation at the Board of County Commissioners.

Theresa Odello updated the board on several upcoming events: Pikes Peak Birding & Nature Festival on May 16 – 19, Free Archery Day on May 25, “Get Outdoors Day” at Memorial Park where kids can learn about several outdoor activities to include fishing. Mrs. Odello announced the First SoCo Collab Frost Fest with all proceeds going towards the

County Trust benefiting all parks and park improvements. The festival will be held at Bear Creek Regional Park on May 11.

Todd Marts stated that "Springs Magazine" identified the best top seventeen ideas for Colorado Springs and the Fox Run Nature Center made the list. The Gazette published their list of the *Best of the Springs* and Bear Creek Nature Center was voted *Best Neighborhood Park* along with many other nominations for other County Parks and trials etc. The Bear Creek Dog Park received national attention after being voted the 6th best dog park in the nation.

10. Adjournment:

Janna Blanter made a motion to adjourn. Vincent Prins seconded the motion. The meeting was adjourned at 2:49 p.m.

_____

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Pikes Peak Birding and Nature Festival

Agenda Date: June 12, 2024

Agenda Item Number: #4 - A

Presenter: Jessica Miller, Fountain Creek Nature Center Supervisor
Theresa Odello, Division Manager

Information: X **Endorsement:**

Background Information:

The El Paso County Recreation & Cultural Services started the Pikes Peak Birding and Nature Festival in 2016 with sixteen public, private and non-profits joining for an ecotourism birding and nature festival that promotes conservation and education to explore the area's natural and agricultural heritage resources of the Pikes Peak Region.

This month's four-day festival had 81 unique opportunities for participants. Field trips took participants from Pikes Peak to the prairie. The festival's draw is based on experienced field trip leaders for a birding experience in unique locations across the region.

The festival committee is a group of dedicated professionals from eleven public and private, and non-profit agencies that collaborate to provide a unique opportunity to highlight the diversity of birds and wildlife in our region, parks, and facilities.

Partners & Sponsors

- Aiken Audubon Society
- Bear Creek Nature Center
- Bird Conservancy of the Rockies
- Cheyenne Mountain State Park
- Chico Basin Ranch
- Colorado Field Ornithologists
- Colorado Parks & Wildlife
- Colorado Springs Convention & Visitor Bureau (Visit Colorado Springs)
- Colorado Springs Parks & Recreation
- Colorado Springs Utilities
- El Paso County, Parks & Community Services
- El Pomar Foundation
- Fountain Creek Nature Center
- Fountain Valley School
- Friends of EPC Nature Centers
- Garden of the Gods Visitor/Nature Center
- Glen Eyrie, Ministry of the Navigators
- J&R Group
- Mile High Bug Club
- Nature & Wildlife Discovery Center
- Nature Conservancy, Colorado
- Phantom Canyon Brewing Company
- Pikes Peak State College
- Starsmore Visitor & Nature Center
- University of Colorado, Colorado Springs
- US Forest Service
- Wild Birds Unlimited

Field Trip & Seminars

Rainbow Gulch, Bird Hike
Chico Basin Ranch, Bird Hike/Banding
Kettle Creek Lakes, Bird Walk
Kohl's to Mule Farm, Ftn Creek Bird Walk
Burnt Mill Rd to Pueblo Mtn Prk, Birding
Mueller State Park, Bird Hike
Adams Open Space, Bird Walk
Fountain Creek Nature Center, Big Sit
Fountain Creek Regional Park, Bird Walk
Birds of the Pikes Peak Region, Virtual
Chico Basin Ranch, Bird Hike/Banding
Brett Gray Ranch, Bird Hike
Rock Ledge Ranch, Bird Walk
Big J Reservoir/Bluestem Prairie OS, Pronghorn/Birds
Fountain Valley School, Bird Walk
Adams Open Space, Bird Walk
North Cheyenne Cañon, Bird Hike
Bear Creek Regional Park East, Bird Walk
Clear Spring Ranch, Bird Walk
Aiken Canyon Preserve, Bird Hike
Kane Ranch Open Space, Bird Hike
Mueller State Park, Bird Hike
Garden of the Gods, Prairie Falcon Sit
CMSP, Foothill Flowers Walk
Rock Ledge Ranch, Orchard House Tour
BCNC, GPS/Geocaching 101
Bugwatching Walkabout, FCNC
Chico Basin Ranch, Lunch
Feeding is for the Birds, WBU
Pinyon Jays, Virtual
Live Birds of Prey, FCNC
Conservation, Virtual
Bird Photography, FCNC
Garden of the Gods, Bird Walk
Fountain Creek Regional Park, Bird Walk
Mountain Lions, The Value of Keystone Species, BCNC
Bat Research Seminar & Walk, FCNC
Insect Blacklighting, BCNC
Rainbow Gulch, Bird Hike
Horse Creek Ranch, Bird Hike
CMSP, Ovenbird/Hermit Thrush Hike

Brett Gray Ranch, Bird Hike
Hummingbird Banding, #1, Starsmore
Hanna Ranch, Bird Hike
Clear Spring Ranch, Bird Walk
Corral Bluffs Open Space, Bird Hike
Fountain Valley School, Bird Walk
Adams Open Space, Bird Walk
Kettle Creek Lakes, Bird Walk
Big Sit, Fountain Creek Nature Center
Kohl's to Mule Farm, Ftn Creek Bird Walk
Fountain Creek Regional Park, Bird Walk
Hummingbird Banding, #2, Starsmore
Manitou Lake Rec Area, Bird Hike
Swifts/Falcons/Geology, GOG
Aiken Canyon Preserve, Mountain Lion Hike
Hummingbirds, Starsmore
eBird - A Tool For Birders… Essentials, BCNC
Nature Journaling, BCNC
Bird Friendly Coffee and You, Virtual
Bighorns! FCNC
eBird - A Tool For Birders… Reports & Planning, BCNC
Gardening for the Birds, Virtual
Raptor Identification, FCNC
Birds, Brews & Bites, BCRP
Brett Gray Ranch, Bird Hike
Aiken Canyon Preserve, Bird Hike
Clear Spring Ranch, Bird Walk
Venetucci Farm/Pinello Ranch, Bird Hike
Pueblo - Arkansas River, Bird Walk
Jimmy Camp Creek OS, Bird Hike
Adams Open Space, Bird Walk
Fountain Valley School, Bird Walk
North Cheyenne Cañon, Bird Hike
Bear Creek Regional Park East, Bird Walk
Glen Eyrie, Bird Walk
Fountain Creek Regional Park, Bird Walk
Chico Basin Ranch, Big Sit, Pueblo County
Manitou Lake Rec Area, Bird Hike
Pikes Peak Hwy, Birding Adventure
Paint Mines - Past & Present Tour

Pikes Peak Birding and Nature Festival

2024

1

Our Impact

- This Festival
  - Total Participants: **312**
  - Number of field trips/seminars: **81**
  - **24** participants from out-of-state
    - CA, FL, IA, MA, MD, MO, NM, OK, TX, UT, VA, WA, WI
- Having more bird species in the environment and watching birds have been shown to be good for people's **psychological well-being**(a) whereas listening to bird song has been shown to contribute toward perceived **attention restoration** and **stress recovery** (b).

2 6/11/2024

2

Our Impact

"I look forward to the festival every year. There is a good variety of hikes and seminars."

"You do an absolutely fabulous job with this festival. The leaders are knowledgeable, the variety of trips/habitats is outstanding, the people are wonderful, the Saturday evening party is great fun. I'm already looking forward to next year!"

"This was my seventh festival. It really has been discovered at this point - getting the top-desired hikes is like getting Taylor Swift tickets. I have to say the expertise and devotion and skill of the trip leaders across the seven festivals I've enjoyed, has been really top notch. This festival offers serious birding delivered by serious and deep experts with passion for the birds. It will only get more and more in demand because you are offering an unparalleled experience for birders of all levels. Thank you.

3 6/11/2024 Add a footer

3

Sponsors - $12,800

Wild Birds Unlimited Nature Shop

AIKEN AUDUBON

J & R Group

The Nature Conservancy Colorado

Friends of Fountain Creek Nature Centers

EL POMAR FOUNDATION

Bird Conservancy of the Rockies

COLORADO FIELD ORNITHOLOGISTS

visit COLORADO SPRINGS

4 6/11/2024

4

Partners
RANCHLANDS
CHICO BASIN RANCH
PHANTOM CANYON BREWING COMPANY
COLORADO PARKS WILDLIFE
COLORADO SPRINGS
OLYMPIC CITY USA
NATURE & WILDLIFE DISCOVERY CENTER
PIKES PEAK STATE COLLEGE
BRINGHURST NATURAL BEEF
GLEN EYRIE.
FOUNTAIN VALLEY SCHOOL OF COLORADO
COLORADO SPRINGS
parks · recreation · cultural services
UCCS University of Colorado Colorado Springs
COLORADO STATE UNIVERSITY EXTENSION
PIKES PEAK AMERICA'S MOUNTAIN
COLORADO State Land Board
CoBA Corral Bluffs Alliance
Colorado Springs Utilities
It's how we're all connected
MILE HIGH BUG CLUB 2008
BEAR CREEK NATURE CENTER
EL PASO COUNTY COLORADO EST. 1861
FOUNTAIN CREEK NATURE CENTER
5 6/11/2024

5

6 6/11/2024

6

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Greaves Vacation Replat

Agenda Date: June 12, 2024

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Park Planning Manager

Information: **Endorsement:** X

Background Information:

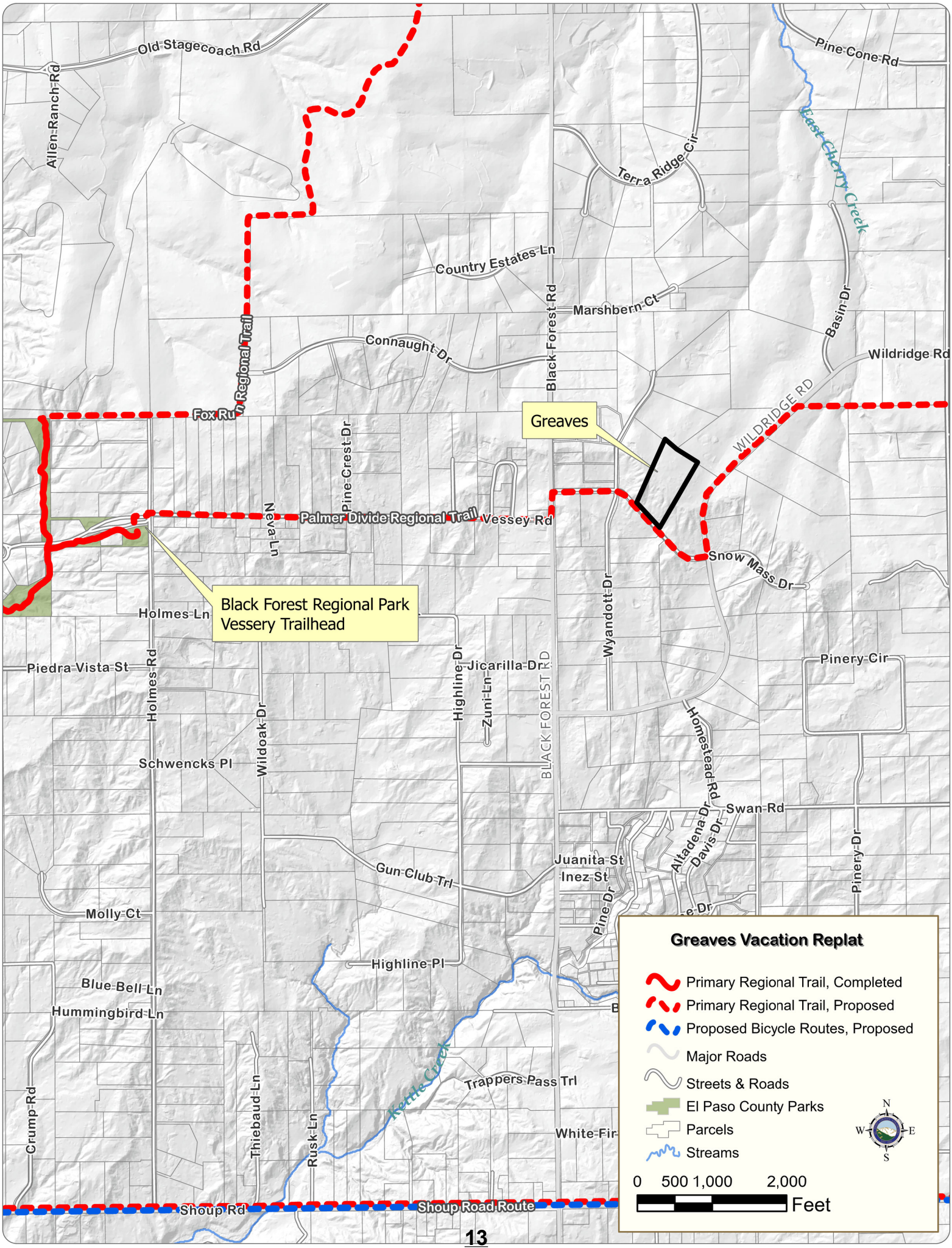
The Greaves vacation and replat is located along Snow Mass Drive in Black Forest. It is located northeast of the intersection of Vessey Drive and Black Forest Road. The site is 10.34 acres with the applicant proposing to subdivide the lot into two 5-acre residential lots. The property is zoned RR-5.

The 2022 El Paso County Parks Master Plan shows one master-planned county trail being impacted by this application. The Palmer Divide Primary Regional Trail is located along Snow Mass Drive, which will provide a connection between Black Forest Regional Park and Pineries Open Space. Consistent with LDC requirements, County Parks will require trail easements where proposed projects impact county trails. For this application, a 25-ft wide public trail easement will be sought along the southern boundary of the site along Snow Mass Dive to allow for the future construction and public use of the trail.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of $920 be due at recording of the final plat.

Recommended Motion:

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 Greaves Vacation Replat: (1) require fees in lieu of land dedication for regional park purposes in the amount of $920 be due at recording of the final plat; (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, along the southern boundary of the site parallel to Snow Mass Drive.


Old Stagecoach Rd
Allen Ranch Rd
Pine Cone Rd
East Cherry Creek
Terra Ridge Cir
Country Estates Ln
Marshbern Ct
Black Forest Rd
Basin Dr
Wildridge Rd
Connaught Dr
Fox Run Regional Trail
Greaves
WILDRIDGE RD
Pine Crest Dr
Neva Ln
Palmer Divide Regional Trail
Vessey Rd
Snow Mass Dr
Black Forest Regional Park
Vessery Trailhead
Holmes Ln
Wyandott Dr
Piedra Vista St
Holmes Rd
Highline Dr
Jicarilla Dr
Zuni Ln
BLACK FOREST RD
Pinery Cir
Wildoak Dr
Schwencks Pl
Homestead Rd
Swan Rd
Altadena Dr
Davis Dr
Juanita St
Inez St
Gun Club Trl
Pinery Dr
Pine Dr
Molly Ct
Highline Pl
Blue Bell Ln
Hummingbird Ln
Kettle Creek
Trappers Pass Trl
Crump Rd
Thiebaud Ln
Rusk Ln
White Fir
Shoup Rd
Shoup Road Route
Greaves Vacation Replat
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Major Roads
Streets & Roads
El Paso County Parks
Parcels
Streams
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W
E
S
0 500 1,000 2,000
Feet

Development Application Permit Review

EL PASO COUNTY

PARKS & COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

May 9, 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: Greaves Vacation Replat
PCD Reference #: VR243

Applicant / Owner:
Alan Greaves
3880 Inspiration Dr
Colorado Springs, CO 80917

Owner's Representative:
M.V.E
1903 Lelaray St
Ste. 200
Colorado Springs, CO 80909

Application Type: Vacation / Replat
Total Acreage: 10.34
Total # of Dwelling Units: 2
Dwelling Units Per 2.5 Acres: 0.48
Regional Park Area: 2
Urban Park Area: 2
Existing Zoning Code: RR-5
Proposed Zoning Code: RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$460 / Dwelling Unit x 2 Dwelling Units = $920
Total Regional Park Fees: $920

Urban Park Area: 2

Neighborhood: $114 / Dwelling Unit x 2 Dwelling Units = $0
Community: $176 / Dwelling Unit x 2 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 Greaves Vacation Replat: (1) require fees in lieu of land dedication for regional park purposes in the amount of $920 be due at recording of the final plat; (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, along the southern boundary of the site parallel to Snow Mass Drive.

Park Advisory Board Recommendation: TBD

April 19, 2024 PCD File No.

Letter of Intent
Greaves Subdivision Filing No. 1
Vacation and Replat

Owner:
Alan Greaves and Judith Ann Greaves
2935 Underwood Pt, #10
Colorado Springs, CO 80920
(610) 476-9485
homebuilder1@comcast.net

Applicant:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman
daveg@mvecivil.com

Site Location Size and Zoning:

The proposed subdivision to be known as "Greaves Subdivision Filing No. 1" is located within the northwest one-quarter of Section 5, Township 12 South, Range 65 West of the 6th principal meridian in El Paso County, Colorado. The property consists of the currently platted Lot 13, Wildwood Ranch Estates Filing 7 having El Paso County Tax Schedule No. 5205209004. The current address of the site is 7030 Snow Mass Drive, Colorado Springs, Colorado 80908. The site previously had one residence located in the central portion of the site, which burned down during a past forest fire. Other than the existing well for the previous residence, the site is currently vacant. The site is 10.364± acres in area and is zoned RR-5 (Residential Rural – 5 Acre).

The site is situated on the north side of Snow Mass Drive, east of Wyandott Drive, and west of Wildridge Road. The adjacent and surrounding properties are all lots of Wildwood Ranch Estates which are also zoned RR-5 and vary in size from 5 acres to 10 acres. Most, but not all, of the surrounding lots have existing residences constructed. Adjacent Snow Mass Drive is located along the south side of the site and is an existing public gravel roadway within a 60 ft right-of-way.

Request and Justification:

The request is for approval of the Vacation and Replat of existing Lot 13, Wildwood Ranch Estates Filing 7 to create a new minor subdivision to be known as "Greaves Subdivision Filing No. 1" in the RR-5 zone (Residential Rural – 5 Acre). The proposed subdivision will create two (2) rural residential single-family lots, each with having a lot area of 5.0 acres or more. Proposed Lot 1, adjacnet to Snow Mass Drive, will be 5.348 acres in area. Proposed Lot 2, located to the north of Lot 1, will be 5.015 acres.

Access for the proposed lots will be from existing Snow Mass Drive. Instead of road frontage for Lot 2, access shall be through the proposed common access easement connecting the site to Snow Mass Drive through Lot 1. A waiver from LDC section 8.4.3 (B) that "Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC" is requested. The justification for the requested waiver is included in a separate section below.

This Vacation and Replat plat is consistent with the requirements of the existing RR-5 zoning with respect to the layout, land use (single-family residential), lot size, minimum building setbacks, water supply and wastewater disposal. The proposed Vacation and Replat is compatible with the surrounding land uses and coincides with the adjacent zoning and platted lot sizes on the north, south, east, and west, all being 5 acres or larger.

If the site was not previously platted, this application would be eligible for consideration as a Minor Subdivision due to number of proposed lots. This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2023). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

The request satisfies and is in compliance with all of the **criteria of approval listed in Section 7.2.1(C)(1)(c) in Chapter 7 of El Paso County Land Development Code (2021)**:

A Vacation and Replat shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval, except to the extent that those requirements are modified by this Code or the Procedures Manual.

Section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that "*The preliminary plan applies to all subdivisions except those that can be classified as Vacation and Replats.*" This subdivision is classified as a Vacation and Replat and includes only two (2) lots. Conformance to the Final Plat Criteria of approval as outlined in **Section 7.2.1(D)(3)(f) in Chapter 7 of El Paso County Land Development Code** are addressed below:

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

   The El Paso County Master Plan ("***Your El Paso Master Plan***" adopted on May 26, 2021) is a comprehensive document communicating a vision for many factors that influence the quality of life in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

   According to the Master Plan the project site is located within the **key area** defined as **"Forested Area"** located east of Black Forest Road and north of Shoup Road. The Masterplan states "New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction." The proposed subdivision maintains the low density of Large Lot Residential while providing for adequate access and will be developed in compliance with all current and applicable building codes. The site is also located within the ***Large-Lot Residential placetype***. The Primary Land Use of this placetype is Single Family Detached housing with Agriculture, Commercial Retail, Commercial Service and Parks and Open Space as Supporting Land Uses. The location of this site and existing infrastructure is suited to single

family residential use. The existing access roadways and surrounding development in the immediate area does not present as suitable for Commercial Service and Commercial Retail uses. In the Land Use category, Goal 1.1 is "Ensure compatibility with established character and infrastructure capacity". This area of the County is conducive to rural residential development that allows residential use of property but preserves the natural character of the landscape. The proposed subdivision is compatible and identical to the existing neighborhood and surrounding development. The existing community character is preserved with this proposed plat. The proposed density is less than allowed by zoning. The proposed density will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. The proposed Minor Plat will not create the need for additional roadways or public facilities. Goal 2.2 is "Preserve the character of rural and environmentally sensitive areas". The proposed subdivision will keep the natural landscape of the area intact, and the five-acre lot density has reduced impact on environmental conditions. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of a residence on the site. The private driveway to be used for access will have minimal impact on the existing terrain. No new roads are proposed with this subdivision since all access is proposed to be provided by a single low-impact driveway connecting to Snow Mass Drive. In this way, lot access is provided while eliminating the need for additional access points and addition public roadway. The driveway will present a reduced impact on the natural terrain, landforms and vegetation. The project maintains the rural character of the site and neighborhood.

This request is in general conformance with the ***County Water Master Plan***. The property is located in region 2 on the Master Plan's *Planning Regions Map*, which encompasses the northwest corner of the county including the tri-lakes area. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan. The proposed water demand for the site is 1.67 acre-feet per year for a total usage of 501 acre-feet over a 300 year period. The Water Master Plan (WMP) contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2018/2040/2060 supplies in region 2 are estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. However, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. According to the Water Master Plan, water providers within region 2 include Woodmoor WSD, Donala WSD, Triview MD, Town of Monument, Town of Palmer Lake, Forest View Acres WD, Academy WSD, Walden WSD, Park Forest WD, Forest Lakes MD, Palmer Lake Mobile Home Ranch, Grandview MHP, Pioneer Lookout WD, Elephant Rock MHP, Peak Shadow, and Pinon Pines MD. The Region 2 Expected Growth Areas Map provided in the WMP shows that the subject site and its immediate surroundings are not currently located in any *estimated area of development* or withing any *district boundaries*.

The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of the existing well (Permit No. 170426) and the drilling of a second well for the subdivision in Case No. 22CW3072 recorded under reception number 223038780 of the records of El Paso County. The provision of sufficient water quantity is allowed by the decree and Plan for Augmentation. Water quality is demonstrated by the testing results contained in the Water Resources Report for this project. Water Supply Dependability will be a incorporated in the existing and proposed well facilities to be administered under approved

State of Colorado Well Permits. The owner seeks a finding of sufficiency from the Colorado Division of Water Resources and El Paso County Board of County Commissioners along with the eventual granting of one additional well permit based on the decreed water rights.

New single family residences on the proposed 5 acre lots will utilize onsite wastewater treatment systems providing "Return Flows" to the environment as a condition of the groundwater findings and order and the well permits. ***Policy 6.2.1.2*** of the WMP – *Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible.* The referenced decree requires use of metering for the wells to ensure compliance with the terms of the permit, satisfying ***Policy 4.1.3*** of the WMP – *Support enhanced monitoring of sources of surface and tributary groundwater in the County.* The proposed uses of the property do not require extensive utility improvements, extensive site grading, or significant water consumption, satisfying ***Goal 5.3*** of the WMP – *Reduce overall water consumption per end user in the County*. The proposed use of the site is not anticipated to generate additional demand beyond the projected 2060 groundwater "Build-Out Supplies".

This request is in general conformance with the ***2016 Major Transportation Corridors Plan Update***. The site is adjacent to an existing roadway connecting the the overall transporation system in the area. The project consisting in one additional single family residential lots will have negligible impact to the existing transportation system. No new transportation system improvements are required.

This request is in general conformance with the ***El Paso County Parks Master Plan*** which does not appear to call for trails or parks in the site vicinity. Any required Park Fees will be paid at the time of plating.

This request is in general conformance with the ***Master Plan for Mineral Extraction***. No severed mineral right owners were found. The proposed use of this property does not include any mineral or natural resource extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

   As discussed above, section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that "The preliminary plan applies to all subdivisions except those that can be classified as Vacation and Replats." This subdivision is classified as a Vacation and Replat and includes only two (2) lots.

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 Vacation and Replat Plat is prepared in accordance with applicable subdivision design standards. No public improvements are required for this subdivision.

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.*

   Water service is to be provided by individual on site wells operated under the aforementioned State approved Water Augmentation Plan.

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 is intended to be treated via individual on-site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree.

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 report has been prepared for the site and the owner will comply with the recommendations in the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of compressible soils, potentially expansive soils and bedrock, Seasonally fluctuating surface water and groundwater, potential undocumented fill, faults and seismicity and potential radon. All of these can be satisfactorily mitigated through avoidance or proper engineering design and construction practices. There are no specific areas on the site which must be avoided for construction purposes. These conditions and mitigation measures are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by RMG - Rocky Mountain Group.

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 proposed Vacation and Replat is consistent with the submitted Final Drainage Report. There are no drainage facilities proposed with this development. The owner will comply with the requirements of the Final Drainage Report.

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

   All proposed lots will be accessed via the existing Snow Mass Drive. The two proposed residential lots will utilize a common access easement along the eastern edge of the site. The new driveway will be extended from the existing Snow Mass Drive. A private access and maintenance agreement will be established to facilitate common access. A waiver from LDC section 8.4.3 (B) that "Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC" is requested with this application as it applies to proposed Lot 2.

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 is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Greaves Subdivision Filing No. 1 is located within the Black Forest Fire Protection District which is providing fire protection for the currently platted site. Water and sanitary sewer provisions are discussed above. The property is located within the service areas of Academy School District 20 and Mountain View Electric Association, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

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

Greaves Subdivision Filing No. 1 is located within the Black Forest Fire Protection District which provides fire protection for the site and the surrounding area. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

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.*

    All off-site impacts are determined to be insignificant with the addition of one lot the site already containing one residential lot. The owner will be responsible for paying Park, School, Drainage and Traffic Impact fees.

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.*

    There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees, and Traffic Impact fees due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

    Upon approval of a waiver to the LDC section 8.4.3 (B) stating "*Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E)*" the subdivision will meet the requirements of the Land Development Code. The subdivision is in accordance with the Land Development Code with respect to zoning, lot size, building setbacks, provision of utilities and storm drainage. The waiver is requested with this application to allow access by one common private driveway for the two lots without the required 30 feet of frontage for each lot. The code allows up to three lots to access one driveway, however the waiver is needed to address the lack of road frontage onto a public roadway for proposed lot 2. The waiver is more fully discussed below.

    A Natural Features and Wildlife Habitat Assessment has been prepared for the site. No impacts to protected wildlife are anticipated as a result of the proposed Vacation and Replat and no mitigation is required. Following the recommendations of said report, the areas identified as wetlands are included in the drainage no-build area shown on the plat. Further details can be found in the Natural Features and Wildlife Habitat Assessment produced by ERO Resources Corporation.

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.].*

    Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.

Requested Waiver:

As previously mentioned, a waiver from LDC section 8.4.3 (B) is requested. The provision requires that "*Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC*". Proposed Lot 1 is adjacent to and will gain access to Snow

Mass Drive and satisfies the frontage requirement. It is proposed that Lot 2 will gain access by way of a common access easement connecting proposed Lot 2 to Snow Mass Drive along the east edge of the site. The plat shall show the proposed 30-foot access easement running along the east side of Lot 1.

The responsibility and maintenance of said access shall be carried out as described in a private access maintenance agreement. Since the Land Development Code allows access for up to three lots from one private driveway, it is most practical to all access by a single drive, rather than extending a public roadway into the site.

The sharing of a common driveway is an acceptable and valid mode of access in the Land Development Code and Engineering Criteria manual, especially in rural residential environments. The arrangement is the most practical and efficient solution for access for this subdivision rather than extending a public roadway into the site. The arrangement eliminates the need for additional public right-of-way and additional public maintenance to serve the two rural residential single family lots. Private access drives, coupled with private maintenance agreements have been shown to be effective and efficient modes of access within the county. The driveway will also have a much diminished impact on the natural terrain and landscape of the site compared to a public roadway which would be much larger and require far more disturbance.

Each criterion for approval of waivers as stated in **section 7.3.3 of the El Paso County Land Development Code (2021)** is listed below followed by the appropriate justification:

1. *The waiver does not have the effect of nullifying the intent and purpose of this Code*.

   The request for a waiver of the LDC section 8.4.3 (B) does not go against the intent and purpose of this code. This request is in line with the requirements set forth in the LDC, and the shared driveway will comply with all applicable design standards. An application for a driveway permit will be submitted at time of building permit for either of the two proposed lots.

2. *The waiver will not result in the need for additional subsequent waivers.*

   With the approval of this waiver the lots will each be provided with the required access necessary for their development. There will be no need for additional waivers as all applicable requirements of the El Paso County Land Development Code will be met.

3. *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.*

   The proposed shared driveway will be constructed to provide safe and reliable access to each lot on the site. The responsibility and maintenance of said driveway shall be carried out as described in a private access maintenance agreement. The driveway will not pose a threat to the public safety, health, or welfare, nor will it be injurious to any other property.

4. *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.*

   Greaves Subdivision Filing No. 1 contains 10.364± acres and two (2) lots. Because the site does not contain more than three lots, a single driveway may be used to provide access to the entire site in lieu of a public road.

5. *A particular non-economical hardship to the owner would result from a strict application of this Code.*

With strict application of this code, the subdivision would be required to provide roadway frontage for each of the two proposed lots. Existing terrain and parcel shape determine that lots are best arranged in a north/south orientation. A flag connection for Lot 2 would be an unnecessary squandering of available lot square footage. Two separate driveways would significantly increase disturbance of the natural terrain as well as the impervious area of the site.

6. *The waiver will not in any manner vary the zoning provisions of this Code.*

   The proposed shared driveway will comply with all zoning provisions of this code.

7. *The proposed waiver is not contrary to any provision of the Master Plan*.

   The proposed shared driveway is in harmony with the goals of the master plan with regard to preserving place type characteristics and preserving natural features.

Existing and Proposed Facilities:

There are no required public subdivision improvements required for this site.

Total Number of Residential Units and Densities:

The gross area of Greaves Subdivision Filing No. 1 is 10.364± acres and the site is proposed to contain two (2) single-family residential units. The average lot size for the 2 proposed lots is 5.18± acres. The gross density of the site is 0.19 units per acre.

Fire Protection:

The Greaves Subdivision Filing No. 1 property is located within the Black Forest Fire Protection District. The fire district already serves the property. The lots and homes are subject to the codes and policies adopted by the said District regarding fire protection.

Proposed Access Locations:

The previously existing access location for the site is from Snow Mass Drive located along the south side of proposed Lot 1. The proposed access point for both of the proposed lots is along the east side of the subdivision which is to be facilitated by a 30' wide common access easement through Lot 1. A maintenance agreement is being established to facilitate use and maintenance of the common access easement.

Traffic Impact and Traffic Impact Fees:

The proposed Vacation and Replat will create two (2) single-family residential lots with access to existing Snow Mass Drive. The development is expected to generate a total of 19 trips per day based on 9.44 trips per unit for Single Family Detached Housing (Average weekday trips ends), 2 trips in the peak AM Hour (0.75 trips/unit for AM), and 2 trips in the peak PM hour (1.00 trips/unit for PM) according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. The proposed subdivision will not change the type or amount of existing traffic by more than the County threshold of

100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. Traffic Impact Fees will be paid at time of building permit. Walker Road is anticipated to be improved to a Rural Major Collector cross section per the 2040 Major Transportation Corridors Plan. No new public road rights-of-ways are required for this Vacation and Replat.

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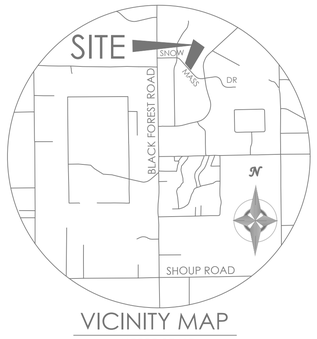
GREAVES SUBDIVISION FILING NO. 1

A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

NOTES

1. NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; AND FIRE PROTECTION REPORT.

2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.

3. 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).

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

5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

7. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS OF 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 ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY

8. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.

9. 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 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

10. ACCESS TO LOTS 1 & 2 SHALL BE LOCATED WITHIN THE COMMON ACCESS EASEMENT SHOWN HEREON. THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SAID ACCESS SHALL BE IN ACCORDANCE WITH THE ACCESS AGREEMENT AS RECORDED IN RECEPTION NO._____, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

11. SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL REPORT FOR BR & C, INC. JOB# 196053 PREPARED BY A RMG AND DATED APRIL 9, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- COMPRESSIVE SOILS: ALL LOTS: MITIGATION MEASURES INCLUDE: ADDITIONAL COMPACTION OR REMOVAL AND RECOMPACTION WILL BE REQUIRED.
- EXPANSIVE SOILS: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS.
- POTENTIALLY SEASONAL SHALLOW GROUND WATER: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND PROVISION OF SWALES TO INTERCEPT AND CARRY SURFACE FLOWS AWAY FROM STRUCTURES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER.
- UNDOCUMENTED FILL: ALL LOTS: REMOVAL AND REPLACEMENT OF UNSUITABLE FILL MATERIAL.

12. LOT AND DENSITY DATA:
- GROSS ACREAGE: 10.364 ACRES
- TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 2
- GROSS DENSITY: 0.193 LOTS PER ACRE
- ACREAGE DEDICATED TO PUBLIC STREETS: 0 ACRES
- NET ACREAGE: 10.364 ACRES
- NET DENSITY: 0.193 LOTS PER ACRE

NOTES

1. BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 13, WILDWOOD RANCH ESTATES FILING 7, BEARING N41°15'40"W, MONUMENTED AS SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY _____, AGENT FOR _____, ORDER NO. _____ WITH EFFECTIVE DATE OF _____.

3. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0315 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

4. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

5. PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED MAY 10, 2023 AT RECEPTION NO. 223038780.

6. 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. (SECTION 13-80-105 C.R.S.).

7. 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.

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

BE IT KNOWN BY THESE PRESENTS

THAT ALAN GREAVES AND JUDITH A. GREAVES ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOT 13, WILDWOOD RANCH ESTATES FILING 7 RECORDED IN PLAT BOOK T-3 AT PAGE 23 OF THE RECORDS OF EL PASO COUNTY, CO.

SAID TRACT CONTAINS 451,446 SF (10.364 ACRES), MORE OR LESS.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GREAVES SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 02/19/22, 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

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

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

OWNER'S 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GREAVES SUBDIVISION FILING NO. 1. 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.

_____
ALAN GREAVES, OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY ALAN GREAVES AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

_____
JUDITH A. GREAVES, OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY JUDITH A. GREAVES AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "HILL SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT AND IS SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK T-2 AT PAGE 23.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____ _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER

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 _____, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

N
NOT TO SCALE

PCD FILE NO:

SURVEYOR
RANDALL D. HENCY
CO PLS NO. 27605
POLARIS SURVEYING, INC.
1903 LELARAY ST. STE 100
COLORADO SPRINGS, CO 80909
(719) 448-0844
DATE OF PREPARATION: 12/27/2023
DATE OF SURVEY: 12/04/2023

OWNER OF RECORD
AT TIME OF PLATTING:
ALAN GREAVES
JUDITH A. GREAVES
2935 UNDERWOOD POINT #10
COLORADO SPRINGS CO 80920

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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.

GREAVES SUBDIVISION FILING NO. 1
A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

SCALE 1" = NTS

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW
CHECKED BY: RDH
JOB NO: 231102

DATE: 12/27/2023
DRAWING NO: 231102_PLAT
SHEET: 1 OF 2

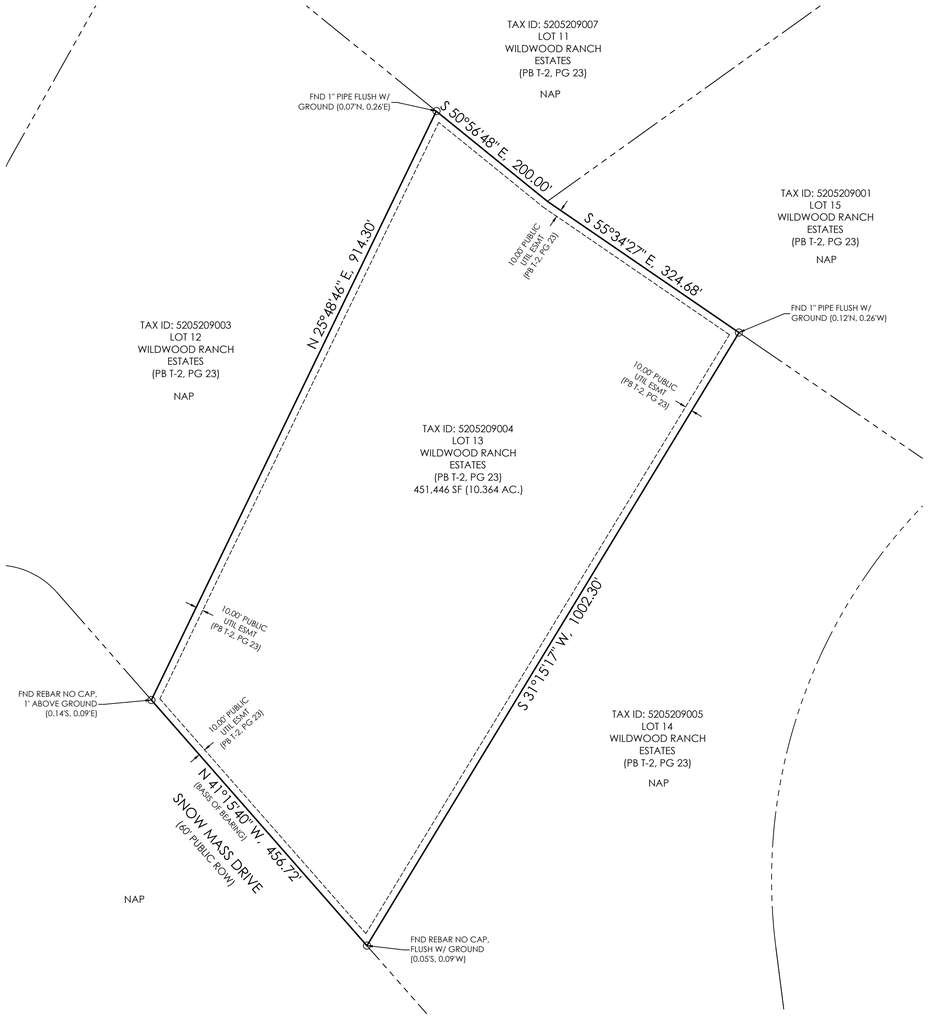
POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

GREAVES SUBDIVISION
FINAL PLAT

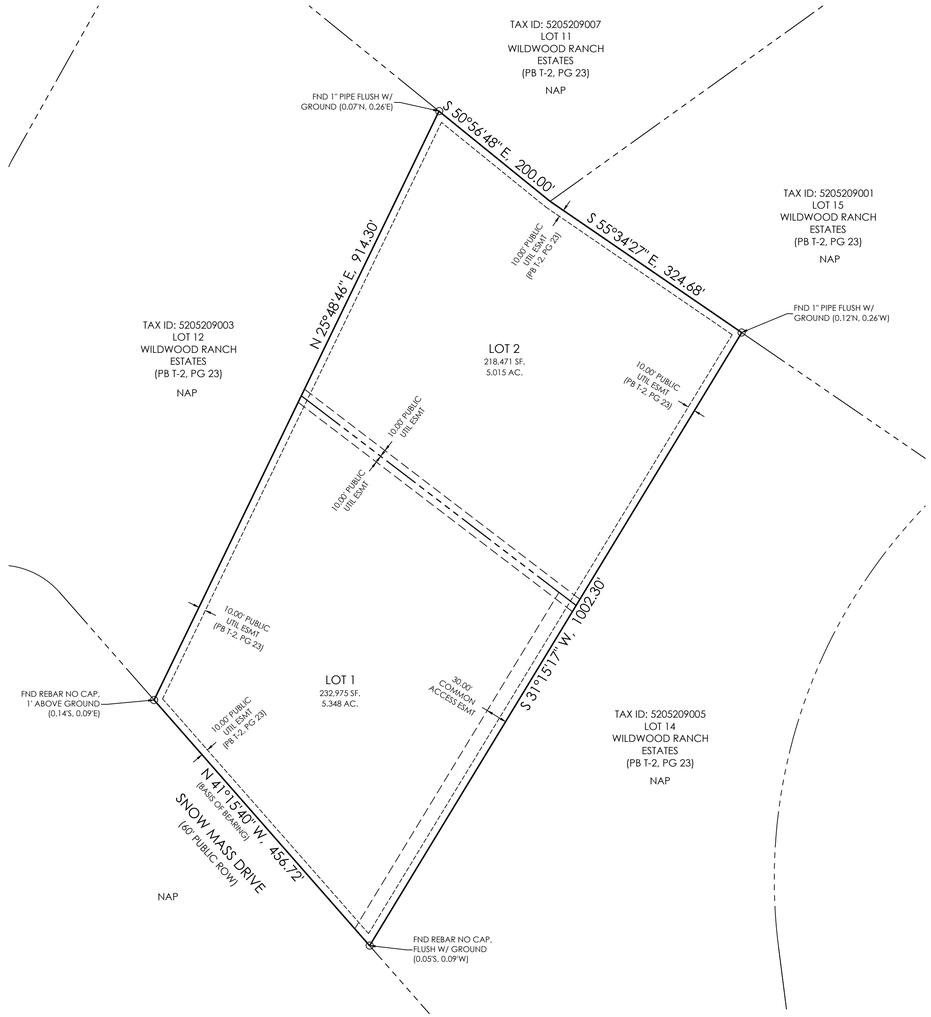
For:
ALAN & JUDITH GREAVES

GREAVES SUBDIVISION FILING NO. 1

A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



"AS PLATTED"
(PLAT NO. _____)



"AS REPLATTED"

LEGEND

———	PROPOSED BOUNDARY LINE
—— – – ——	PROPOSED LOT LINE
– – – – – –	PROPOSED EASEMENT
– – – – – –	SECTION LINE
○	FOUND CORNER AS SHOWN
●	SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
(15980)	ADDRESS NUMBER
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
NAP	NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

N

SCALE : 1" = 100'

100 50 0 100 200

PCD FILE NO:

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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.

GREAVES SUBDIVISION FILING NO. 1
A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

SCALE 1" =100'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	12/27/2023
CHECKED BY:	RDH	DRAWING NO:	231102_PLAT
JOB NO:	231102	SHEET:	2 OF 2

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

GREAVES SUBDIVISION
FINAL PLAT

For:
ALAN & JUDITH GREAVES

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Hills Ranch North Filing No. 1 Final Plat

Agenda Date: June 12, 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. 1 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 60.7-acre filing will include 239 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, approximately 1,400 feet north of Filing No. 1, which is connected to the Regional Trail via an internal concrete trail system. Within Meridian Ranch, this paved concrete trail is completed to the west of the development in the Estates at Rolling Hills Ranch. The Meridian Ranch Secondary Regional Trail continues 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.

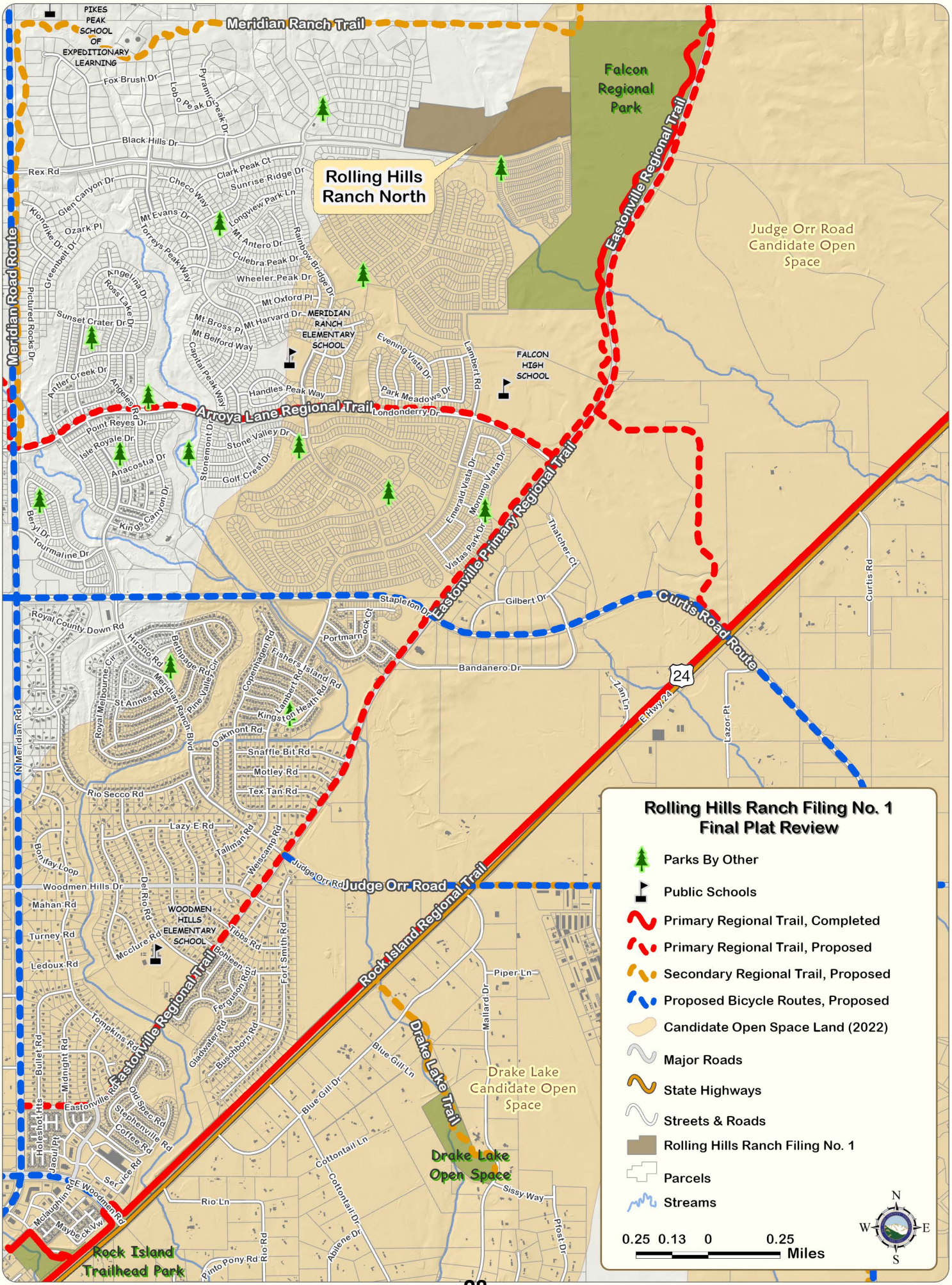
The open space dedication proposed within the overall Rolling Hills Ranch North comprises 46.5 acres, or 31.2% of the subdivision, and therefore far exceeds the El Paso County Land Development Code's required PUD 10% open space dedication. Filing No. 1 contains 6.6 acres or 10.9% of the filing's acreage. The 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 mid-block crossing at Sunrise Ridge Drive will allow for a safe pedestrian crossing between the northern and south sections Rolling Hills Ranch North.

County Parks acknowledges the waiver of $222,705 of combined 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 intends to submit a request for a 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 will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no Park Lands Agreement is requested, the urban park fees for Filing No. 1 would total $72,417, as shown on the attached Development Application Review Form.

Recommended Motion (Filing No. 1 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. 1 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 $72,417 to be paid at time of the recording of the Final Plat. A 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
Falcon Regional Park
Eastonville Regional Trail
Judge Orr Road Candidate Open Space
Meridian Road Route
PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING
Fox Brush Dr
Lobo Peak Dr
Pyramid Peak Dr
Black Hills Dr
Rex Rd
Clark Peak Ct
Sunrise Ridge Dr
Checo Way
Glen Canyon Dr
Klondike Dr
Ozark Pl
Greenbelt Dr
Mt Evans Dr
Longview Park Ln
Torreys Peak Way
Mt Antero Dr
Culebra Peak Dr
Rainbow Bridge Dr
Wheeler Peak Dr
Mt Oxford Pl
Mt Harvard Dr
Mt Bross Pl
Mt Belford Way
Capital Peak Way
MERIDIAN RANCH ELEMENTARY SCHOOL
Evening Vista Dr
Lambert Rd
FALCON HIGH SCHOOL
Park Meadows Dr
Londonderry Dr
Handles Peak Way
Arroya Lane Regional Trail
Angelina Dr
Ross Lake
Pictured Rocks Dr
Sunset Crater Dr
Antler Creek Dr
Angeles Rd
Point Reyes Dr
Isle Royale Dr
Anacostia Dr
Stonemont Dr
Stone Valley Dr
Golf Crest Dr
Kings Canyon Dr
Beryl Dr
Tourmaline Dr
Eastonville Primary Regional Trail
Emerald Vista Dr
Morning Vista Dr
Vistas Park Dr
Thatcher Ct
Curtis Rd
Stapleton Dr
Gilbert Dr
Curtis Road Route
Royal County Down Rd
Hirono Rd
Bethpage Rd
Portmarnock Ct
Copenhagen Rd
Fishers Island Rd
Lambert Rd
Bandanero Dr
24
Zan Ln
E Hwy 24
Lazor Pt
N Meridian Rd
Royal Melbourne Cir
St Annes Rd
Meridian Ranch Blvd
Pine Valley Cir
Kingston Heath Rd
Oakmont Rd
Snaffle Bit Rd
Motley Rd
Tex Tan Rd
Rio Secco Rd
Lazy E Rd
Tallman Rd
Wescamp Rd
Judge Orr Rd
Judge Orr Road
Rock Island Regional Trail
Bonifay Loop
Woodmen Hills Dr
Del Rio Rd
Mahan Rd
WOODMEN HILLS ELEMENTARY SCHOOL
Turney Rd
Mcclure Rd
Tibbs Rd
Fort Smith Rd
Ledoux Rd
Bohleen Rd
Eastonville Regional Trail
Ferguson Rd
Piper Ln
Mallard Dr
Tompkins Rd
Bullet Rd
Midnight Rd
Gladwater Rd
Buschborn Rd
Blue Gill Ln
Drake Lake Trail
Drake Lake Candidate Open Space
Eastonville Rd
Old Spec Rd
Stephenville Rd
Coffee Rd
Holeshot Hts
Jaoul Pt
Service Rd
Cottontail Ln
Drake Lake Open Space
Sissy Way
Rio Ln
Cottontail Dr
Abilene Dr
Frost Dr
E Woodmen Rd
Mclaughlin Rd
Maybeck Vw
Rock Island Trailhead Park
Pinto Pony Rd
Rio Rd
Rolling Hills Ranch Filing No. 1
Final Plat Review
Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Candidate Open Space Land (2022)
Major Roads
State Highways
Streets & Roads
Rolling Hills Ranch Filing No. 1
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

June 12, 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. 1 Final Plat

PCD Reference #: SF-24-011

Application Type: Final Plat

Total Acreage: 60.70

Total # of Dwelling Units: 239

Dwelling Units Per 2.5 Acres: 9.84

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 239 Dwelling Units = 4.637

Total Regional Park Acres: 4.637

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 239 Dwelling Units = 0.90

Community: 0.00625 Acres x 239 Dwelling Units = 1.49

Total Urban Park Acres: 2.39

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 239 Dwelling Units = $120,695

Total Regional Park Fees: $120,695

Urban Park Area: 3

Neighborhood: $119 / Dwelling Unit x 239 Dwelling Units = $28,441

Community: $184 / Dwelling Unit x 239 Dwelling Units = $43,976

Total Urban Park Fees: $72,417

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. 1 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 $72,417 to be paid at time of the recording of the Final Plat. A 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. 1 FINAL PLAT

LETTER OF INTENT

APRIL 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: 60.7 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. 1 at Meridian Ranch, consisting of 239 single-family dwelling lots, landscaping, open space, and trails on 60.7 acres.

LOCATION

Rolling Hills Ranch North Filing No. 1 at Meridian Ranch is located north of Rex Road and west of the Falcon Regional Park. The site comprises 60.7 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch residential subdivision. To the south is the recently approved Sanctuary at Meridian Ranch PUD, with a density of 4.6 du/ac. To the north is Rolling Hills Ranch Filing No. 2, which includes similar lot sizes as proposed in Filing No. 1 and a large open space buffer to the 2.5-acre lot Latigo Trails Filing 9 subdivision further north.

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 Filings 1 & 2 are the last remaining residential subdivisions 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. 1 at Meridian Ranch as MR-R4 (max. 4 du/ac). The Final Plat for Rolling Hills Ranch North Filing No. 1 comprises 239 lots on 60.7 acres, which represents a gross density of 3.9 dwellings per acre, which is consistent with the maximum density of 4 du/ac.

Consistency with Approved PUD/Preliminary Plan

The site comprises 60.7 acres of the approximately 149 acre Rolling Hills Ranch PUD/Preliminary Plan for Rolling Hills Ranch Filings 1 & 2 (PUDSP 23-005). The Rolling Hills Ranch North Filing No. 1 Final Plat is wholly consistent with the 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. An alternative landscape plan was also approved with the PUD/Preliminary Plan for a reduction in the tree planting requirement on Rex Road to accommodate future widening plans.

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. 1 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. 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. 1 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. 1 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. 1 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. 1 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. 1 is one of two remaining unplatted residential development parcels within Meridian Ranch (the other being Rolling Hills Ranch North Filing No. 2). 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. 1 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 an average 0.25-acre lot size, 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 0.25-acre lot size and 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 is actively seeking renewable sources and replacement sources with Cherokee Metro Water District.

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 in Rolling Hills Ranch North will complete the regional trail through Merdian Ranch and provides a continuous connection to the adjacent Falcon Regional Park. The regional trail section is withing Rolling Hills Ranch North Filing No. 2, which is situated directly north of Filing No. 1. Proposed trails will connect Filing No. 1 to the regional trail.

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 will be 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. 1 includes 6.6 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 within Rolling Hills Ranch North Filing No. 2. 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 0.25 mile for the majority of lots within Rolling Hills Ranch North No. 1.

The proposed 6.6 acres of open space for the project exceeds the 10% requirement for open space within PUDs as noted in LDC Chapter 4.2.6.(F)(8)(b) (10% of 60.7 acres is a requirement of 6.07 acres). The subdivision also exceeds the LDC requirement that 25% of the 10% total open space be contiguous and usable; 25% of 6.07 acres is a requirement of 1.52 acres. This requirement is satisfied by Tract A of Filing No. 1, which provides a contiguous and usable open space area with trails totaling 5.6 acres.

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 239-lot development are:

Urban	$70,050
Regional	$111,613
Total	$181,663

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. 1 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. 1 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. 1 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. An alternative landscape plan was also approved with the PUD/Preliminary Plan for a reduction in the tree planting requirement on Rex Road to accommodate future widening plans.

- **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. 1 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.

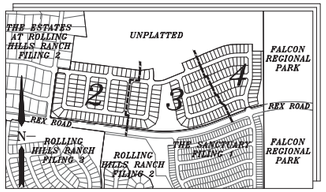
P:\GTL\Meridian Ranch\Admin\Rolling Hills Ranch North\Admin\Submittals\Filing 1 Final Plat\1st Submittal\RHRN Filing 1 Final Plat_LOI_1st submittal.docx

ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

PLAT NO. _____

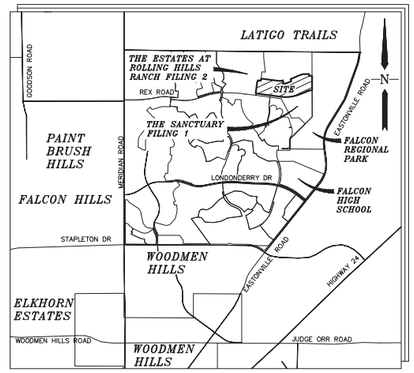
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

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 A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS-DEDICATED IN 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 EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING FIVE (5) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 616.00 FEET;
2. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
4. THENCE S82°33'58"E A DISTANCE OF 168.00 FEET;
5. THENCE N07°26'02"E A DISTANCE OF 120.00 FEET;
6. THENCE S82°33'58"E A DISTANCE OF 1005.00 FEET;
7. THENCE N83°02'50"E A DISTANCE OF 125.64 FEET;
8. THENCE N76°59'35"E A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. 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 S02°47'11"E A DISTANCE OF 152.59 FEET;
10. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET TO A NON-TANGENT CURVE TO THE LEFT;
11. 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 N82°29'50"E A DISTANCE OF 164.96 FEET;
12. THENCE N67°33'39"E A DISTANCE OF 278.06 FEET;
13. THENCE N22°33'39"E A DISTANCE OF 31.11 FEET;
14. THENCE N22°26'21"W A DISTANCE OF 103.00 FEET;
15. THENCE N67°33'39"E A DISTANCE OF 230.00 FEET;
16. THENCE N64°41'54"E A DISTANCE OF 100.12 FEET;
17. THENCE N67°33'39"E A DISTANCE OF 215.00 FEET;
18. THENCE N69°55'18"E A DISTANCE OF 97.94 FEET;
19. THENCE N77°08'32"E A DISTANCE OF 97.44 FEET;
20. THENCE N87°17'03"E A DISTANCE OF 98.28 FEET;
21. THENCE N89°46'57"E A DISTANCE OF 225.24 FEET;
22. THENCE S00°13'03"E A DISTANCE OF 99.94 FEET;
23. THENCE N89°46'57"E A DISTANCE OF 160.00 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:

24. THENCE S00°13'03"E A DISTANCE OF 769.32 FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:

25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 05°02'20", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG CHORD BEARS S75°52'06"W A DISTANCE OF 180.23 FEET;
26. THENCE N62°31'53"W A DISTANCE OF 31.42 FEET;
27. THENCE S71°53'44"W A DISTANCE OF 60.00 FEET;
28. THENCE S26°19'21"W A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE LEFT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS S69°24'55"W A DISTANCE OF 73.48 FEET;
30. THENCE S68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS S82°54'40"W A DISTANCE OF 967.95 FEET;
32. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
33. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 60.700 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) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD.

3) 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.

4) 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.

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

6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.

7) 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.

8) 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.

9) 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.

10) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

11) 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, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN 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.

12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

13) 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.

14) TRACTS A AND B ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. THE ENTIRE AREA OF THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE 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.

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

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

17) 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.

18) 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.

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

20) 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.

21) 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.

22) 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.

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

24) 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 AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.

25) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.

26) 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.

27) 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.

28) LOTS 1-239 ACREAGE: 40.019
TRACT A-B ACREAGE: 6.620
STREETS ACREAGE: 14.061
TOTAL ACREAGE: 60.700

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. 1 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. 1 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: SEPTEMBER 2023
CHECKED BY: TAK	SHEET: 1 OF 4

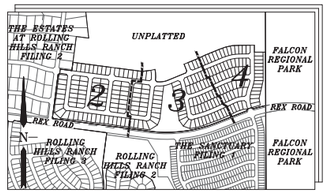
PCD PROJECT NO. SF-XX-XX

S:\Active Drive\Civil\Proj\Rolling Hills Ranch North Filing 1\DWG\PLAT\SHEET\PlatROLLING HILLS RANCH NORTH FIL1 ENG 1 AT MERIDIAN RANCH PLAT.dwg, 4/1/2024 1:56:29 PM

ROLLING HILLS RANCH NORTH
FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION 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.

LEGEND
- = FOUND MONUMENT AS SHOWN
- = FOUND #4 REBAR WITH CAP PLS 34583
- = SET #4 REBAR W/CAP PLS 34583
- NR = NON-RADIAL BEARING
- (82.62') = EASEMENT OR NO-BUILD DIM.
- (12345) = ADDRESS
- = MATCHLINE

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

UNPLATTED (NOT A PART)

MERIDIAN RANCH INVESTMENTS INC SCH. #4200000468

TRACT F (NOT A PART)

TRACT A (NOT A PART)

SUNRISE RIDGE DR. EXISTING 60' R.O.W. RECEPTION NO. 222714944

ESTATE RIDGE DR. EXISTING 60' R.O.W. RECEPTION NO. 222714944

REX ROAD EXISTING 60' R.O.W. RECEPTION NO. 222714944

REX ROAD EXISTING 60' R.O.W. THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECEPTION NO. 223715140

REDWALL DR. (60 FEET WIDE)

TEMPLE BUTTE DR. (60 FEET WIDE)

HORN HILL DR. (60 FEET WIDE)

BRIGHT ANGEL DR. (60 FEET WIDE)

TAPEATS DR. (60 FEET WIDE)

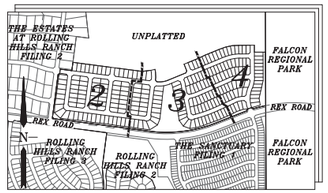
SHEET 3

DRAWN BY: LCG	DATE: SEPTEMBER 2023
CHECKED BY: TAK	SHEET: 2 OF 4
PCD PROJECT NO. SF-XX-XX	

ROLLING HILLS RANCH NORTH
FILING NO. 1 AT MERIDIAN RANCH

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

EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

MERIDIAN RANCH INVESTMENTS INC
SCH. #4200000468

UNPLATTED
(NOT A PART)

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

LEGEND
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- NR = NON-RADIAL BEARING
- (82.62') = EASEMENT OR NO-BUILD DIM.
- (12345) = ADDRESS
- = MATCHLINE

SUNRISE RIDGE DR. (60 FEET WIDE)
CARDENAS DR. (60 FEET WIDE)
CRYSTAL FALLS DR. (60 FEET WIDE)
HOUSE ROCK DR. (60 FEET WIDE)
HORN HILL DR. (60 FEET WIDE)
TAPEATS DR. (60 FEET WIDE)
GALEROS DR. (60 FEET WIDE)
REX ROAD
EXISTING 60' R.O.W.
RECEPTION NO. 223715140

TRACT A
5.632 AC.

THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECEPTION NO. 223715140

DRAWN BY: LCG	DATE: SEPTEMBER 2023
CHECKED BY: TAK	SHEET: 3 OF 4

PCD PROJECT NO. SF-XX-XX

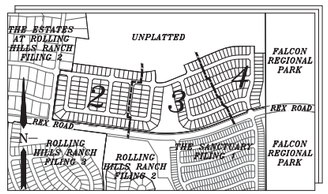
SHEET 2
SHEET 4

S:\OneDrive\Civil Proj\Rolling Hills Ranch North Filing 1\DWG\PLAN SHEETS\Plat\ROLLING HILLS RANCH NORTH FILING 1 AT MERIDIAN RANCH PLAT.dwg, 9/1/2023 11:48:01 AM

ROLLING HILLS RANCH NORTH
FILING NO. 1 AT MERIDIAN RANCH

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

EL PASO COUNTY, COLORADO.



INDEX MAP

N.T.S.

LEGEND

- O = FOUND MONUMENT AS SHOWN
- ◉ = FOUND #4 REBAR WITH CAP PLS 34583
- ● = SET #4 REBAR W/CAP PLS 34583
- NR = NON-RADIAL BEARING
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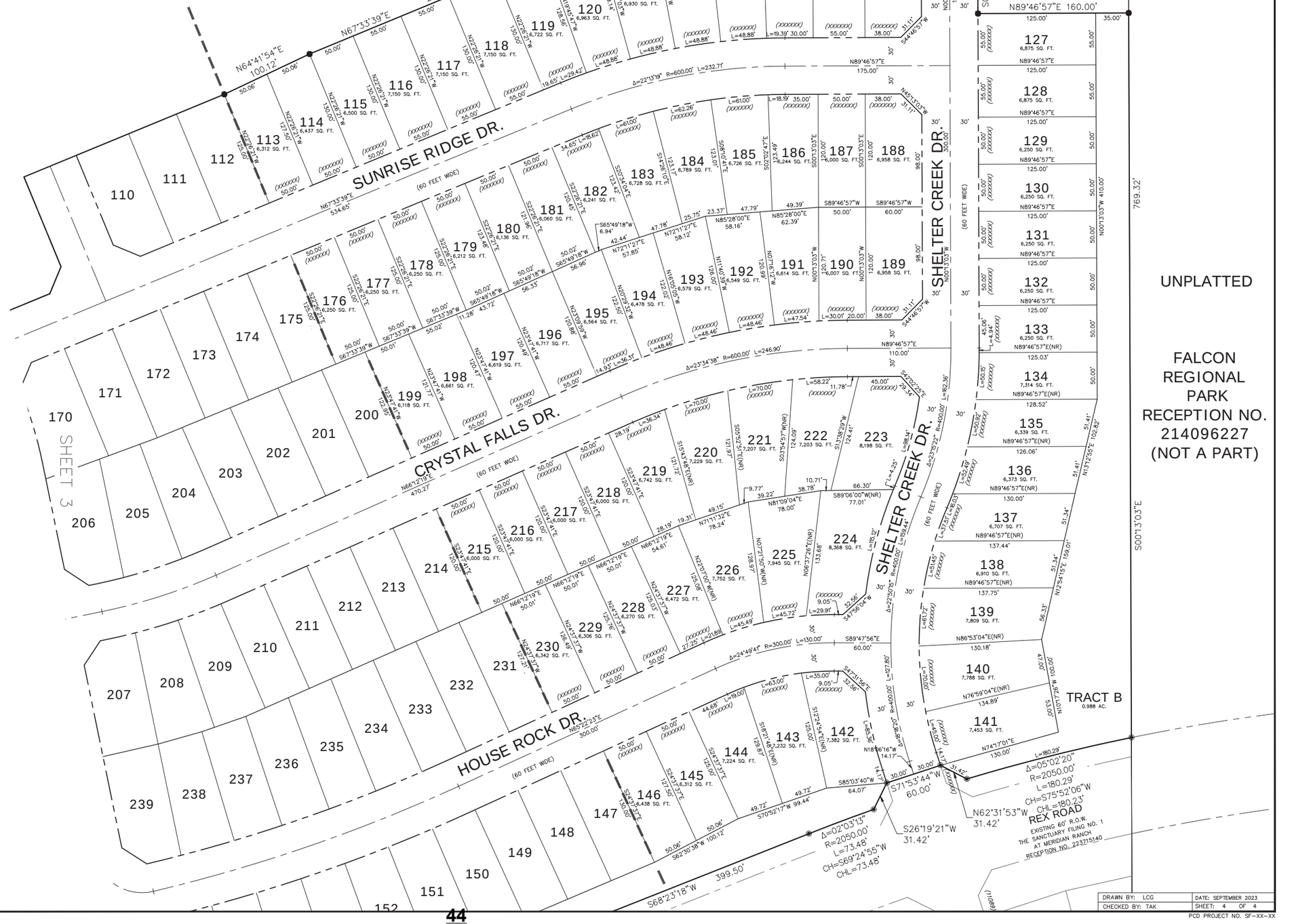
- (12345) = ADDRESS
- — — = MATCHLINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



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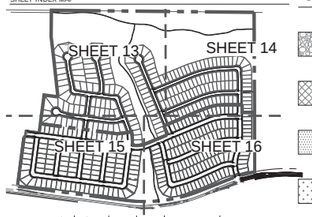
SHEET INDEX MAP



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

S89°25'43"E

ZONE: RR-2.5
USE: VACANT
UNPLATTED

25' TRAIL EASEMENT

6' CONCRETE WALK

SEED MIX A TO EXTENT OF DISTURBANCE

TRACT A
FILING 2
39.841 AC

EXISTING EVERGREEN TREES WITH ESTATES AT ROLLING HILLS FILING NO. 2

ROUND DOWELED FENCE, TYP.

NO BUILD ZONE

(N89°25'43"W 209.73')

(N89°25'43"W 88.88')

(125.57')

(N89°25'43"W 120.35')

(124.50')

(75.79')

(71.54')

(N89°25'43"W 126.20')

(22.61')

(20.13')

(55.00')

(26.92')

(N89°25'43"W) (33.30')

(N89°25'43"W) (26.36')

(N89°25'43"W) (28.36')

(28.88')

(13.01')

(N89°25'43"W) (2.82')

26 12,132 SQ. FT.
27 12,170 SQ. FT.
25 13,650 SQ. FT.
28 12,735 SQ. FT.
24 11,316 SQ. FT.
29 12,177 SQ. FT.
23 10,660 SQ. FT.
30 12,907 SQ. FT.
22 11,587 SQ. FT.
31 12,787 SQ. FT.
21 11,561 SQ. FT.
32 12,554 SQ. FT.
20 12,099 SQ. FT.
33 9,427 SQ. FT.
34 9,887 SQ. FT.
19 15,647 SQ. FT.
35 9,342 SQ. FT.
36 9,946 SQ. FT.
18 12,645 SQ. FT.
17 8,979 SQ. FT.
16 9,656 SQ. FT.
15 9,149 SQ. FT.
9 16,903 SQ. FT.
10 10,681 SQ. FT.
8 16,145 SQ. FT.
11 9,715 SQ. FT.
12 8,709 SQ. FT.
13 8,749 SQ. FT.
14 9,133 SQ. FT.
7 16,017 SQ. FT.
42 11,242 SQ. FT.
41 9,030 SQ. FT.
43 11,410 SQ. FT.
44 11,410 SQ. FT.
45 11,610 SQ. FT.
46 9,373 SQ. FT.
47 8,873 SQ. FT.
40 10,277 SQ. FT.
39 9,782 SQ. FT.
38 9,976 SQ. FT.
37 10,546 SQ. FT.
48 8,492 SQ. FT.
49 8,577 SQ. FT.
50 8,977 SQ. FT.
51 9,856 SQ. FT.
52 8,548 SQ. FT.
53 9,024 SQ. FT.
54 9,608 SQ. FT.
55 9,285 SQ. FT.
56 9,181 SQ. FT.
57 9,053 SQ. FT.
58 8,044 SQ. FT.
59 7,881 SQ. FT.
60 7,881 SQ. FT.
73 7,883 SQ. FT.
74 8,125 SQ. FT.
75 7,625 SQ. FT.
76 8,228 SQ. FT.
77 9,613 SQ. FT.
78 8,616 SQ. FT.
79 8,313 SQ. FT.
80 7,832 SQ. FT.
81 8,155 SQ. FT.
82 8,125 SQ. FT.
83 7,883 SQ. FT.
101 9,665 SQ. FT.
102 10,292 SQ. FT.
103 10,815 SQ. FT.
104 10,031 SQ. FT.
105 9,962 SQ. FT.
106 8,951 SQ. FT.
107 8,299 SQ. FT.
108 7,650 SQ. FT.
109 7,350 SQ. FT.
110 7,200 SQ. FT.
111 7,558 SQ. FT.
112 6,875 SQ. FT.
113 6,250 SQ. FT.
100 9,965 SQ. FT.
99 8,436 SQ. FT.
98 7,717 SQ. FT.
97 7,500 SQ. FT.
96 7,500 SQ. FT.
95 7,425 SQ. FT.
94 7,275 SQ. FT.
93 7,275 SQ. FT.
92 7,425 SQ. FT.
91 7,425 SQ. FT.
90 7,275 SQ. FT.
89 7,275 SQ. FT.
88 7,425 SQ. FT.
147 6,875 SQ. FT.
146 6,875 SQ. FT.
145 7,258 SQ. FT.
184 7,258 SQ. FT.
183 6,250 SQ. FT.

GALEROS DRIVE — URBAN LOCAL - (60' R.O.W.)
TOROWEAP WAY — URBAN LOCAL - (60' R.O.W.)
BRIGHT ANGEL DR. — URBAN LOCAL - (60' R.O.W.)
ESPLANADE DR. — URBAN LOCAL - (60' R.O.W.)
CARDENAS DR. — URBAN LOCAL - (60' R.O.W.)
CHALK CLIFFS DR. — URBAN LOCAL - (60' R.O.W.)
LAVA FALLS DR. — URBAN LOCAL - (60' R.O.W.)

EXISTING ROUND DOWELED FENCE WITH THE ESTATES AT ROLLING HILLS RANCH

ZONE: PUD
USE: RESIDENTIAL
SUB: ESTATES AT ROLLING HILLS RANCH FILING NO. 2

ZONE: PUD

S82°33'58"E 180.00'

MATCHLINE SHEET 13
MATCHLINE SHEET 15
MATCHLINE SHEET 16

45

P:\DTL\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch North\Drawings\Planning\DP\RHRN_PUD_LS_Plan.dwg | LS-1 | 2/19/2024 9:49:27 PM | ARONAN

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:
PREPARED BY: B. PERKINS, A. ROMAN

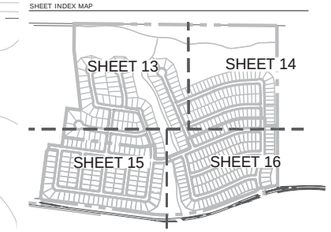
ENTITLEMENT

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

Landscape Plan

SHEET NUMBER
13
13 OF 16

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'

N.E.S. Inc.
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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

Landscape Plan

SHEET TITLE

SHEET NUMBER

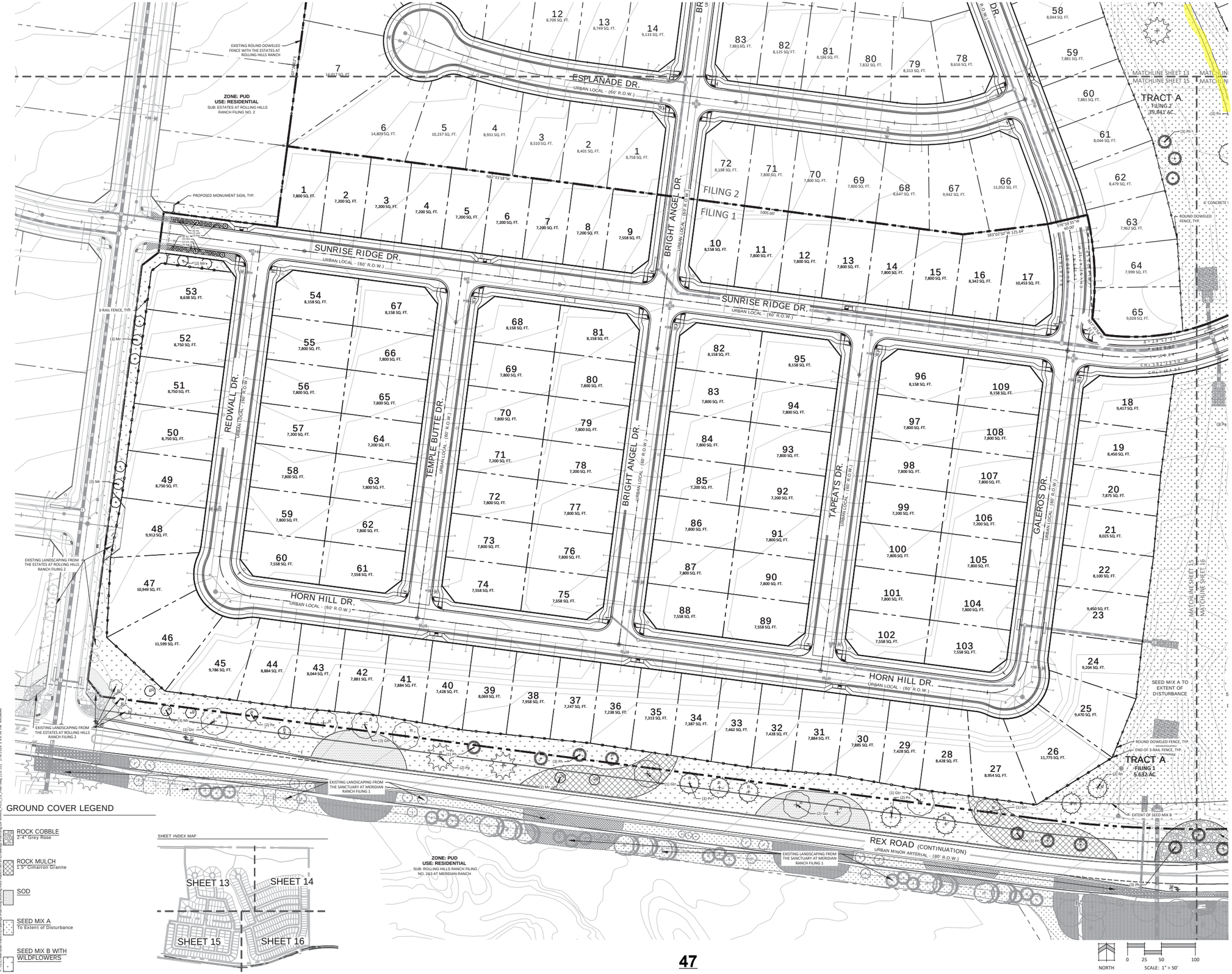
14

14 OF 16

PLANNING & ENTITLEMENTS

PLANNING • LANDSCAPE ARCHITECT

IN ASSOCIATION WITH



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- SEED MIX B WITH WILDFLOWERS

SHEET INDEX MAP

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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

SHEET TITLE

Landscape Plan

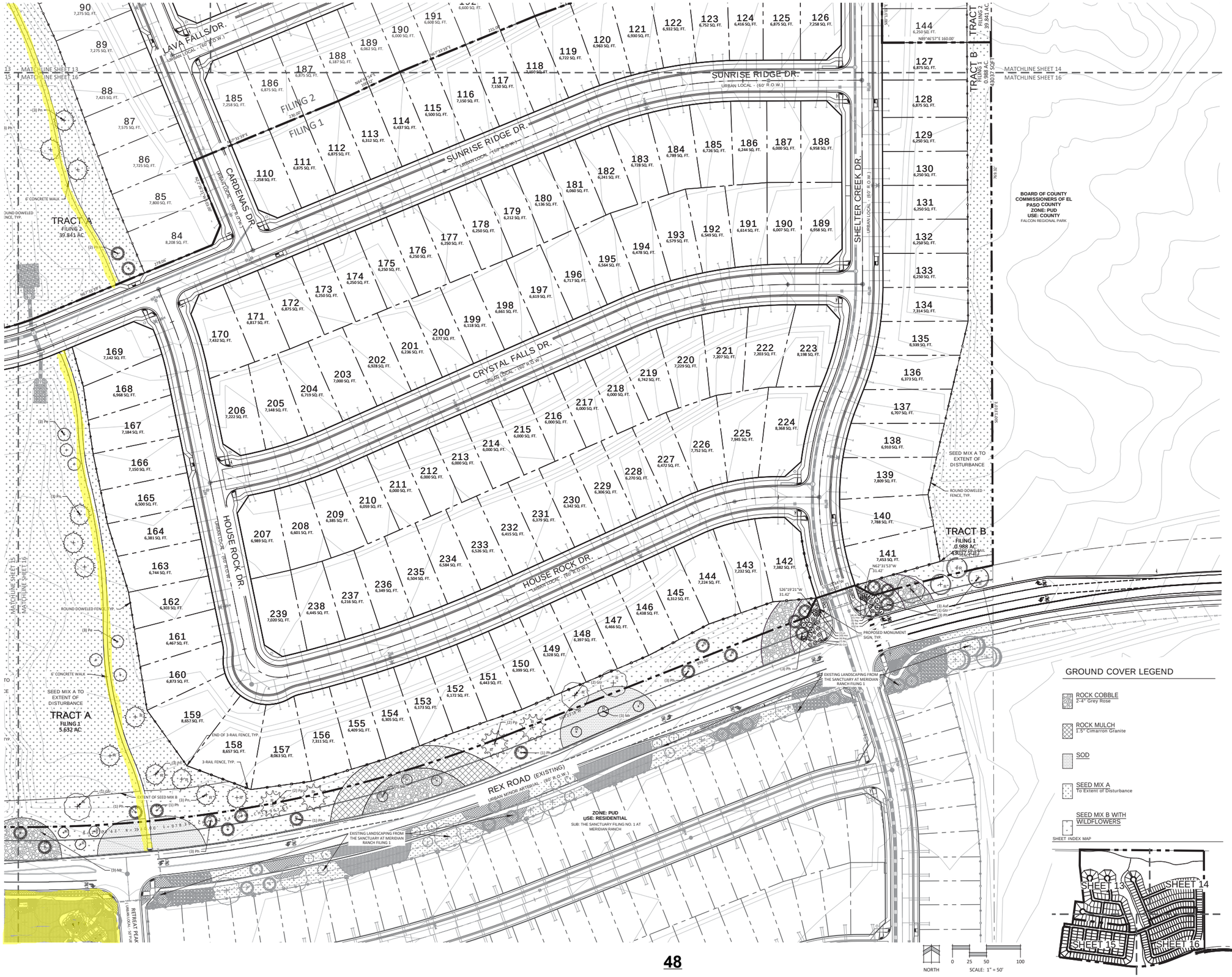
SHEET NUMBER

15

15 OF 16

N:\ASSOCIATION WITH NES\ARCHITECT\LANDSCAPE ARCHITECT

P:\COLORADO\Rolling Hills Ranch\CO Planning\Planning Filing 1\Rolling Hills Ranch North CO Planning Set\Planning\SP Working_PUD_LS_Plan.dwg (LS-15) 2/16/2024 3:49:54 PM ARDMAN



GROUND COVER LEGEND

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SHEET INDEX MAP

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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

Landscape Plan

SHEET NUMBER

16

16 OF 16

PLAN FILE #

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Settlers Ranch Filing No. 3 Final Plat

Agenda Date: June 12, 2024

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Jerome W. Hannigan and Associates, Inc., on behalf of Hodgen Settlers Ranch, LLC for endorsement of Settlers Ranch Filing No. 3 Final Plat, which includes 24 single-family rural residential lots on 78.71 acres, with a minimum lot size of 2.5 acres. The property is partially zoned Planned Unit Development (PUD), but a rezone application to RR-2.5 is being considered concurrently. The property is located north of Hodgen Road, west of Steppler Road, and south of the Walden Preserve Subdivision.

The Settlers Ranch Filing No. 2 Master Plat, whose purpose was to outline the phased development of 43 single-family lots on 162.5 acres, was approved in 2013. Settlers Ranch Filing No. 2A was approved in 2013, while Filing No. 2B was approved in 2015 with 7 residential lots on 19.5 acres. Settler's Ranch Filing No. 2C, at 109.59 acres, was approved in March 2020 and contained two tracts totaling approximately 78 acres which were to be developed as rural residential lots at a later date. These two tracts are now being replatted as Settler's Ranch Filing No. 3.

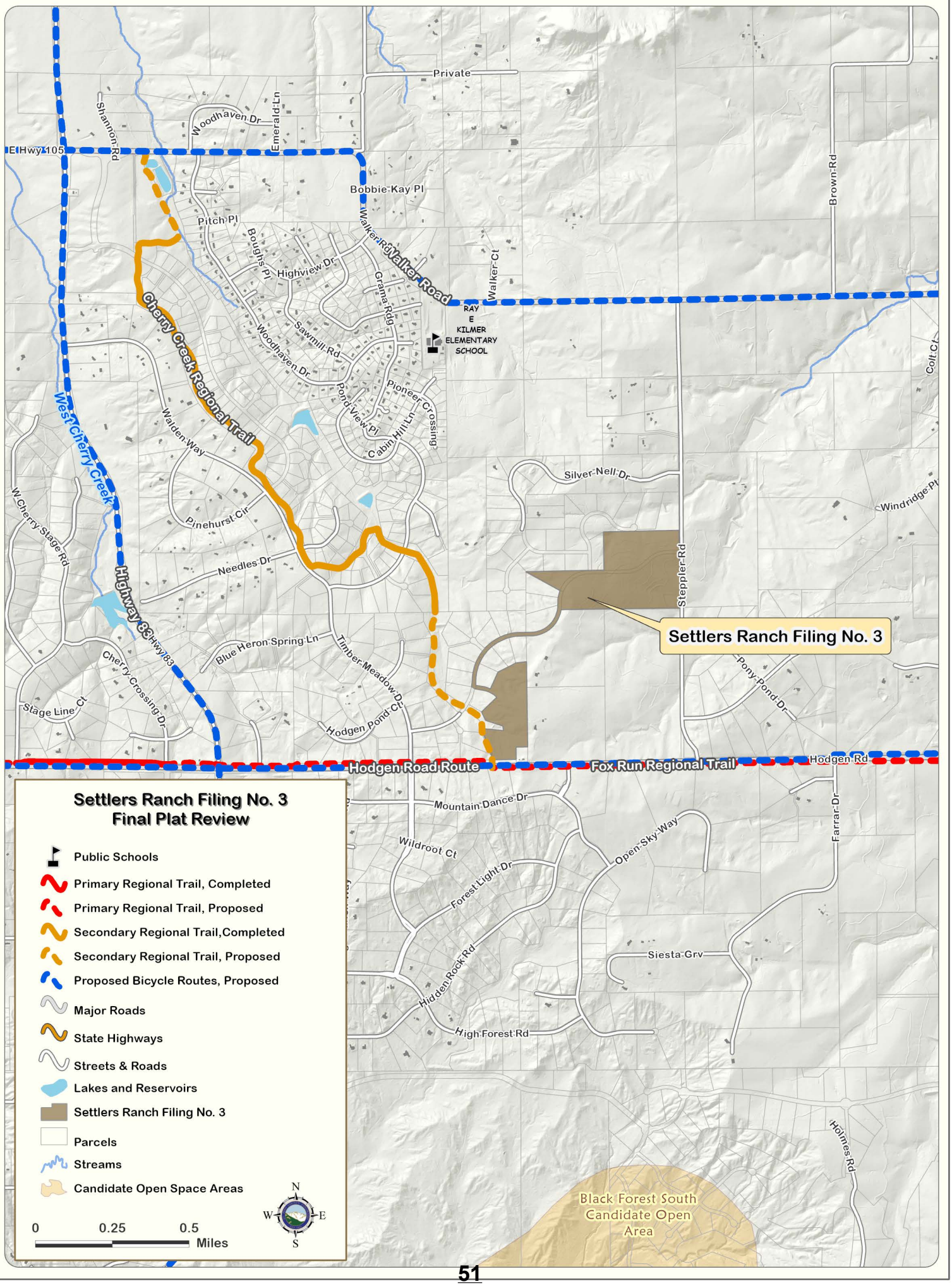
The 2022 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of Settlers Ranch Filing No. 3. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, adjacent the southern boundary of Filing No. 3, while the proposed Cherry Creek Regional Trail is located within open space tracts in Filing No. 2A, located west of and directly adjacent to Filing No 3. Note #28 on the Settlers Ranch Filing No. 2A Final Plat states that a public trail easement will be provided to El Paso County within Tracts A and B for the purpose of constructing and maintaining the Cherry Creek Regional Trail. The Fox Run Regional Trail along Hodgen Road will be accommodated within land purchased with El Paso County PPRTA funds and identified as Parcel 17A.

During the development application review process, EPC Parks staff reached out to Jerome W. Hannigan and Associates, as well as other representatives of the applicant, to verify that the narrow tract of open space land located immediately west and adjacent to Lots 22 and 23 was, in fact, the aforementioned 25' regional trail easement mentioned in Settlers Ranch Filing No. 2A, Note #28. The applicant's representatives were able to verify that this was the trail easement mentioned included with the recording of the Final Plat.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of $12,120, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 3 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Settlers Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of $12,120, to be at time of the recording of this Final Plat.


Settlers Ranch Filing No. 3
Private
Shannon Rd
Woodhaven Dr
Emerald Ln
E Hwy 105
Bobbie Kay Pl
Pitch Pl
Boroughs Pl
Highview Dr
Walker Rd
Walker Road
Walker Ct
Grama Ridge
Brown Rd
RAY E KILMER ELEMENTARY SCHOOL
Cherry Creek Regional Trail
Sawmill Rd
Woodhaven Dr
Pond View Pl
Pioneer Crossing
Cabin Hill Ln
West Cherry Creek
Walden Way
Silver Nell Dr
Windridge Pl
W Cherry Stage Rd
Pinehurst Cir
Needles Dr
Steppler Rd
Highway 83
Hwy 83
Blue Heron Spring Ln
Timber Meadow Dr
Cherry Crossing Dr
Stage Line Ct
Hodgen Pond Ct
Pony Pond Dr
Hodgen Road Route
Fox Run Regional Trail
Hodgen Rd
Mountain Dance Dr
Wildroot Ct
Forest Light Dr
Open Sky Way
Farrar Dr
Hidden Rock Rd
Siesta Grv
High Forest Rd
Holmes Rd
Black Forest South Candidate Open Area
Settlers Ranch Filing No. 3
Final Plat Review
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail,Completed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Major Roads
State Highways
Streets & Roads
Lakes and Reservoirs
Settlers Ranch Filing No. 3
Parcels
Streams
Candidate Open Space Areas
N
W
E
S
0
0.25
0.5
Miles

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

June 12, 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: Settlers Ranch Filing No. 3 Final Plat
PCD Reference #: SF-24-009

Application Type: Final Plat
Total Acreage: 78.71
Total # of Dwelling Units: 24
Dwelling Units Per 2.5 Acres: 0.76
Regional Park Area: 2
Urban Park Area: 1
Existing Zoning Code: PUD
Proposed Zoning Code: RR-2.5

Applicant / Owner:
Hodgen Settlers Ranch, LLC
Mark Davis
P.O. Box 1488
Monument, CO 80132

Owner's Representative:
Jerome W. Hannigan & Associates, Inc.
Jerome W. Hannigan
19360 Spring Valley Road
Monument, CO 80132

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 24 Dwelling Units = 0.466

Total Regional Park Acres: 0.466

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 24 Dwelling Units = 0.00
Community: 0.00625 Acres x 24 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 24 Dwelling Units = $12,120

Total Regional Park Fees: $12,120

Urban Park Area: 1

Neighborhood: $119 / Dwelling Unit x 24 Dwelling Units = $0
Community: $184 / Dwelling Unit x 24 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 condition when considering and/or approving the Settlers Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of $12,120, to be at time of the recording of this Final Plat.**

Park Advisory Board Recommendation:

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

Settlers Ranch Subdivision Filing No. 3
Subdivision Letter of Intent

March 23, 2024

Owner and Developer:

Mark Davis, Managing Member
Hodgen Settlers Ranch, LLC
P.O. Box 1488
Monument, Colorado 80132
719-338-3116
markdavis.oaksbury@gmail.com

Applicant and Land Planner

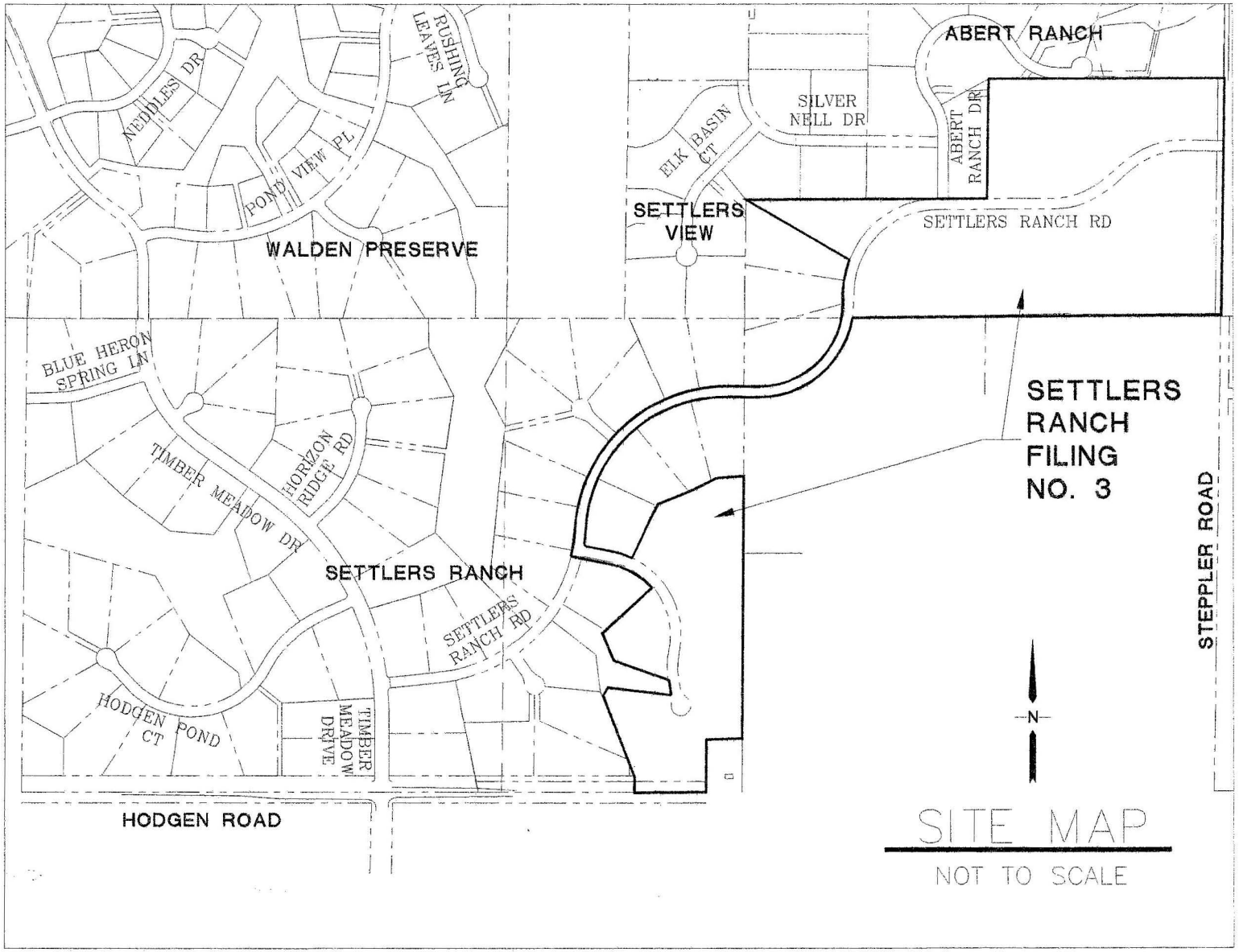
Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Colorado 80132
719-481-8292
Hannigan.and.assoc@gmail.com

Primary Consultants:

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

Russ Wood, Managing Member
Rampart Surveys, LLC
P.O. Box 5101
Woodland Park, Colorado 80866
719-687-0920
Russ@RampartLS.com

Parcel Information for area proposed to be rezoned:
Parcel 61230-07-024; Tract A-1, Settlers Ranch Subdivision Filing No 2C; 3.26 Acres
Parcel 61240-04-003; Tract A-2, Settlers Ranch Subdivision Filing No 2C; 15.59 Acres
Parcel 61240-05-001; Tract A-3, Settlers Ranch Subdivision Filing No 2C; 31.54 Acres
Plus Tract C which is the 3.14 acre Settlers Ranch Road right of way.
These are not currently addressed.


ABERT RANCH
SILVER NELL DR
ABERT RANCH DR
ELK BASIN CT
RUSHING LEAVES LN
NEEDLES DR
POND VIEW PL
WALDEN PRESERVE
SETTLERS VIEW
SETTLERS RANCH RD
BLUE HERON SPRING LN
TIMBER MEADOW DR
HORIZON RIDGE RD
SETTLERS RANCH
SETTLERS RANCH RD
HODGEN POND CT
TIMBER MEADOW DRIVE
HODGEN ROAD
SETTLERS RANCH FILING NO. 3
STEPPLER ROAD
N
SITE MAP
NOT TO SCALE

In addition, the following Tract is included in Filing No. 3:
61230-04-048: Tract B, Settlers Ranch Subdivision Filing No. 2C, 22.51 acres including the proposed Boundary Basin Court right of way which is 1.76 acres.

Development Request:

This proposed subdivision filing includes all of the remaining Settlers Ranch property.

Settlers Ranch Filing No. 2 is an approved final plat consisting of a number of phases intended to be completed and recorded individually. Several phases have been completed and recorded and now the undeveloped remainder is proposed for completion in one filing.

Tracts A-1, A-2, A-3 and C, Settlers Ranch Subdivision Filing No 2C are currently zoned PUD and approved for a total of 10 single family residential lots ranging in size from 3.02 acres to 5.55 acres. Tract C is the right of way for the continuation of Settlers Ranch Road easterly which connects to Steppler Road at the east boundary.

The property is located east of Highway 83; approximately one quarter mile north of Hodgen Road, west of Steppler Road and east of the currently developed Settlers Ranch. The property also adjoins Abert Ranch Subdivision and Settlers View Subdivision to the north. The property lies in the Northeast one quarter and the South one half of Section 23 and within portions of the Northwest one quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

These Tracts "A" are concurrently proposed to be rezoned from PUD to RR-2.5 which will allow for lots with a minimum of 2.50 acres each. They remain rural in nature being served with a local paved road, individual wells and sewage disposal systems. Lot sizes will continue to vary within a proposed range of 2.50 to 4.24 acres. A total of 16 lots is proposed in the concurrent replat request with an average lot size of 3.14 acres. Density is 1 Dwelling Unit per 3.35 acres. The total area proposed for rezoning is 53.53 acres. The 22.51 acre Tract B is currently zoned RR 2.5 and will be platted with 8 lots from 2.50 to 2.74 acres. The average proposed lot size here is 2.60 acres, exclusive of road.

Currently vacant, the property exhibits remnants of its past ranch grazing history including erosion control berms, fencing and two track trails. Vegetation consists primarily of grasses with few trees. Proposed improvements include the 16 residential lots served by the extended County dedicated Settlers Ranch Road, drainage channels and pond and utility services including natural gas, electricity, telephone and other communication services.

Access to and through the property is provided by Settlers Ranch Road which will connect easterly to Steppler Road. In addition, Abert Ranch Drive provides access to the property from the north.

Water will be provided by individual on site wells operated under the State approved Augmentation Plan. Wastewater treatment will be provided by individual on site septic systems installed and operated per State and County Health Department rules and regulations.

The property is located within and is served by the Lewis-Palmer School District, the Tri Lakes Monument Fire Protection District, Mountain View Electric Association, Black Hills Energy Corporation and Century Link Telephone. All utilities currently exist in the developed portion of Settlers Ranch and will be extended as needed.

Justification for the Subdivision Request:

This application satisfies the Criteria for Approval outlined in Chapter 7 of the Land Development Code and the design standards in Chapter 8. Additionally, it is consistent with the goals and objectives of the El Paso County Master Plan as detailed below

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

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

Please see the Master Plan Consistency discussion, later.

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

Consistency is established through the submitted supporting materials.

Either a sufficient water supply has been acquired in terms of quality, quantity and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the Water Supply Standards and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval.

All needs for a finding of water sufficiency have been established.

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

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

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

The Soils and Geological Hazard Study establishes compatibility.

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

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

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

Settlers Ranch Road is a dedicated public right of way that accesses 16 of the 24 proposed lots directly. Boundary Basin Court is also a dedicated public right of way and provides direct access to the remaining 8 proposed lots.

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

All required service providers exist and necessary utilities are available onsite.

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

Fire protection is provided by the Tri-Lakes Monument FPD which has the staff, facilities and equipment to provide coverage to all proposed lots.

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

Off site impacts to be addressed consist primarily of those associated with traffic onto Steppler Road, in particular to the unpaved section north of Silver Nell Drive. Because of the subdivisions' previous contribution to improving and paving of Steppler Road, a request for relief of additional fees is part of this request.

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:

Both are applicable here and are addressed in the SIA.

The subdivision meets other applicable sections of Chapter6 and 8:

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

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

There are no known commercially viable minerals under the site.

Master Plan Consistency:

The El Paso County Master Plan utilizes a system of "Key Area Place Types" aligning with approved "Land Uses" to evaluate Master Plan land use consistency. The Settlers Ranch Subdivision Filing No. 3 is located in the Tri Lakes Key Area. The filing's location within the Tri Lakes Key Area allows for or aligns with a Large Lot Residential Place Type and a single family detached residential land use. The primary Large Lot Residential Place Type allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this rezoning request.

Filing 3 is located within a "Minimal Change: Developed" area of change. This filing is the completion of the long planned Settlers Ranch development and is consistent in land use and lot size with all previous Settlers Ranch filings.

Filing 3 is further located within a Large Lot Residential / Priority Development Area. This Priority Area encourages development which efficiently utilizes and extends existing infrastructure, conserves water resources and strengthens established neighborhoods. As mentioned, Filing 3 is a continuation of the Settlers Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the several neighborhood subdivisions.

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

Master Plan Goals and Objectives:

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

Goal LU-1: Ensure compatibility with established character and infrastructure capacity.
The proposed single family residential land use and density is compatible with the adjoining communities. The existing infrastructure including electric, natural gas, telephone, drainage facilities, open space / trails and roadways have been designed and constructed to facilitate this filing.

Goal LU-3: Encourage a range of development types to support a variety of land uses.
The Settlers Ranch community consists of single family detached residential lots varying in size between 2.5 to 5.0 acres.

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.
Filing 3 is located within a Large-Lot Residential placetype which supports the proposed single family detached residential 2.5 acre and larger lots.

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

Settlers Ranch Filing 3 proposes single family detached residential units.

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

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

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

The large lot single family detached residential housing proposed in Settlers Ranch Subdivision Filing No. 3 adds to and complements the mix of housing types offered within the Tri-Lakes Key Area Placetype.

Water Master Plan Consistency:

The entire Settlers Ranch subdivision which includes Filing 3, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the proposed additional 6 lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed rezoning request.

Supplemental Information:

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

The developer proposes to pay fees in lieu of land for School/Park dedication requirements.

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

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

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

SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 3:

TRACTS A-1, A-2, A-3, TRACT B, TRACT C AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 220714487 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062, LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89°57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A-1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE N89°48'55"E ALONG THE NORTHERLY LINE OF SAID TRACT A-1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1347.60 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 23 AND SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE N00°27'45"E ALONG SAID COMMON LINE AND ALONG THE WESTERLY LINE OF SAID TRACT A-2, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE N89°48'42"E, ALONG THE NORTHERLY LINE OF SAID TRACT A-2, A DISTANCE OF 1288.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT A-2, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEPPLER ROAD, AS DEPICTED ON SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT A-2, SAID TRACT C AND SAID TRACT A-3, A DISTANCE OF 1323.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A-3; THENCE S89°50'36"W ALONG THE SOUTH LINE OF SAID TRACT A-3, A DISTANCE OF 1279.58 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 23 AND SAID SECTION 24, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9477 1995"; THENCE S89°46'03"W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 747.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD, THE FOLLOWING FOUR (4) COURSES: 1.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89°27'04"W, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE; 3.) THENCE ALONG THE ARC OF A 780.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°31'19", AN ARC LENGTH OF 1191.48 FEET (THE LONG CHORD OF WHICH BEARS S46°47'17"W, A LONG CHORD DISTANCE OF 1078.98 FEET) TO A POINT OF REVERSE CURVATURE; 4.) THENCE ALONG THE ARC OF A 911.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°57'11", AN ARC LENGTH OF 78.75 FEET (THE LONG CHORD OF WHICH BEARS S05°30'13"W, A LONG CHORD DISTANCE OF 78.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86°49'52", AN ARC LENGTH OF 22.73 FEET (THE LONG CHORD OF WHICH BEARS S35°26'11"E, A LONG CHORD DISTANCE OF 20.62 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT B, THE FOLLOWING TWENTY-ONE (21) COURSES: 1.) THENCE S79°14'11"E, A DISTANCE OF 137.98 FEET TO A POINT OF CURVATURE; 2.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD OF WHICH BEARS S72°17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 3.) THENCE N24°38'34"E, A DISTANCE OF 321.65 FEET; 4.) THENCE N67°37'32"E, A DISTANCE OF 202.27 FEET; 5.) THENCE N62°47'59"E, A DISTANCE OF 140.65 FEET; 6.) THENCE N84°48'35"E, A DISTANCE OF 183.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; 7.) THENCE S00°20'34"W, A DISTANCE OF 440.55 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 23, AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 9477 1995; 8.) THENCE S00°19'24"W, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS; 9.) THENCE N89°59'26"W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 199.91 FEET; 10.) THENCE S00°20'31"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; 11.) THENCE N90°00'00"W ALONG THE NORTHERLY LINE OF SAID PARCEL 17A:, A DISTANCE OF 397.50 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 213713405 OF SAID COUNTY RECORDS; 12.) THENCE N00°03'29"W, A DISTANCE OF 50.70 FEET; 13.) THENCE N21°22'41"W, A DISTANCE OF 472.97 FEET; 14.) THENCE N29°56'44"E, A DISTANCE OF 50.82 FEET; 15.) THENCE S83°39'08"E, A DISTANCE OF 338.72 FEET; 16.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°35'13", AN ARC LENGTH OF 80.32 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 17.) THENCE N70°43'47"W, A DISTANCE OF 312.26 FEET; 18.) THENCE N23°52'09"W, A DISTANCE OF 159.43 FEET; 19.) THENCE N47°06'56"E, A DISTANCE OF 362.93 FEET; 20.) THENCE ALONG THE ARC OF A 420.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC LENGTH OF 266.47 FEET (THE LONG CHORD OF WHICH BEARS N61°03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 21.) THENCE N79°14'11"W, A DISTANCE OF 137.98 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B; THENCE N79°14'11"W CONTINUING ALONG THE WESTERLY EXTENSION OF THE AFOREMENTIONED LINE, A DISTANCE OF 74.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD THE FOLLOWING SIX (6) COURSES:1.) THENCE ALONG THE ARC OF A 851.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°45'32", AN ARC LENGTH OF 144.95 FEET (THE LONG CHORD OF WHICH BEARS N07°54'23"E, A LONG CHORD DISTANCE OF 144.77 FEET) TO A POINT OF REVERSE CURVATURE; 2.) THENCE ALONG THE ARC OF A 840.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°31'19", AN ARC LENGTH OF 1283.14 FEET (THE LONG CHORD OF WHICH BEARS N46°47'17"E, A LONG CHORD DISTANCE OF 1161.97 FEET) TO A POINT OF TANGENCY; 3.) THENCE S89°27'04"E, A DISTANCE OF 174.25 FEET TO A POINT OF CURVATURE; 4.) THENCE ALONG THE ARC OF A 470.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°21'58", AN ARC LENGTH OF 733.08 FEET (THE LONG CHORD OF WHICH BEARS N45°53'43"E, A LONG CHORD DISTANCE OF 660.99 FEET) TO A POINT OF TANGENCY; 5.) THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET TO A POINT OF CURVATURE; 6.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 187.89 FEET (THE LONG CHORD OF WHICH BEARS N11°22'05"E, A LONG CHORD DISTANCE OF 186.91 FEET) TO THE NORTHEAST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID TRACT A-1; THENCE N60°12'24"W ALONG THAT LINE COMMON TO SAID LOT 9 AND SAID TRACT A-1, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78.71 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION 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 PROPERTY 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.

_____
MARK W. DAVIS, MANAGING MEMBER
HODGEN SETTLERS RANCH, L.L.C.

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

COUNTY APPROVAL – BOCC:

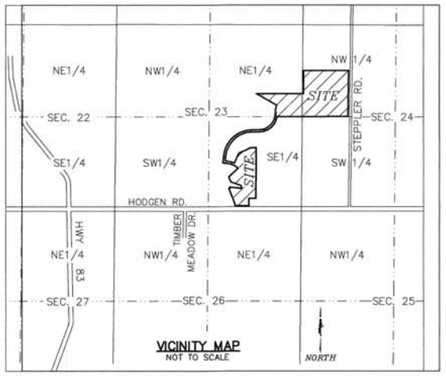
APPROVAL IS GRANTED THIS _____ DAY OF _____, 2023, A.D.

_____
PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL – PCD:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2023, A.D.

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



VICINITY MAP
NOT TO SCALE

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0305G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENTS EASEMENT, A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR BOUNDARY LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION:

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

_____
ERIC SWONSON , COLORADO PLS NO. 38560 DATE
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

RECORDING:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89°57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

*****AN UPDATED TITLE COMMITMENT WILL NEED TO BE PROVIDED PRIOR TO SUBMITTAL*****

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-F0609884-370-CSP, AMENDMENT NO. 2 (EFFECTIVE DATE: MAY 8, 2018 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. – 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

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

4. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, EROSION CONTROL REPORT AND TRAFFIC MEMORANDUM.

NOTES (CONT'D):

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 3 SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

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

9. THE SIGHT TRIANGLE AT SETTLERS RANCH ROAD AND STEPPLER ROAD INTERSECTION (50X50'), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

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

12. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03CW50 (DIVISION) 2 AND CASE NO. 03CW241 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 62.6 ACRE FEET PER YEAR TOTAL OF ARAPAHOE AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN.

14. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. _____, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007.

15. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

16. 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, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER CAN 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

18. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEPPLER ROAD.

19. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

20. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS.

21. BUILDING SETBACKS TO BE: FRONT YARD – 50', SIDE YARD – 25', AND REAR YARD – 50'.

22. MAXIMUM BUILDING HEIGHT: 30 FEET

23. 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 CORP. OF ENGINEERS, THE U.S. FISH AND 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.

24. THERE ARE 24 LOTS AND 1 TRACTS PLATTED IN THIS SUBDIVISION.

25. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS.

26. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION. STATE TO BE PAID AT BUILDING PERMIT. THIS PLAT IS NOT WITHIN A PID.

27. 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.

28. 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 DEVELOPMENT SERVICES 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID 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.

29. A COMPLETED U.S. ARMY CORPS OF ENGINEERS PERMIT SHALL BE PROVIDED TO THE EL PASO COUNTY PLANNING DEPARTMENT PRIOR TO PROJECT COMMENCEMENT IF GROUND-DISTURBING ACTIVITIES WOULD OCCUR IN WETLAND AREAS. ALTERNATIVELY, A LETTER FROM A QUALIFIED WETLAND SCIENTIST INDICATING WHY SUCH A PERMIT IS NOT REQUIRED FOR THIS PROJECT MAY BE ACCEPTABLE.

30. IN THE EVENT ANY PORTION OF A BUILDING ON LOTS 16, 17, OR 23 IS PROPOSED TO ENCROACH INTO THE DRAINAGE EASEMENTS THAT CROSS THESE LOTS, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN THE DRAINAGE EASEMENTS.

31. REFER TO THE DRAINAGE REPORT FOR MINIMUM DRIVEWAY CULVERT SIZES.

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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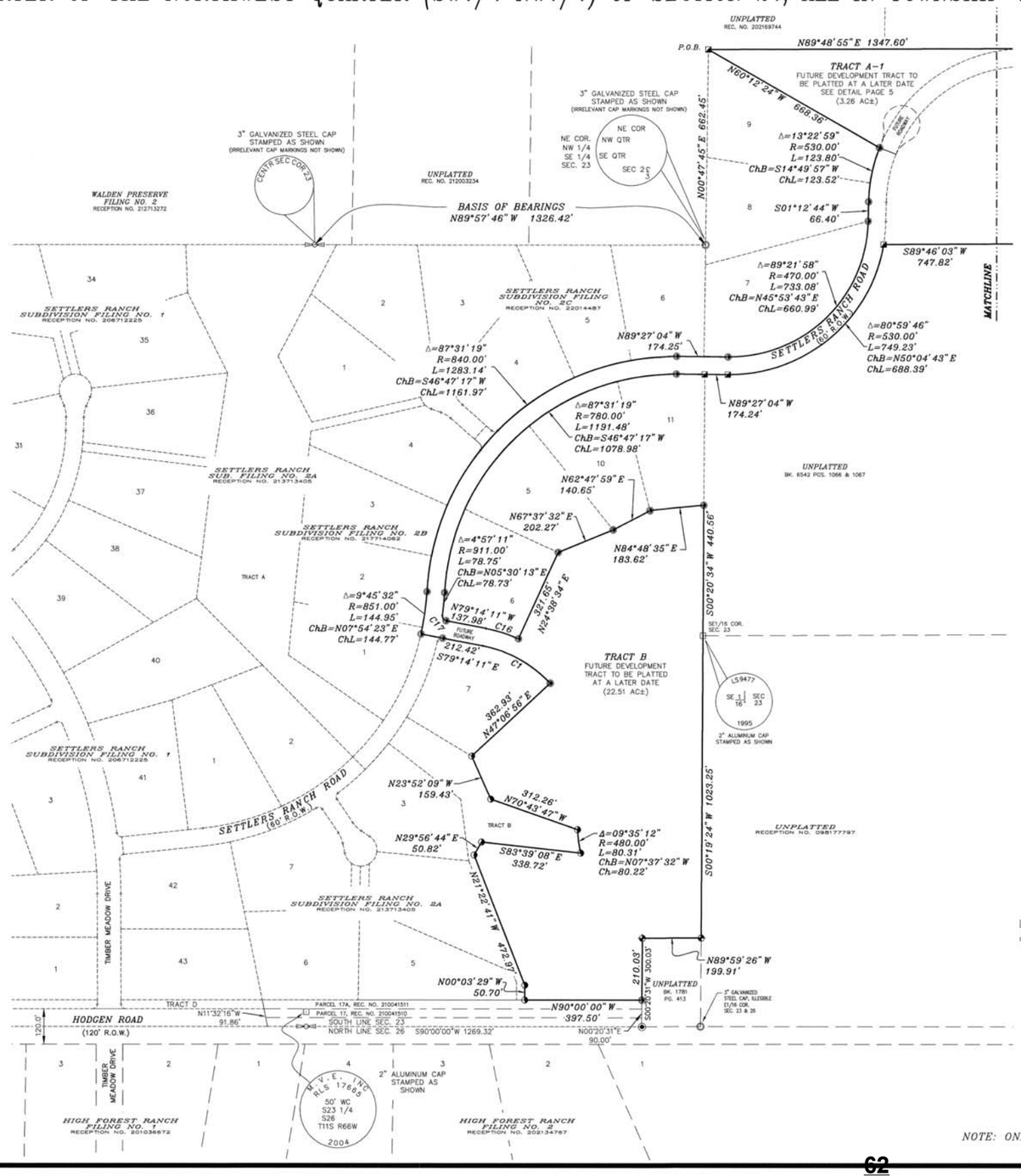
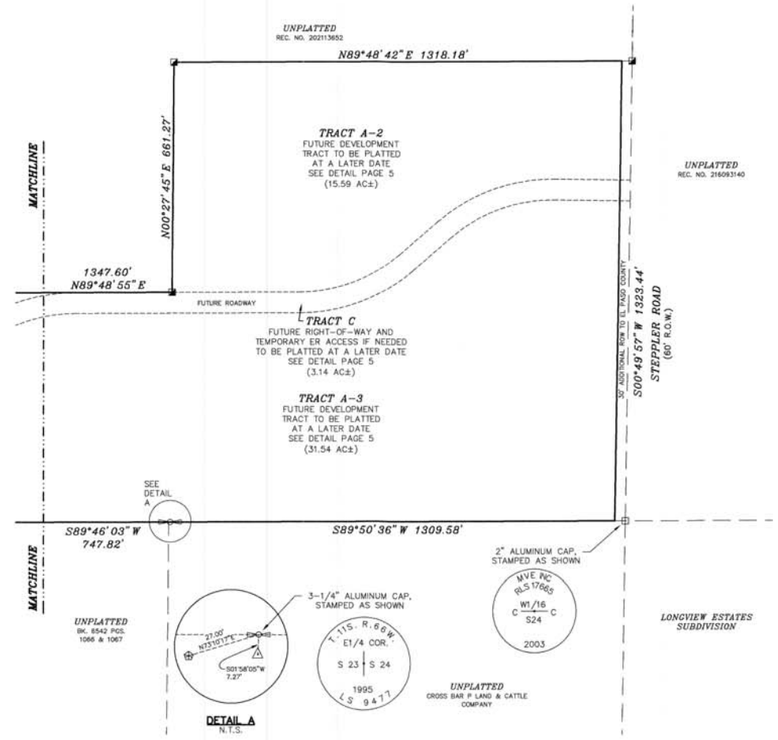
SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.





LEGEND:

- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- SLOPE EASEMENT AREA
- DRAINAGE EASEMENT AREA

PROPERTY LINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	36°21'07"	420.00'	266.47'	N61°03'37"W	262.03'
C16	13°52'45"	480.00'	116.27'	S72°17'49"E	115.99'
C17	87°12'59"	15.00'	22.83'	S35°37'41"E	20.69'

NORTH

0' 200' 400'

SCALE: 1" = 200'

JOB NO.: 23106

JULY 31, 2023

AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

DATE OF PREPARATION: JULY 31, 2023

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

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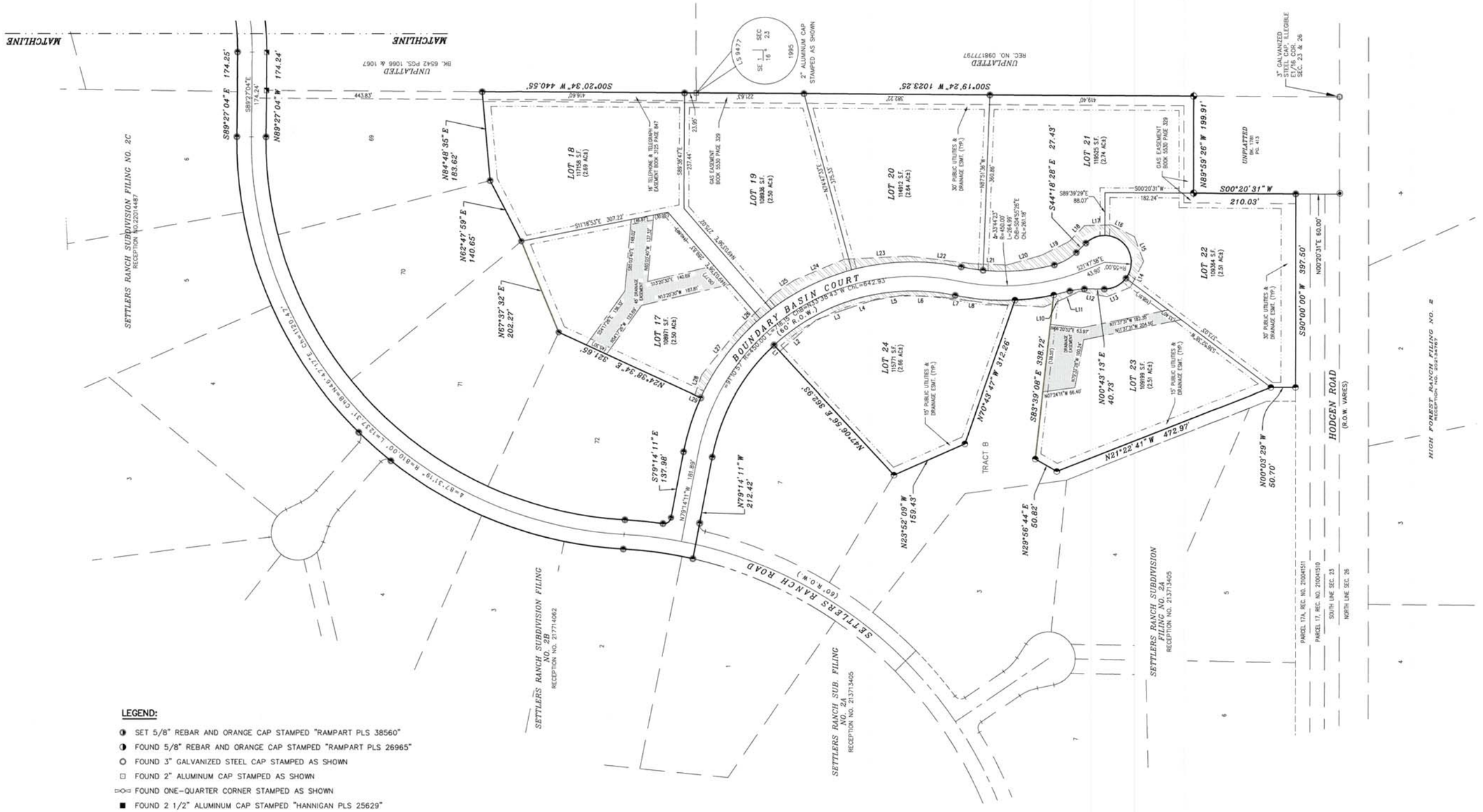
SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- SLOPE EASEMENT AREA
- DRAINAGE EASEMENT AREA

NORTH
0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 23106
JULY 31, 2023

AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

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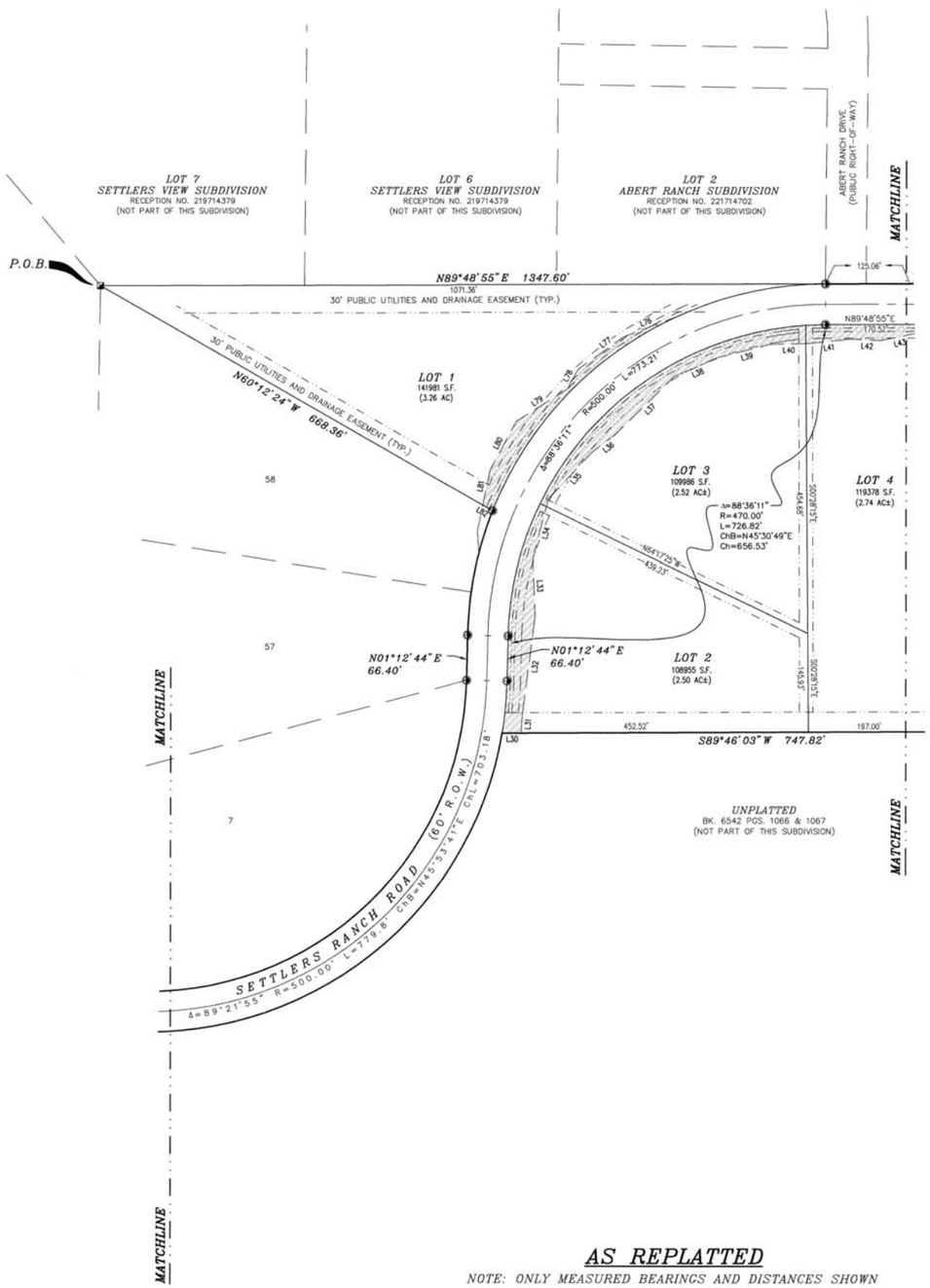
SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



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- DRAINAGE EASEMENT AREA

NORTH

0' 100' 200'

SCALE: 1" = 100'
JOB NO.: 23106
JULY 31, 2023

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

SETTLERS RANCH SUBDIVISION FILING NO. 3
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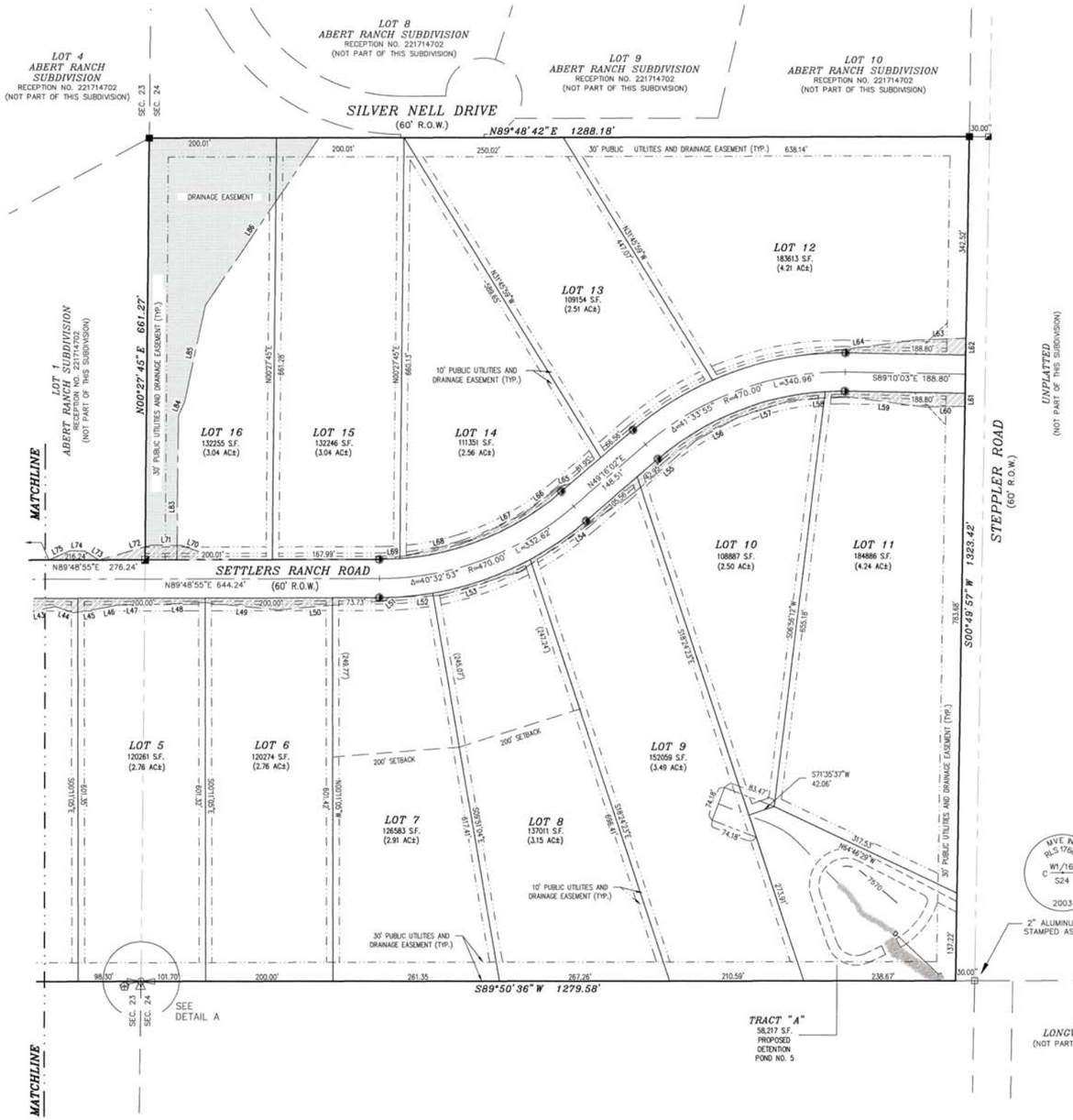
SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- FOUND SECTION CORNER STAMPED AS SHOWN
- FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- SLOPE EASEMENT AREA
- DRAINAGE EASEMENT AREA

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.23	530.00	80°59'46"	N50°04'43"E	688.39
C2	1191.48	780.00	87°31'19"	S46°47'17"W	1078.98
C3	78.75	911.00	4°57'11"	N05°30'07"E	78.73
C4	22.83	15.00	87°12'27"	S35°37'41"E	20.69
C5	116.27	480.00	13°52'45"	N72°17'49"W	115.99
C6	30.27	100.55	17°14'50"	N07°54'12"W	30.15
C7	80.32	480.00	9°35'13"	S07°37'32"E	80.22
C8	266.47	420.00	36°21'07"	N61°03'37"W	262.03
C9	144.95	851.00	9°45'32"	N07°54'23"E	144.77
C10	1283.14	840.00	87°31'19"	S46°47'17"W	1161.97
C11	733.08	470.00	89°21'58"	N45°53'43"E	660.99
C12	187.89	530.00	20°18'43"	S11°22'05"W	186.91

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S47°06'56"W	17.09
L2	S40°56'06"E	99.27
L3	S19°29'46"E	68.62
L4	S18°16'57"E	53.53
L5	S09°51'42"E	62.62
L6	S02°32'45"W	80.71
L7	S07°19'11"W	63.62
L8	S07°19'11"W	52.44
L10	S22°01'31"E	45.75
L11	S26°29'51"E	34.32
L12	S11°39'49"W	57.63
L13	S21°32'11"E	52.49
L14	S63°15'04"E	59.71
L15	N69°37'04"E	54.02
L16	N27°12'46"E	53.89
L17	N01°51'48"W	55.12
L18	N45°49'03"W	44.99
L19	N26°32'15"W	63.04
L20	N15°39'36"W	74.93
L21	N01°53'50"E	67.67
L22	N06°39'16"E	135.61
L23	N02°55'19"W	131.86
L24	N22°41'51"W	112.64
L25	N34°42'18"W	49.58
L26	N44°55'49"W	105.57
L27	N51°04'35"W	116.92
L28	N71°01'08"W	44.20
L29	N24°38'34"E	13.37
L30	N89°46'03"E	27.93
L31	N04°51'18"E	25.79
L32	N07°03'00"E	148.07
L33	N02°02'51"W	86.04
L34	N14°49'18"E	89.41
L35	N42°37'29"E	94.73
L36	N53°08'25"E	41.83
L37	N45°33'23"E	124.23
L38	N66°33'54"E	68.70
L39	N75°40'57"E	81.17
L40	N89°21'23"E	49.65
L41	N83°55'12"E	68.44
L42	S87°08'19"E	44.68
L43	N78°21'14"E	55.25
L44	S71°36'42"E	31.02

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L45	N80°32'28"E	40.72
L46	N78°54'37"E	28.99
L47	N89°13'34"E	41.28
L48	N87°59'28"E	95.45
L49	S84°27'24"E	115.45
L50	N85°14'17"E	167.93
L51	N50°47'21"E	8.74
L52	N87°41'48"E	67.73
L53	N72°58'33"E	129.51
L54	N55°30'32"E	218.60
L55	N49°31'11"E	125.41
L56	N60°54'44"E	73.41
L57	N72°01'40"E	89.54
L58	N85°56'32"E	86.68
L59	S82°33'37"E	124.89
L60	N89°00'30"E	63.30
L61	N00°45'09"E	20.65
L62	N00°49'57"E	26.37
L63	S87°40'57"W	81.06
L64	S82°15'07"W	180.24
L65	S73°48'23"W	17.75
L66	S53°29'40"W	72.17
L67	S63°36'14"W	89.05
L68	S75°58'08"W	105.80
L69	S83°00'09"W	51.14
L70	N71°19'55"W	68.89
L71	N89°20'03"W	47.98
L72	S74°10'34"W	85.22
L73	N57°41'35"W	25.75
L74	N88°40'06"W	23.99
L75	S66°07'02"W	35.99
L76	S69°15'57"W	81.60
L77	S54°22'56"W	82.34
L78	S28°18'35"W	32.94
L79	S57°30'40"W	89.28
L80	S28°25'43"W	81.98
L81	S11°42'37"W	52.93
L82	S60°12'24"E	16.77
L83	N00°27'45"E	224.69
L84	N23°03'42"E	25.52
L85	N12°08'13"E	153.96
L86	N34°02'27"E	317.72

NORTH

0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 23106

JULY 31, 2023

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

DATE OF PREPARATION: JULY 27, 2023

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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SETTLERS RANCH SUBDIVISION FILING NO. 2

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE SOUTH-EAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4); AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, TOGETHER WITH THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" FROM WHICH THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE) BEARS N89°57'46"W, A DISTANCE OF 1326.42 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE, N00°47'45"E ALONG THE WEST LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 662.45 FEET; THENCE N89°48'55"E, ALONG THE NORTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 1347.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE N00°27'45"E, ALONG THE EAST LINE OF SAID SECTION 23, AND THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 24; THENCE N89°48'42"E ALONG THE NORTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1318.18 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 NW1/4; THENCE S00°41'57"W ALONG THE EAST LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1323.44 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4 NW1/4; THENCE S89°50'35"W ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1309.56 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 24; THENCE S89°48'03"W ALONG THE SOUTH LINE OF THE S1/2 SE1/4 NE1/4 OF SAID SECTION 23, A DISTANCE OF 747.82 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET); THENCE N89°27'04"W, A DISTANCE OF 78.29 FEET TO A POINT ON THE EAST LINE OF THE N1/2 SE1/4 OF SAID SECTION 23; THENCE S00°20'34"W ALONG SAID EAST LINE, A DISTANCE OF 884.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°19'24"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 23, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1781 AT PAGE 413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES; 1.) THENCE N89°59'26"W, A DISTANCE OF 199.91 FEET; 2.) THENCE S00°20'31"W, A DISTANCE OF 302.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 23; THENCE S89°20'00"W ALONG SAID SOUTH LINE, A DISTANCE OF 1269.32 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 206712325 OF SAID COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 1, THE FOLLOWING FIFTEEN (15) COURSES: 1.) THENCE N11°32'16"W, A DISTANCE OF 638.18 FEET; 2.) THENCE ALONG THE ARC OF A 911.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°28'53", AN ARC LENGTH OF 87.16 FEET (THE LONG CHORD OF WHICH BEARS N81°11'42"W, A LONG CHORD DISTANCE OF 87.12 FEET); 3.) THENCE S83°56'09"W, A DISTANCE OF 277.07 FEET; 4.) THENCE N06°03'51"W, A DISTANCE OF 60.00 FEET; 5.) THENCE N83°56'09"E, A DISTANCE OF 226.28 FEET; 6.) THENCE N06°58'44"W, A DISTANCE OF 442.85 FEET; 7.) THENCE N89°00'29"E, A DISTANCE OF 328.11 FEET; 8.) THENCE N44°44'46"W, A DISTANCE OF 318.43 FEET; 9.) THENCE N07°00'10"E, A DISTANCE OF 445.24 FEET; 10.) THENCE N82°52'41"W, A DISTANCE OF 448.40 FEET; 11.) THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°43'45", AN ARC LENGTH OF 30.01 FEET (THE LONG CHORD OF WHICH BEARS N06°01'49"E, A LONG CHORD DISTANCE OF 30.01 FEET); 12.) THENCE S82°52'41"E, A DISTANCE OF 450.48 FEET; 13.) THENCE N08°34'26"E, A DISTANCE OF 294.66 FEET; 14.) THENCE N26°37'53"W, A DISTANCE OF 305.00 FEET; 15.) THENCE N01°56'07"W, A DISTANCE OF 163.22 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 23; THENCE S89°59'53"E ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 437.40 FEET TO THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23; THENCE S89°57'46"E CONTINUING ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 1326.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 165.23 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, EASEMENTS, AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID LOTS AND TRACTS AND THE LOCATIONS OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "SETTLERS RANCH SUBDIVISION FILING NO. 2". EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE GRADED AND PAVED AND THAT PROPER DRAINAGE FOR THE 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 DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2008, A.D.

_____
MARK W. DAVIS, MANAGING MEMBER

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008, A.D., A.D. BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2008, A.D.

_____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

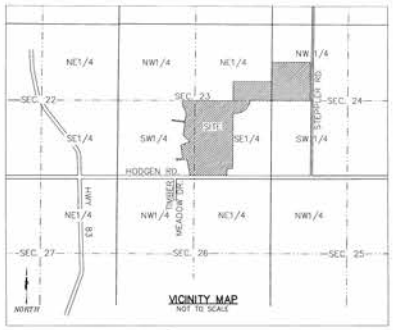
COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2008, A.D.

_____
EL PASO COUNTY DIRECTOR OF DEVELOPMENT SERVICES

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0325 F (EFFECTIVE DATE MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

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

_____ DATE
KEVIN F. LLOYD
FOR AND ON BEHALF OF:
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: N/A

RECORDING:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____, THIS _____ DAY OF _____, 2008, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ROBERT C. BALINK, RECORDER

FEE: _____ BY: _____
DEPUTY

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENTS EASEMENT, A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR BOUNDARY LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC. 23" AT THE NORTHEAST CORNER OF THE NORTH-WEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE OF COLORADO, INC. COLORADO SPRINGS DIVISION, ORDER NO. 200664481 (EFFECTIVE DATE JULY 7, 2006 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREON. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

(1. - 6.) RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

(7.) THE PROPERTY IS SUBJECT TO WATER RIGHTS, CLAIM OR TITLE TO WATER.

(8.) RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.

(9.) THE PROPERTY IS SUBJECT TO ANY TAX, ASSESSMENT, FEE OR CHARGE RESULTING FROM THE INCLUSION OF THE SUBJECT PROPERTY IN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS DISCLOSED BY CERTIFICATE RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543, AND AS DISCLOSED BY INSTRUMENT RECORDED NOVEMBER 25, 1974 IN BOOK 2719 AT PAGE 740.

(10.) THE PROPERTY IS SUBJECT TO ALL MINERALS AND MINERAL RIGHTS, AS RESERVED BY WILIAM A. STEPPLER AND ALTA FLUHR IN THE DEED TO H. KENNETH HANCE AND JOLAN KAY HANCE, RECORDED JULY 6, 1978 IN BOOK 3058 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (APPLIES TO THAT PORTION WITHIN THE NE/4 OF THE SE/4 OF SECTION 23)

NOTE: DEEDS IN RELATION TO SAID MINERAL INTERESTS RECORDED DECEMBER 15, 2004 AT RECEPTION NO. 204205125 AND 204205126.

(11.) THE PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY 20 FEET WIDE, CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION, BY INSTRUMENT RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704. THE EXACT COURSE OF SAID EASEMENT IS NOT SET FORTH THEREIN. (APPLIES TO THAT PORTION WITHIN THE NE/4 OF THE SE/4 OF SECTION 23)

(12.) THE PROPERTY IS SUBJECT TO AN EASEMENT FOR COMMUNICATION LINES AND OTHER FACILITIES AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY RIGHT OF WAY EASEMENT RECORDED JANUARY 2, 1979 IN BOOK 3125 PAGE 847. (APPLIES TO THAT PORTION WITHIN THE NE/4 OF THE SE/4 OF SECTION 23) (AS SHOWN ON PLAT.)

(13.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT AGREEMENT WITH PEOPLES NATURAL GAS COMPANY, TO LAY, CONSTRUCT, INSPECT, MAINTAIN, ALTER, REPAIR, REPLACE, OPERATE AND REMOVE, A PIPELINE AND APPURTENANCES, RECORDED JULY 11, 1988 IN BOOK 5530 AT PAGE 328. (AS SHOWN ON PLAT.)

(14.) THE PROPERTY IS SUBJECT TO THE EFFECTS OF AND ANY TAX, ASSESSMENT, FEE, CHARGE OR INCREASE IN MILL LEVY RESULTING FROM THE INCLUSION OF THE SUBJECT PROPERTY IN THE TRI-LAKES FIRE PROTECTION DISTRICT AS DISCLOSED BY RESOLUTION RECORDED JULY 12, 2004 AT RECEPTION NO. 204115972. (APPLIES TO THAT PORTION WITHIN THE NE/4 OF THE SE/4 OF SECTION 23)

(15.) THE PROPERTY IS SUBJECT TO FINDINGS, CONCLUSIONS, AND OBLIGATIONS SET FORTH IN DECREE RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010000.

NOTE: SPECIAL WARRANTY DEED IN RELATION TO THIS DECREE RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010007.

(16.) THE PROPERTY IS SUBJECT TO THE EFFECTS OF AND CONDITIONS AND NOTATIONS OF RESOLUTION NO. 05-23 RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042852. (APPLIES TO THE REZONING FROM RR-3 TO PUD)

(17.) RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.

(18.) THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AS CONTAINED IN THE SETTLERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES DATED APRIL 15, 2005 AND RECORDED MAY 17, 2005 AT RECEPTION NO. 205071101.

(19.) THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205071102.

(20.) THE PROPERTY IS SUBJECT TO THE EFFECTS OF, AND ANY TAX, ASSESSMENT, FEE, CHARGE OR INCREASE IN MILL LEVY RESULTING FROM THE INCLUSION OF THE SUBJECT PROPERTY IN, THE TRI-LAKES FIRE PROTECTION DISTRICT AS DISCLOSED BY RESOLUTION RECORDED MAY 25, 2005 AT RECEPTION NO. 205075970.

(21.) RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.

(22.) THE PROPERTY IS SUBJECT TO THE EFFECTS OF THE HEREIN DESCRIBED PARCEL BEING INCLUDED IN THAT PROPERTY DESCRIBED IN "EXHIBIT B" AS ATTACHED TO THE DECLARATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010000.

NOTE: THE HEREIN DESCRIBED PARCEL WOULD NEED TO BE ANNEXED INTO SAID DECLARATION BEFORE THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN SAID DECLARATION WOULD APPLY.

NOTE: EXHIBIT A WAS NOT ATTACHED TO SAID DECLARATION.

NOTE: UPON ANNEXATION OF THE HEREIN DESCRIBED PARCEL UNDER SAID DECLARATION, THE TERMS, CONDITIONS, AND PROVISIONS OF THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010006, WOULD APPLY TO SAID PARCEL.

(23.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF, AND THE EASEMENT AND RIGHT OF WAY 20 FEET WIDE OVER A PORTION OF THE HEREIN DESCRIBED PARCEL, CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION, BY INSTRUMENT RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052702 (AS SHOWN ON PLAT.)

(24.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF, AND THE EASEMENT AND RIGHT OF WAY 20 FEET WIDE OVER A PORTION OF THE HEREIN DESCRIBED PARCEL, CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION, BY INSTRUMENT RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703 (AS SHOWN ON PLAT.)

(25.) THE PROPERTY IS SUBJECT TO ANY RIGHT, TITLE OR INTEREST ASSERTED BY THE UNITED STATES, THE STATE OF COLORADO, COUNTY OF EL PASO, ANY MUNICIPALITY, OR THE PUBLIC, IN AND TO THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE BED OR BANKS, PAST OR PRESENT, OR TO THE WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL; ALSO ANY RIGHT, TITLE, OR INTEREST OF ANY RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER IN SAID CREEK OR STREAM.

(26.) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT RIGHTS FOR THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPPLER ROAD OVER THE HEREIN DESCRIBED PARCEL.

NOTES (CONT'D):

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

4. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, AND EROSION CONTROL REPORT.

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 2 SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

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

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' x 50' AT THE SETTLERS RIDGE ROAD AND STEPPLER ROAD INTERSECTION), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

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

12. 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 UNDER RECEPTION NUMBER 208010009, IN THE OFFICE OF THE CLERK AND RECORDER AND SUBJECT TO COLLATERAL SATISFACTORY TO THE COUNTY. ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 82.6 ACRE FEET PER YEAR TOTAL OF ARAPAHO AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN.

15. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. 206010000, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007.

16. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

17. 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, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FOR REPLACEMENTS WITH A WATER SUPPLY.

18. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206010000 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

19. AS SHOWN HEREON:
- TRACT F IS FOR RECREATION / OPEN SPACE / DRAINAGE / UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE SETTLERS RANCH HOMEOWNERS ASSOCIATION;
- TRACT G IS FOR RECREATION / OPEN SPACE / DRAINAGE / UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE SETTLERS RANCH HOMEOWNERS ASSOCIATION;
- TRACT H IS HEREBY DEDICATED TO EL PASO COUNTY FOR PURPOSES OF CONSTRUCTING AND MAINTAINING A REGIONAL TRAIL AND FOR OPEN SPACE, UTILITY AND DRAINAGE EASEMENT;

20. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEPPLER ROAD.

21. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

22. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS.

23. BUILDING SETBACKS TO BE: FRONT YARD - 50', SIDE YARD - 25', AND REAR YARD - 50'. (SEE NOTE NO. 28)

24. MAXIMUM BUILDING HEIGHT: 30 FEET

25. 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 CORP. OF ENGINEERS, THE U.S. FISH AND 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.

26. THERE ARE 43 LOTS AND 3 TRACTS PLATTED IN THIS SUBDIVISION.

27. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS.

28. FOR LOTS 75, 76 AND 77 ONLY, REAR YARD SETBACK IS 75' AND SHALL BE LIMITED TO SINGLE STORY RANCH STYLE HOUSES.

29. ON LOTS 75 AND 76, ANY FENCE LINE DESIGNED TO CONTAIN DOGS SHALL BE SET BACK FROM THE EASTERLY BOUNDARY A MINIMUM OF FIFTEEN (15) FEET SO LONG AS THE LAND IS USED FOR GRAZING PURPOSES, UNLESS THE ADJOINING OWNER TO THE EAST AGREES OTHERWISE.

30. FOR LOTS 75, 76 AND 77 ONLY, THE BUILDER SHALL CONSULT WITH THE ADJACENT OWNERS AS REGARDS THE POSITIONING OF HOUSES BUILT ON THESE LOTS.

31. THE DEVELOPER AND THE HOME OWNERS ASSOCIATION AGREE TO PROVIDE A NORTH/SOUTH PUBLIC TRAIL EASEMENT THROUGH TRACT F AND G, TERMINATING IN EL PASO COUNTY PARK'S TRACT H AT NO COST TO EL PASO COUNTY. THE WIDTH AND LOCATION OF SAID EASEMENT SHALL BE MUTUALLY AGREED UPON BY THE COUNTY PARKS DEPARTMENT, THE DEVELOPER AND THE HOME OWNERS ASSOCIATION.

32. THE WELL FOR LOT 56 IS RESTRICTED TO THE WELL AREA AS SHOWN ON LOT 56.

VERSION # 2
DATE 7/9/08

RECEIVED
JUL 17 2008
EPC DEVELOPMENT SERVICES

REVISION DATE: JANUARY 14, 2008 (LOTS 56 AND 57)
REVISION DATE: JANUARY 24, 2007 (PER PLANNING COMMENTS)

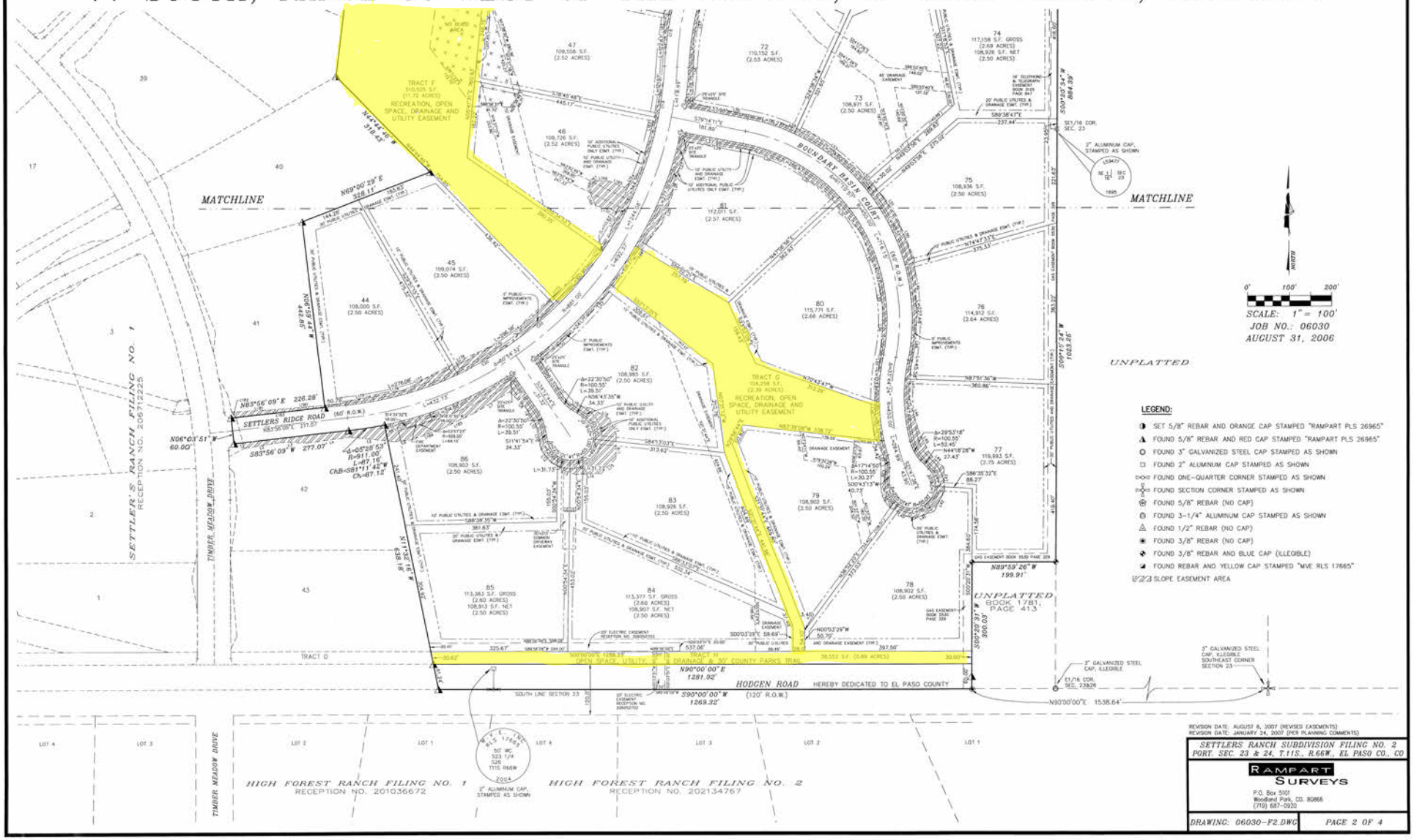
SETTLERS RANCH SUBDIVISION FILING NO. 2
PORT. SEC. 23 & 24, T.11S., R.66W., EL PASO CO., CO

RAMPART SURVEYS
P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

DRAWING: 06030-F2.DWG | PAGE 1 OF 4

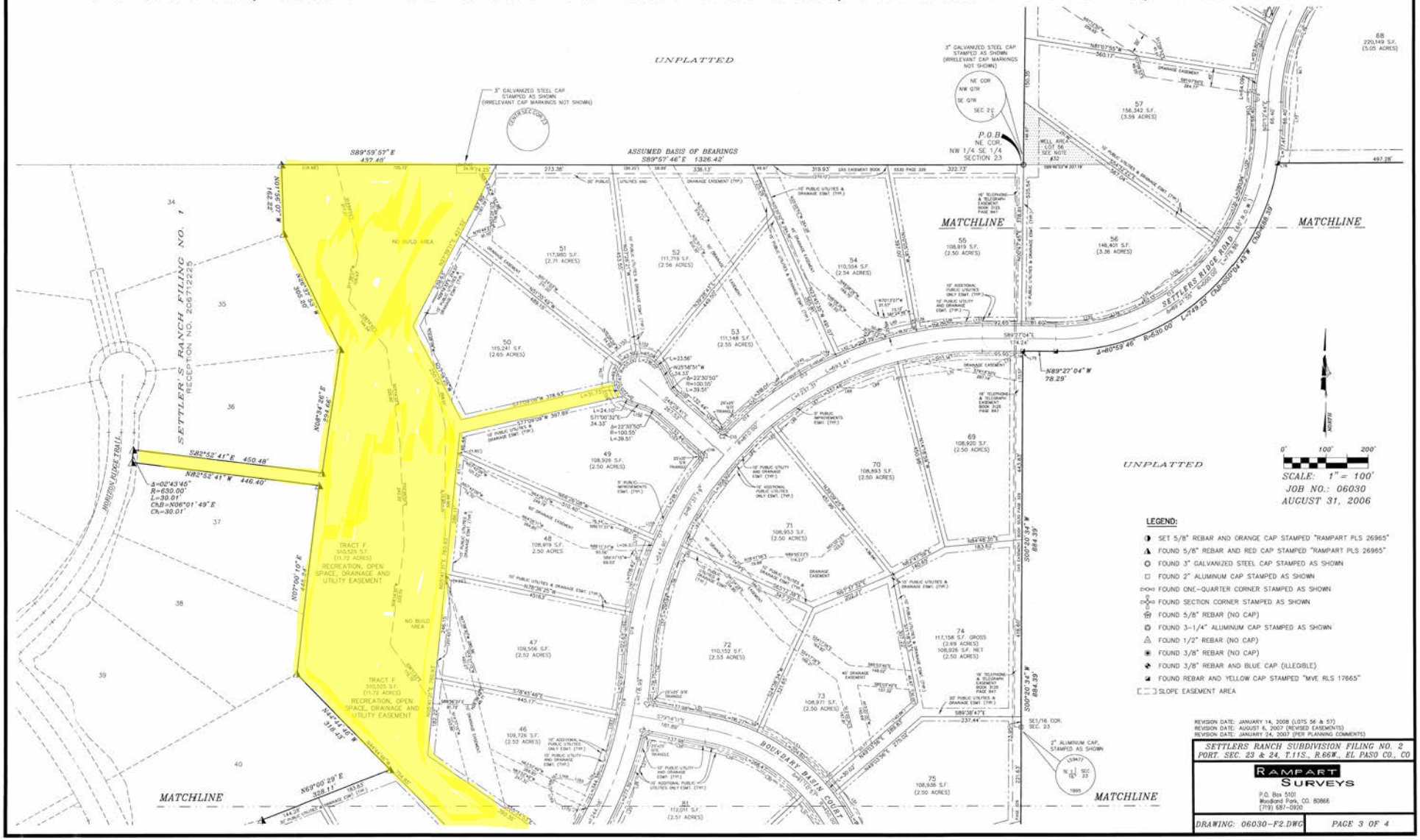
SETTLERS RANCH SUBDIVISION FILING NO. 2

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



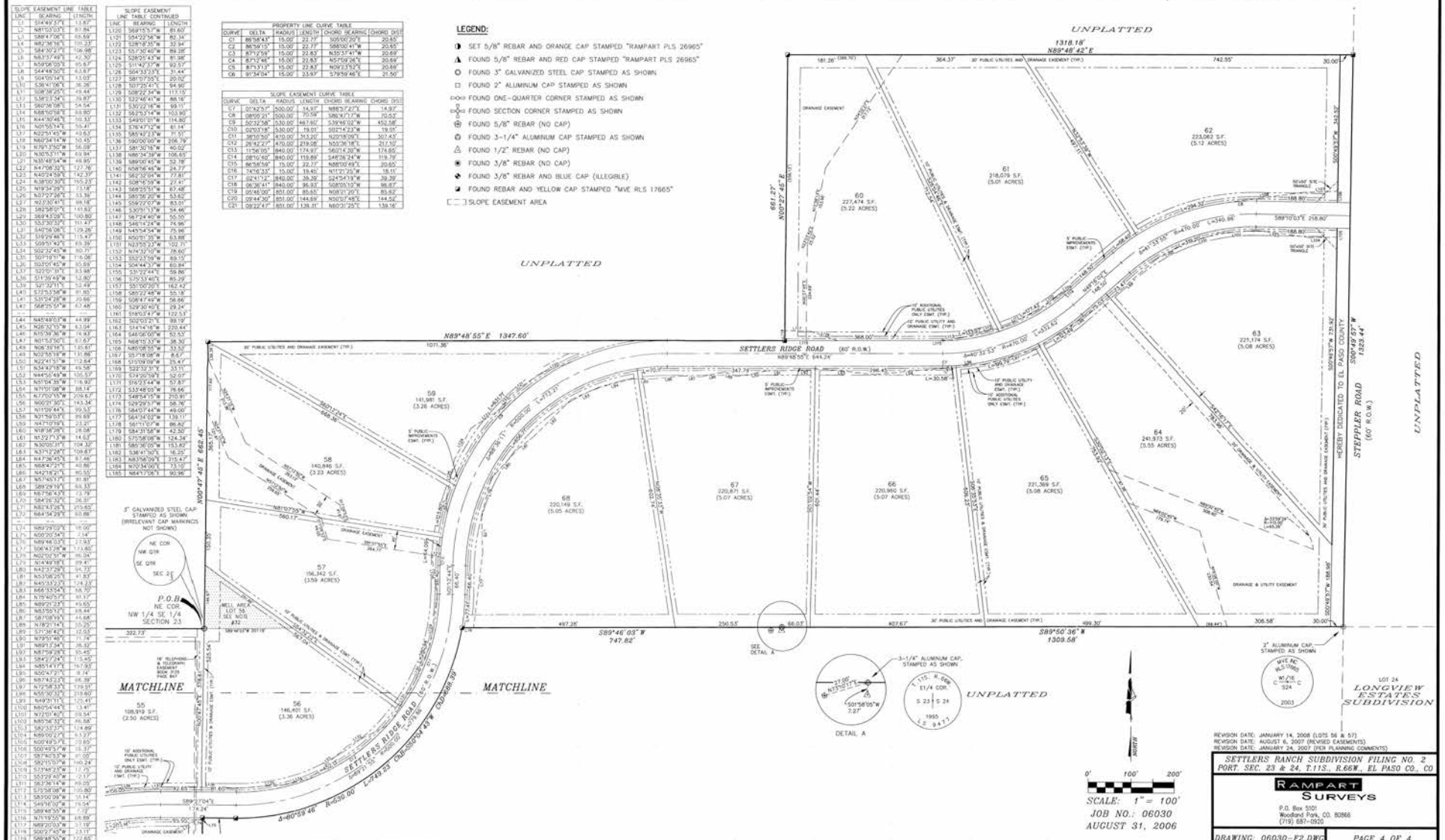
SETTLERS RANCH SUBDIVISION FILING NO. 2

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SETTLERS RANCH SUBDIVISION FILING NO. 2

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SLOPE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°49'37"E	13.87'
L2	N81°03'03"E	87.84'
L3	S88°47'06"E	66.59'
L4	N82°36'16"E	101.23'
L5	S84°30'27"E	106.98'
L6	N83°17'49"E	62.30'
L7	N59°08'03"E	95.67'
L8	S44°48'50"E	63.83'
L9	S04°05'14"E	13.03'
L10	S36°41'06"E	36.26'
L11	S08°38'25"E	49.44'
L12	S36°23'54"E	79.80'
L13	S60°36'08"E	54.54'
L14	N88°50'58"E	68.80'
L15	N44°50'46"E	50.32'
L16	N01°55'14"E	59.41'
L17	N22°51'45"W	40.63'
L18	N60°34'14"W	50.45'
L19	N79°13'50"W	56.09'
L20	N30°53'11"W	69.94'
L21	N35°48'34"W	69.80'
L22	N47°08'32"E	127.76'
L23	N40°24'59"E	142.39'
L24	N38°00'20"E	155.23'
L25	N19°34'29"E	73.18'
L26	N03°27'26"E	83.39'
L27	N23°30'47"E	99.18'
L28	S82°58'07"E	141.62'
L29	S69°43'09"E	100.80'
L30	S53°30'23"E	111.47'
L31	S40°56'08"E	129.26'
L32	S19°29'46"E	115.47'
L33	S09°51'42"E	69.39'
L34	S02°32'40"W	80.71'
L35	S07°18'17"W	116.06'
L36	S03°04'40"W	85.69'
L37	S23°01'31"E	83.98'
L38	S11°39'49"E	52.80'
L39	S21°32'11"E	52.49'
L40	S73°53'58"W	81.85'
L41	S35°24'28"W	70.86'
L42	S68°25'51"W	67.48'
L43	N45°49'03"W	44.99'
L44	N26°32'15"W	63.04'
L45	N15°39'36"W	74.93'
L46	N01°53'10"E	107.67'
L47	N06°39'18"E	135.81'
L48	N02°55'19"W	131.86'
L49	N22°41'57"W	112.64'
L50	N34°49'18"W	49.58'
L51	N44°55'49"W	105.57'
L52	N51°04'35"W	116.92'
L53	N71°01'08"W	68.14'
L54	N77°00'15"W	209.67'
L55	N90°01'30"E	143.34'
L56	N11°09'44"E	99.53'
L57	N21°59'03"E	99.69'
L58	N47°10'59"E	23.27'
L59	N18°36'28"E	28.08'
L60	N13°27'13"W	14.63'
L61	N30°00'31"E	104.32'
L62	N37°12'28"E	109.67'
L63	N44°36'45"E	87.46'
L64	N68°47'21"E	40.89'
L65	N42°18'21"E	80.55'
L66	N57°45'17"E	81.81'
L67	S89°29'19"E	59.33'
L68	N67°56'43"E	73.79'
L69	S84°26'32"E	26.57'
L70	N57°43'28"E	213.65'
L71	N64°34'29"E	60.88'
L72	N89°29'02"E	19.00'
L73	N00°00'34"E	7.14'
L74	N89°46'05"E	17.93'
L75	S06°43'29"W	113.85'
L76	N02°05'51"W	66.04'
L77	N14°49'18"E	89.41'
L78	N42°37'29"E	94.73'
L79	N53°08'25"E	41.83'
L80	N45°12'27"E	124.13'
L81	N66°33'54"E	58.70'
L82	N75°40'57"E	83.17'
L83	N89°21'23"E	49.62'
L84	N83°50'12"E	88.44'
L85	S87°08'19"E	44.68'
L86	N78°21'14"E	49.62'
L87	S71°36'42"E	12.03'
L88	N79°51'46"E	71.74'
L89	N89°12'34"E	66.32'
L90	N87°59'28"E	65.45'
L91	S84°27'24"E	115.45'
L92	N85°14'12"E	167.93'
L93	N50°47'21"E	8.74'
L94	N67°48'23"E	66.39'
L95	N72°58'33"E	129.01'
L96	N55°00'32"E	219.60'
L97	N49°31'11"E	125.41'
L98	N80°54'44"E	13.40'
L99	N12°01'40"E	69.54'
L100	N85°56'32"E	86.58'
L101	S00°49'57"E	16.37'
L102	N89°00'21"E	6.53'
L103	N00°49'57"E	10.85'
L104	S00°49'57"W	16.37'
L105	N89°00'21"E	6.53'
L106	N00°49'57"E	10.85'
L107	S87°40'53"W	91.05'
L108	S82°15'03"W	160.24'
L109	S17°46'27"W	17.70'
L110	S53°29'49"W	21.12'
L111	S83°36'14"W	69.05'
L112	S73°06'08"W	120.80'
L113	S83°00'09"W	91.14'
L114	S49°16'09"W	19.54'
L115	S89°46'55"W	1.72'
L116	N71°19'55"W	68.89'
L117	N89°20'03"W	93.18'
L118	S00°27'45"W	23.11'
L119	S89°48'55"W	122.65'

SLOPE EASEMENT LINE TABLE CONTINUED		
LINE	BEARING	LENGTH
L120	S69°15'57"W	81.60'
L121	S54°22'56"W	82.34'
L122	S28°18'35"W	32.94'
L123	S37°30'40"W	89.28'
L124	S28°16'43"W	81.96'
L125	S11°42'37"W	92.57'
L126	S04°33'23"E	31.44'
L127	S81°07'55"E	20.02'
L128	S07°25'41"E	94.90'
L129	S08°22'34"W	117.15'
L130	S32°46'41"W	86.16'
L131	S30°22'16"W	99.11'
L132	S62°53'14"W	103.90'
L133	S49°01'01"W	174.80'
L134	S76°47'12"W	61.14'
L135	S85°42'33"W	71.51'
L136	S80°00'00"W	206.79'
L137	S81°30'16"W	40.02'
L138	N86°34'39"W	106.65'
L139	S89°06'45"W	52.78'
L140	N58°16'45"W	24.77'
L141	S62°32'04"W	77.81'
L142	S28°16'43"W	27.41'
L143	S68°25'51"W	67.48'
L144	S85°56'20"W	53.62'
L145	S59°22'07"W	83.01'
L146	S30°51'13"W	54.46'
L147	S67°24'40"W	55.50'
L148	S46°14'24"W	74.96'
L149	N45°54'54"W	75.96'
L150	N50°51'35"W	63.88'
L151	N23°55'23"W	102.71'
L152	N74°32'10"W	28.60'
L153	S52°23'59"W	89.13'
L154	S04°44'37"W	60.84'
L155	S31°22'44"E	59.86'
L156	S75°53'40"E	85.29'
L157	S51°00'30"E	162.42'
L158	S80°22'48"W	55.18'
L159	S08°47'49"W	58.66'
L160	S29°30'40"E	29.24'
L161	S18°03'47"W	122.53'
L162	S02°03'21"E	39.19'
L163	S14°14'18"W	220.44'
L164	S46°06'08"W	52.53'
L165	N68°10'13"W	38.50'
L166	N80°08'55"W	33.50'
L167	S57°18'08"W	8.67'
L168	S10°09'09"W	33.47'
L169	S22°32'31"E	33.11'
L170	S74°20'09"E	52.07'
L171	S16°21'44"W	57.80'
L172	S33°48'05"W	76.66'
L173	S48°54'15"W	210.91'
L174	S29°29'57"W	58.76'
L175	S84°07'44"W	49.00'
L176	S64°34'07"W	139.11'
L177	S61°11'07"W	99.40'
L178	S84°31'56"W	42.50'
L179	S75°58'08"W	124.34'
L180	S80°36'05"W	153.60'
L181	S36°41'30"E	16.25'
L182	N83°58'09"E	315.47'
L183	N10°34'00"E	73.10'
L184	N64°17'06"E	90.96'

PROPERTY LINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	86°58'43"	15.00'	22.77'	S05°00'29"E	20.65'
C2	86°58'15"	15.00'	22.77'	S88°00'41"W	20.65'
C3	87°12'59"	15.00'	22.83'	N35°37'41"W	20.69'
C4	87°12'48"	15.00'	22.83'	N51°09'26"E	20.69'
C5	87°13'13"	15.00'	22.83'	N39°23'52"E	20.69'
C6	91°34'04"	15.00'	23.97'	S79°59'46"E	21.50'

SLOPE EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C7	01°52'37"	500.00'	16.37'	N88°52'47"E	16.37'
C8	08°05'21"	500.00'	70.59'	S86°43'12"E	70.53'
C9	50°32'58"	530.00'	467.60'	S39°46'02"W	452.58'
C10	02°03'18"	530.00'	19.01'	S02°14'23"W	19.01'
C11	38°10'50"	470.00'	313.20'	N20°18'09"E	307.43'
C12	26°42'27"	470.00'	219.08'	N33°36'18"E	217.10'
C13	11°56'05"	840.00'	174.97'	S60°14'20"W	174.65'
C14	08°10'40"	840.00'	119.89'	S48°26'24"W	119.79'
C15	86°36'58"	15.00'	22.77'	N88°00'49"E	20.65'
C16	74°58'35"	15.00'	19.45'	N11°21'25"W	18.11'
C17	02°41'12"	840.00'	39.39'	S24°54'19"W	39.39'
C18	06°36'41"	840.00'	96.93'	S08°05'10"W	96.87'
C19	05°46'00"	851.00'	85.65'	N08°21'20"E	85.61'
C20	09°44'30"	851.00'	144.69'	N50°07'48"E	144.52'
C21	09°22'47"	851.00'	139.31'	N60°31'25"E	139.16'

REVISION DATE: JANUARY 14, 2008 (LOTS 56 & 57)
REVISION DATE: AUGUST 6, 2007 (REVISED EASEMENTS)
REVISION DATE: JANUARY 24, 2007 (PCR PLANNING COMMENTS)

SETTLERS RANCH SUBDIVISION FILING NO. 2
PORT. SEC. 23 & 24, T.11S., R.66W., EL PASO CO., CO

RAMPART SURVEYS
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DRAWING: 06030-F2.DWG | PAGE 4 OF 4

13405

SETTLERS RANCH SUBDIVISION FILING NO. 2A

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2A:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF (S1/2) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "RE COR NW QTR SE QTR SEC. 23" AND THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE).

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 23, AS MONUMENTED BY A 3/8" REBAR (NO CAP); THENCE S89°59'07"W ALONG SAID SOUTH LINE, A DISTANCE OF 1269.32 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 206712235 OF SAID COUNTY RECORDS; THENCE N11°32'16"W ALONG THE EASTERLY LINE OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 1 AND THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A DISTANCE OF 91.86 FEET TO THE SOUTHEAST CORNER OF LOT 43 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG THE EASTERLY LINE OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 1, THE FOLLOWING FIFTEEN (15) COURSES:
1.) THENCE N11°32'16"W, A DISTANCE OF 546.32 FEET; 2.) THENCE ALONG THE ARC OF A 911.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'57", AN ARC LENGTH OF 7.67 FEET (THE LONG CHORD OF WHICH BEARS N11°18'47"W, A LENGTH OF 7.67 FEET); 3.) THENCE S83°56'09"W, A DISTANCE OF 177.07 FEET; 4.) THENCE N06°03'51"W, A DISTANCE OF 50.00 FEET; 5.) THENCE N83°56'09"E, A DISTANCE OF 226.28 FEET; 6.) THENCE N08°59'47"W, A DISTANCE OF 442.85 FEET; 7.) THENCE N89°09'39"E, A DISTANCE OF 2281.11 FEET; 8.) THENCE N44°44'48"W, A DISTANCE OF 318.43 FEET; 9.) THENCE N07°09'10"E, A DISTANCE OF 445.24 FEET; 10.) THENCE N83°52'47"W, A DISTANCE OF 446.40 FEET; 11.) THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°43'55", AN ARC LENGTH OF 30.01 FEET (THE LONG CHORD OF WHICH BEARS N06°01'49"E, A LONG CHORD DISTANCE OF 30.01 FEET); 12.) THENCE S82°52'41"E, A DISTANCE OF 450.48 FEET; 13.) THENCE N08°34'28"E, A DISTANCE OF 284.68 FEET; 14.) THENCE N26°37'53"W, A DISTANCE OF 305.20 FEET; 15.) THENCE N01°56'07"W, A DISTANCE OF 163.22 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 23; THENCE S89°59'53"E ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 437.40 FEET TO THE C1/4 CORNER OF SAID SECTION 23; THENCE S89°57'48"E CONTINUING ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 1326.25 FEET; THENCE S27°39'19"E, A DISTANCE OF 427.53 FEET; THENCE S27°19'33"E, A DISTANCE OF 250.04 FEET; THENCE N77°59'39"E, A DISTANCE OF 378.93 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°07'30", AN ARC LENGTH OF 31.13 FEET (THE LONG CHORD OF WHICH BEARS S29°22'21"E, A LONG CHORD DISTANCE OF 31.29 FEET); THENCE S77°09'06"W, A DISTANCE OF 367.89 FEET; THENCE S08°41'30"W, A DISTANCE OF 780.63 FEET; THENCE S06°34'53"E, A DISTANCE OF 360.35 FEET; THENCE ALONG THE ARC OF A 491.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°57'07", AN ARC LENGTH OF 180.93 FEET (THE LONG CHORD OF WHICH BEARS S39°50'28"W, A LONG CHORD DISTANCE OF 180.71 FEET); THENCE S44°44'48"E, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 911.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°53'43", AN ARC LENGTH OF 236.76 FEET (THE LONG CHORD OF WHICH BEARS N36°07'40"E, A LONG CHORD DISTANCE OF 236.18 FEET); THENCE S53°25'31"E, A DISTANCE OF 257.76 FEET; THENCE S23°52'09"E, A DISTANCE OF 156.43 FEET; THENCE S70°47'47"E, A DISTANCE OF 313.28 FEET; THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°31'12", AN ARC LENGTH OF 80.21 FEET (THE LONG CHORD OF WHICH BEARS S07°37'32"E, A LONG CHORD DISTANCE OF 80.22 FEET); THENCE N83°38'08"E, A DISTANCE OF 338.72 FEET; THENCE S29°58'44"E, A DISTANCE OF 80.82 FEET; THENCE S23°52'41"E, A DISTANCE OF 972.87 FEET; THENCE S89°59'53"E, A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTH LINE OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID PARCEL 17A, A DISTANCE OF 895.72 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 33.46 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2A – TRACT C:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4), AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, TOGETHER WITH THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "RE COR NW QTR SE QTR 23" FROM WHICH THE CENTER SAID SECTION 23, C1/4 CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE) BEARS N89°57'46"W, A DISTANCE OF 1326.42 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE N00°47'45"E ALONG THE WEST LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 862.46 FEET; THENCE N89°48'55"E, ALONG THE NORTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 1317.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE N00°27'40"E ALONG THE EAST LINE OF SAID SECTION 23, AND THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 24; THENCE N89°44'42"E ALONG THE NORTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1318.10 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 NW1/4; THENCE S00°16'33"W ALONG THE EAST LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1322.44 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4 NW1/4; THENCE S89°56'30"W ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1308.58 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 24; THENCE S89°49'03"W, ALONG THE SOUTH LINE OF THE S1/2 SE1/4 NE1/4 OF SAID SECTION 23, A DISTANCE OF 747.82 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET); THENCE N89°57'54"W, A DISTANCE OF 78.00 FEET TO A POINT ON THE NW1/4 SE1/4 NE1/4 OF SAID SECTION 23; THENCE S00°20'24"W ALONG SAID EAST LINE, A DISTANCE OF 884.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°19'24"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 23, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1781 AT PAGE 413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES: 1.) THENCE N89°28'25"W, A DISTANCE OF 1998.91 FEET; 2.) THENCE S00°26'21"W, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF PARCEL 16, AS RECORDED UNDER RECEPTION NO. 210041511 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID PARCEL 17A, A DISTANCE OF 397.50 FEET; THENCE N00°53'39"W, A DISTANCE OF 50.76 FEET; THENCE S82°22'41"W, A DISTANCE OF 473.67 FEET; THENCE N29°56'44"E, A DISTANCE OF 50.82 FEET; THENCE S82°39'08"E, A DISTANCE OF 338.72 FEET; THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°20'13", AN ARC LENGTH OF 80.34 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"E, A LONG CHORD DISTANCE OF 80.22 FEET); THENCE N70°47'47"W, A DISTANCE OF 313.28 FEET; THENCE N23°52'09"E, A DISTANCE OF 156.43 FEET; THENCE N53°25'31"W, A DISTANCE OF 257.76 FEET; THENCE ALONG THE ARC OF A 911.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°53'43", AN ARC LENGTH OF 236.76 FEET (THE LONG CHORD OF WHICH BEARS S36°07'40"W, A LONG CHORD DISTANCE OF 236.18 FEET); THENCE N44°44'48"W, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 851.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°56'10", AN ARC LENGTH OF 180.95 FEET (THE LONG CHORD OF WHICH BEARS N39°50'28"E, A LONG CHORD DISTANCE OF 180.71 FEET); THENCE N33°34'33"W, A DISTANCE OF 390.35 FEET; THENCE N08°41'30"E, A DISTANCE OF 780.63 FEET; THENCE N77°09'06"E, A DISTANCE OF 397.89 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°07'30", AN ARC LENGTH OF 31.13 FEET (THE LONG CHORD OF WHICH BEARS N29°22'21"W, A LONG CHORD DISTANCE OF 31.29 FEET); THENCE S77°59'39"W, A DISTANCE OF 378.93 FEET; THENCE N27°19'33"E, A DISTANCE OF 250.04 FEET; THENCE N27°39'19"W, A DISTANCE OF 427.53 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 23; THENCE S89°57'48"E ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 1252.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 128.13 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION FILING NO. 2A". 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 PROPERTY 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.

MARK W. DAVIS, MANAGING MEMBER
HODGEN SETTLERS RANCH, L.L.C.

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

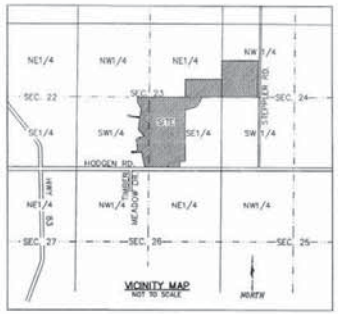
ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October 2013, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 11/26/2013

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: Nancy L Fraser

NOTARY PUBLIC STATE OF COLORADO



COUNTY APPROVAL – BOCC:

APPROVAL IS GRANTED THIS 18th DAY OF September 2013, A.D.

CHAIR, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL – DSD:

APPROVAL IS GRANTED THIS 12th DAY OF November 2013, A.D.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FEES:

DRAINAGE FEE: NA

BRIDGE FEE: NA

SCHOOL FEE: $2,156.00 District 38

PARK FEE: $1,624.00 Region 2

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0320 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

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

REGISTERED LAND SURVEYOR 21053 10-28-13

KEVIN F. LLOYD
FOR AND ON BEHALF OF:
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

DATE

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.

RECORDING:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 10:51 O'CLOCK A.M., THIS 20th DAY OF November 2013, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 215713405 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WAYNE WILLIAMS, RECORDER

FEE: $30.00 BY:
SC: $1.00

NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN A 3" GALVANIZED STEEL CAP STAMPED "RE COR NW QTR SE QTR SEC. 23" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR OTHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 587-F0401744-270-COP (EFFECTIVE DATE: MAY 8, 2013 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BEING CORRESPONDING WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. – 9. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

9. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 10, 1965 AT RECEPTION NO. 1686643 AND NOVEMBER 25, 1974 IN BOOK 2310 AT PAGE 740.

10. THE PROPERTY IS SUBJECT TO MINERAL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 6, 1876 IN BOOK 3088 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS OR INTEREST THEREOF.

11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704.

12. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 2, 1979 IN BOOK 3125 PAGE 867. (AS SHOWN ON PLAT, PAGE 2 OF 3)

13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN BOOK 5330 AT PAGE 339. (AS SHOWN ON PLAT, PAGE 2 OF 3)

14. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AS EVIDENCED BY RESOLUTION RECORDED JULY 12, 2004 AT RECEPTION NO. 204115812 AND MAY 25, 2005 AT RECEPTION NO. 205077581.

15. THE PROPERTY IS SUBJECT TO FINDING OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE AS CONTAINED IN DECREE RECORDED JANUARY 14, 2005 AT RECEPTION NO. 205007424, SPECIAL WARRANTY DEED RECORDED IN CORRECTION THEREOF RECORDED JANUARY 25, 2006 AT RECEPTION NO. 206010007.

16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 205062052.

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED MAY 17, 2005 AT RECEPTION NO. 205077101.

18. THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND OTHER MATTERS AS SHOWN OR SET FORTH ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205077102.

19. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010006.

20. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010008.

21. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206053702. (AS SHOWN ON PLAT, PAGE 3 OF 3)

22. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. (AS SHOWN ON PLAT, PAGE 3 OF 3)

23. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXISTS OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL.

24. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPPLER ROAD.

25. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 4, 2010 AT RECEPTION NO. 210041212.

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

4. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF PERMITS.

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO APPROVAL.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT AND/OR DEVELOPMENTAL SERVICES: DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, AND EROSION CONTROL REPORT.

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 2 SHALL COMPLY WITH THE DEVELOPMENT GUIDELINES AS RECORDED AT RECEPTION NO. 205077101 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

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

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' x 50' AT THE SETTLERS RANCH ROAD AND STEPPLER ROAD INTERSECTION), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

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

12. 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 UNDER RECEPTION NUMBER 206010005, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

13. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03CW90 (DIVISION 7) AND CASE NO. 00CW41 (DIVISION 1), AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

14. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 88.6 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 82.8 ACRE FEET PER YEAR TOTAL OF ARAPAHO AQUIFER WATER AS DECREED IN CASE NO. 03CW90 AND CASE NO. 00CW41 FOR USE IN THIS AUGMENTATION PLAN.

15. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. 206010006, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007.

16. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205077102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

NOTES (CONT'D):

17. 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, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

18. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206010005 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

19. AS SHOWN HEREON:
- TRACT A IS FOR RECREATION / OPEN SPACE / DRAINAGE AND A UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE SETTLERS RANCH HOMEOWNERS ASSOCIATION.
- TRACT B IS FOR RECREATION AS EVIDENCED BY DEEDRECORDED DECEMBER 10, 1965 AT RECEPTION NO. 1686643 AND NOVEMBER 25, 1974 IN BOOK 2310 AT PAGE 740.
- TRACT C IS A FUTURE DEVELOPMENT TRACT TO BE PLATTED AT A LATER DATE.

20. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEPPLER ROAD.

21. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

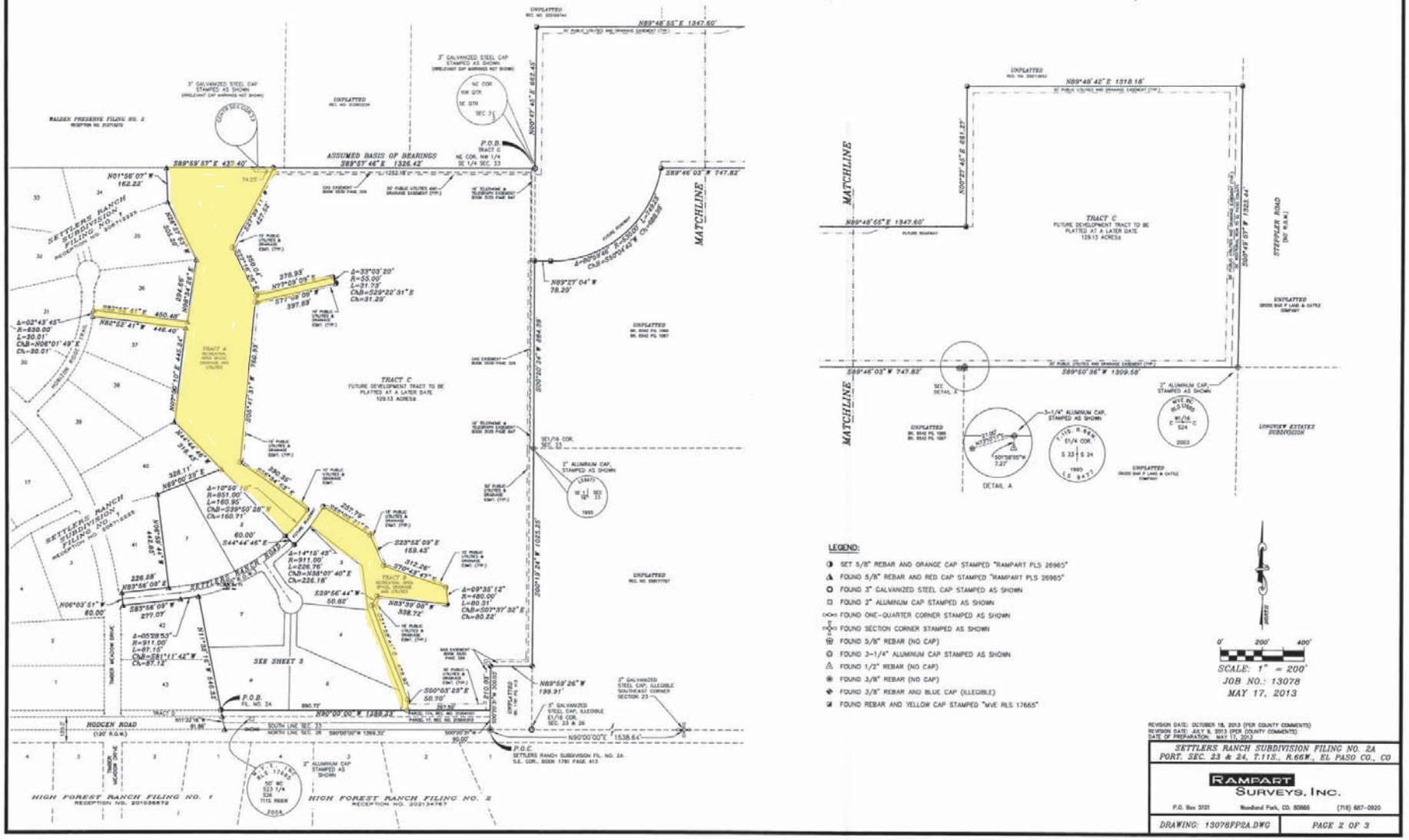
22. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS.

23. BUILDING SETBACK

13405

SETTLERS RANCH SUBDIVISION FILING NO. 2A

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- FOUND SECTION CORNER STAMPED AS SHOWN
- FOUND 5/8" REBAR (NO CAP)
- FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"

0' 200' 400'

SCALE: 1" = 200'

JOB NO.: 13078

MAY 17, 2013

REVISION DATE: OCTOBER 18, 2013 (PER COUNTY COMMENTS)
REVISION DATE: JULY 9, 2013 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 17, 2013

SETTLERS RANCH SUBDIVISION FILING NO. 2A
PORT. SEC. 23 & 24, T.11S., R.66W., EL PASO CO., CO

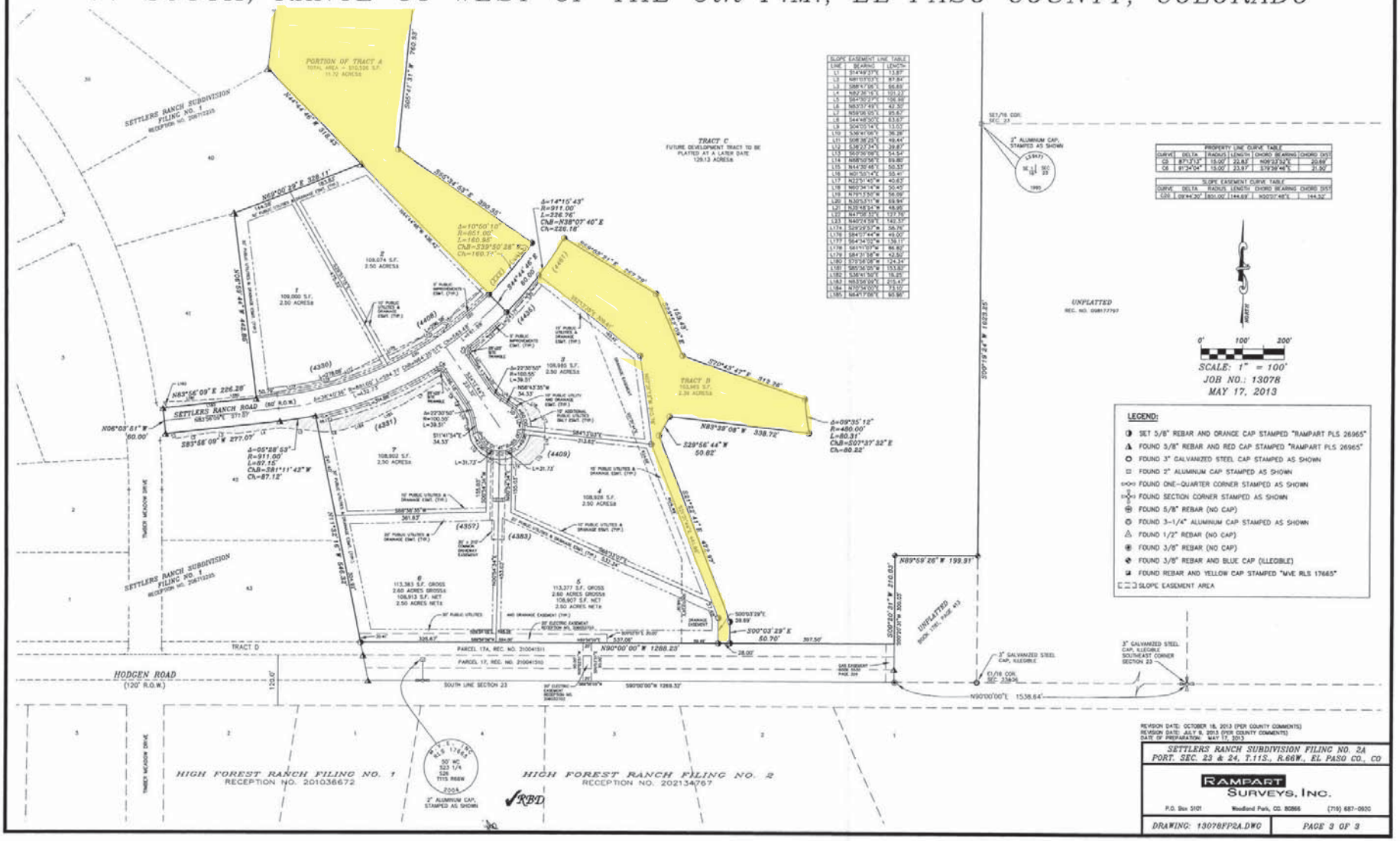
RAMPART SURVEYS, INC.
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 13078FP2A.DWG | PAGE 2 OF 3

13405

SETTLERS RANCH SUBDIVISION FILING NO. 2A

A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



PROPERTY LINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C2	87°13'13"	15.00'	22.83'	N06°22'32"E	20.69'
C4	87°34'04"	15.00'	23.87'	S73°39'48"E	21.60'

SLOPE EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C26	09°44'20"	801.00'	144.69'	N00°07'48"E	144.52'

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- FOUND SECTION CORNER STAMPED AS SHOWN
- FOUND 5/8" REBAR (NO CAP)
- FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- SLOPE EASEMENT AREA

REVISION DATE: OCTOBER 18, 2013 (PER COUNTY COMMENTS)
REVISION DATE: JULY 8, 2013 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 17, 2013

SETTLERS RANCH SUBDIVISION FILING NO. 2A
PORT. SEC. 23 & 24, T.11S., R.66W., EL PASO CO., CO

RAMPART SURVEYS, INC.
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 13078FP2A.DWG | PAGE 3 OF 3

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title:	Grandview Reserve Phase III PUD Development Plan and Preliminary Plan
Agenda Date:	June 12, 2024
Agenda Item Number:	#6 - D
Presenter:	Ross Williams, Park Planner
Information:	**Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC., and Melody Homes, Inc., for approval of the Grandview Reserve Phase III PUD Development Plan and Preliminary Plan. The 102.82-acre property consists of 322 single-family residential lots, including a 25-acre school tract, and is currently zoned RR-2.5, although this application concurrently requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive and Eastonville Road.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The project site is located approximately 0.40 mile east of Falcon Regional Park and the proposed Eastonville Primary Regional Trail, both of which will be accessible by an internal network of trails and sidewalks. The existing Rock Island Regional Trail is located approximately 0.25 mile southeast of the site and will also be accessed by internal subdivision trails provided by the developer.

The Candidate Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. Within the current application, the applicant has included approximately 16.78 acres of open space areas for neighborhood parks, trail corridors, passive open space, drainage corridors, and landscaping areas as shown in the submitted PUD Preliminary Plan and Landscape Plans, as well as being highlighted in previously submitted Sketch Plans.

As mentioned, the Phase III PUD Preliminary Plan currently shows approximately 16.78 acres of open space which includes the locations for proposed neighborhood pocket parks in Tracts D and I, common open spaces, an interconnected internal trail network, and various landscape buffers (see highlighted Landscape Plan). Combined, these open spaces constitute approximately 16.3% of the total project area of 102.82 acres, or 21.5% if the 25-acre school tract is not included in the overall project acreage.

However, the Land Use Table shown on the first page of the PUD Development Plan and Preliminary Plan, however, does not properly list all the available open space, and only highlights the neighborhood park tracts, thus inaccurately showing that the project does not meet the Land Development Code's 10% open space requirement. Staff highlighted and calculated all tracts that meet the definition of open space, which include the neighborhood parks, passive open space, trail corridors, and landscape areas. Staff spoke with the applicant's representative, and they verified the staff's findings. As such, the application has met and exceeded the 10% open space requirement.

The applicant's PUD Development Plan, Preliminary Plan, and Landscape Plan provide a thorough representation of the development's trail and park system, and the Letter of Intent additionally states the following:

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

- *"Significant open space and amenities are provided within Phase 3 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provides connections to the Amenity Center, Falcon Regional Park and future parks, schools, and open space for Grandview Reserve."*

- *"This submittal provides innovative and creative design through the careful planning and structure of the layout. It also includes a mix of residential uses, trails, and open space all designed into a cohesive and organized community with external buffering to Rex Road. By utilizing the PUD District, versus straight zoning, the design of this community is more creative, responds to the natural features better and includes a more robust open space and trails system."*

- *"This submittal of PUD zoning fulfills the purpose of the County's PUD District and produces a better overall designed community allowing various land uses with significant parks, open space, and trails."*

- *"Open space, pocket parks, trails and amenities are integrated into the plan which provide reasonable walking and biking opportunities. Most of the parks and trails are within a few minutes' walk of each lot or unit."*

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

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

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Phase III PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood parks; (2) fees in lieu of land dedication for regional park purposes in the amount of $162,610 and urban park purposes in the amount of $97,566 will be required at time of the recording of the forthcoming Final Plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

Grandview Reserve Phase III
PUD Preliminary Plan Review
Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail, Completed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Major Roads
State Highways
Streets & Roads
El Paso County Parks
Candidate Open Space Land
Grandview Reserve Phase III
Grandview Reserve
Parcels
Streams
0.25 0.13 0 0.25
Miles
N
W
E
S
Black Squirrel Creek
Eastonville Regional Trail
Oregon Wagon Trl
Lonesome Pine Trl
Conestoga Trl N
Irish Hunter Trl
Buffalo River Trl
Silver Concho Trl
Latigo Trail
Meridian Ranch Trail
Falcon Regional Park
Eastonville Rd
Grandview Reserve Phase II
Grandview Reserve
Grandview Reserve Filing No. 1
Grandview Reserve Phase III
FALCON HIGH SCHOOL
Lambert Rd
Park Meadows Dr
Arroya Lane Regional Trail
Emerald Vista Dr
Morning Vista Dr
Vistas Park Dr
Thatcher Ct
Eastonville Primary Regional Trail
Stapleton Dr
Gilbert Dr
Curtis Road Route
Bandanero Dr
Zan Ln
E Hwy 24
Lazor Pt
Rock Island Regional Trail
24
Curtis Rd
Judge Orr Road Candidate Open Space
Elbert Road Route
W Spencer Rd

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

June 12, 2024

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

Name: Grandview Reserve Phase III PUD Preliminary Plan

PCD Reference #: PUDSP-24-001

Application Type: PUD / Prelim Plan

Total Acreage: 102.82

Total # of Dwelling Units: 322

Dwelling Units Per 2.5 Acres: 7.83

Regional Park Area: 2

Urban Park Area: 5

Existing Zoning Code: RR-2.5

Proposed Zoning Code: PUD

Applicant / Owner:
4 Site Investments, LLC
1271 Kelly Johnson Boulevard
Suite 100
Colorado Springs, CO 80920

Owner's Representative:
HR Green, LLC
Phil Stuepfert
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

Regional Park Area: 2

0.0194 Acres x 322 Dwelling Units = 6.247

Total Regional Park Acres: 6.247

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 322 Dwelling Units = 1.21

Community: 0.00625 Acres x 322 Dwelling Units = 2.01

Total Urban Park Acres: 3.22

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 322 Dwelling Units = $162,610

Total Regional Park Fees: $162,610

Urban Park Area: 5

Neighborhood: $119 / Dwelling Unit x 322 Dwelling Units = $38,318

Community: $184 / Dwelling Unit x 322 Dwelling Units = $59,248

Total Urban Park Fees: $97,566

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Phase III PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood parks; (2) fees in lieu of land dedication for regional park purposes in the amount of $162,610 and urban park purposes in the amount of $97,566 will be required at time of the recording of the forthcoming Final Plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

Park Advisory Board Recommendation:

G R A N D V I E W
R E S E R V E
Phase 3

Preliminary
Plan/PUD

Letter of Intent

March 19, 2024

Prepared by:
Phil Stuepfert
HR Green Development, LLC

Introduction

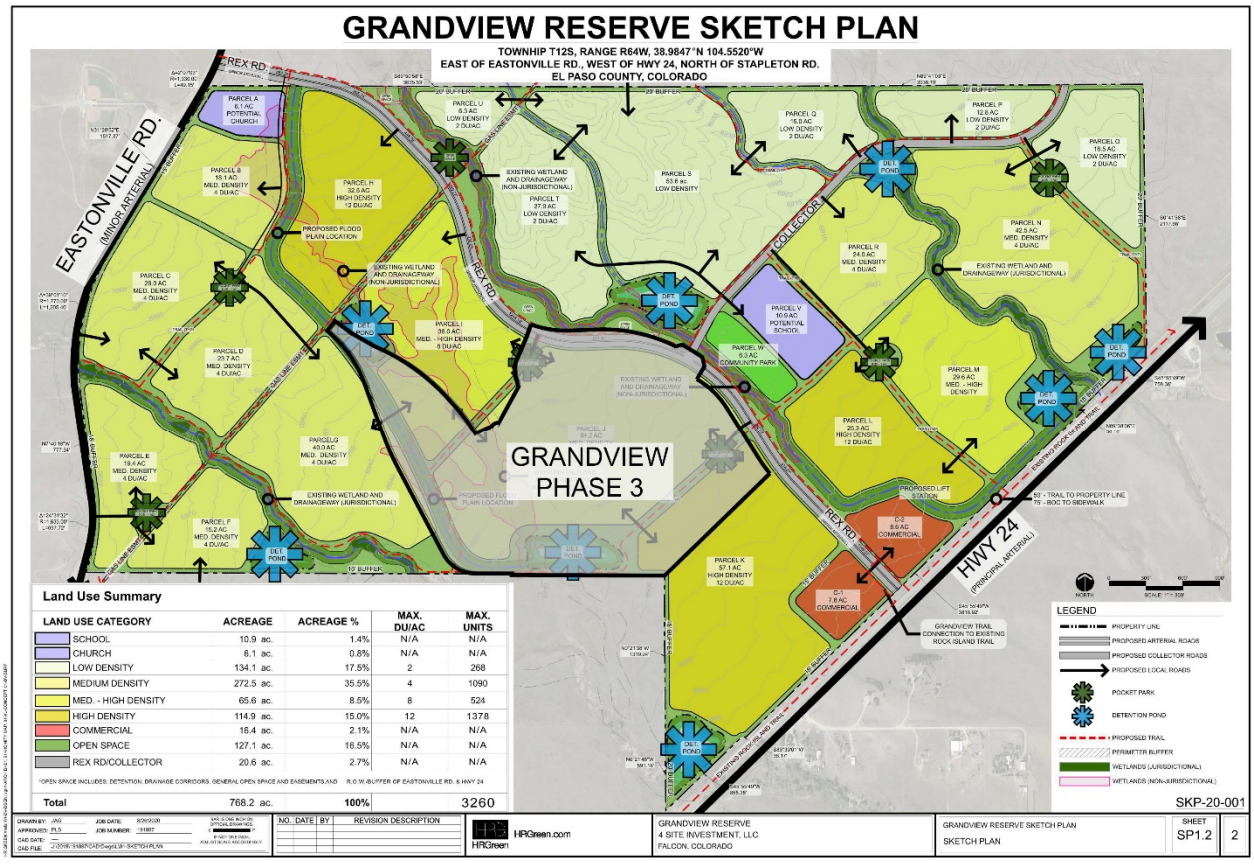
HR Green Development, LLC, on behalf of the applicant, requests approval of this Preliminary Plan/PUD for Phase 3. This PUD/Preliminary Plan submittal consists of a total of 77.83 acres of Single-Family Detached Lots and an additional 25 acre Lot that will be dedicated to the School District. The Preliminary Plan/PUD proposes Single-Family Detached Lots with medium to medium-high densities, parks and open space connected by a trail/walkway network. Once approved this PUD will serve as the official zoning for project area.

This submittal requests approval of the following applications:

1. A site-specific PUD/Preliminary Plan for the 322 Single-Family Detached Lots with residential at a gross density of 4.14 dwelling units per acre.
2. Early Grading operations request (grading only, no utilities)

Sketch Plan Approval and Zoning

The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD the existing zoning of RR-2.5 will be changed to PUD zoning. This proposed Preliminary Plan/PUD aligns with the approved Sketch Plan as the land use type, location and densities. The approved Sketch Plan for this area is shown as Medium Density (Parcel J – up to 4 du/ac allowable) and Medium-High density (Parcel I – up to 8 du/ac allowable). This application is under the allowable densities which may be transferred to other parcels in the future. This application aligns with the approved Sketch Plan for the subject site.



Proposed Land Use and PUD Zoning

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

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

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

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

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

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

  This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. This application for Phase 3 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within the project area for this submittal.

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

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

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

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

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

  The area of this application has been designed to provide efficient public

infrastructure layouts internal to the overall Grandview site and this submittal area specifically.

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

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

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

  Significant open space and amenities are provided within Phase 3 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provides connections to the Amenity Center, Falcon Regional Park and future parks, schools, and open space for Grandview Reserve.

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

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

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

  Phase 3 provides two lot sizes of residential single-family, as well as parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low, and medium density residential and commercial adjacent to Highway 24.

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

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

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

- Medium Density (Parcel J – up to 4 du/ac allowable)
- Medium-High density (Parcel I – up to 8 du/ac allowable).

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

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Phase 3 will be via Rex Road and the main entrance drive, south of the proposed roundabout. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville Road to access points for this Phase 3 area. See the Traffic Study provided by LSC for more detailed information.

Utilities

Conveyance System Description: The Grandview Reserve Phase 3 wastewater will be conveyed to the Woodmen Hills Metropolitan District (WHMD) Water Reclamation Facility (WRF) through a proposed lift station and force main. The lift station is proposed to be located at Judge Orr and Curtis Road. The lift station and force main system will be designed and constructed by Grandview Reserve Metropolitan District (GRMD). Upon completion of the lift station, ownership will be transferred to WHMD who will own and operate the system. It is currently planned that the Water infrastructure will be installed and owned by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately six to eight aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will deliver potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system.

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

Summary of utility providers:

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

Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Phase 3, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the development.

Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District has been formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks, and trails for Phase 3. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Woodmen Hills Sanitary District to provide sanitary services (sewer). Refer to the water resource and wastewater report for the will serve letters from the Districts.

Districts serving Phase 3 of Grandview Reserve

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

Phase 3 – Preliminary Plan Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Phase 3 of the Grandview Reserve project meets these criteria as follows.

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

approved in May 2022.

2. **Quality – Wells are currently being drilled to determine water quality from the Arapahoe (A) and Laramie-Fox Hill (LFH) Aquifers. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. MSMD A-6, LFH 5-8 are currently being used for the initial design of the water treatment plant. Once GRMD has the water quality results for on-site well, they will be included in the Water Resource Report.**
3. **Dependability – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available. Because there is not enough information available at this time for a water sufficiency finding to be made, the applicant requests that the water sufficiency finding be deferred to Final Plat. Current Status – The first LFH and Arapahoe wells are currently being drilled and are located within Tract A of the Filing No. 1 Plat. The Water Treatment Facility will also be located within Tract A and is currently under design. All water infrastructure will be owned and operated by the GRMD. Per item 3 above the CDPHE submittal will take place as soon as the water quality results are available.**

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.
   Woodmen Hills Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.
6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];
   The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. Due to the known high groundwater conditions there will be no basement foundations proposed within the Phase 3 project limits.
7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
   Drainage improvements are addressed in the Drainage Report and specific submittal documents for Phase 3. Detention and water quality are provided on site and will meet the DCM criteria.
8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;
   The proposed location and design of the public improvements provide adequate services and mitigate any effects.
9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

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

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
There are minimal natural physical features on the site with the exception of the floodplain (Drainage B) which is being channelized and enhanced with native vegetation and a trail corridor.

Phase 3 – PUD Zoning Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Phase 3 of the Grandview Reserve project meets these criteria as follows.

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

The below narrative demonstrates the County's code (specific to the PUD section of Code) describing the purpose of the PUD District. It is also shown below how this application generally aligns with the approval criteria and purpose of a PUD. County code is listed in italic font and the applicant narrative is shown in bold font.

Overall the proposed Phase 3 area of Grandview is very compatibility with adjacent properties, both existing and proposed. The Preliminary Plan/PUD aligns very well with the Sketch Plan with less dense proposed uses to the north adjacent to the existing ranch and rural properties. This proposal aligns well with those uses and the proposed single-family lots are a good transition from the higher density single-family lots and townhomes west of phase 3. South of the Grandview project is the proposed Waterbury development which is also an urban development with similar densities.

The following section addresses the specific County Code PUD District and how this proposal aligns well with the purposes of a PUD zoning district.

County Code Criteria - 4.2.6. PUD, Planned Unit Development District

(A)Purpose. The Planned Unit Development (PUD) district is a versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses. This zoning district is established in accordance with C.R.S. §§ 24-67-101, et seq., to accomplish the following objectives.

- *To further the public health, safety and general welfare within El Paso County;*
- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*
- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

• *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*
• *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*
• *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*
• *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*
• *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*
• *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in 1 coordinated development; and*
• *To establish a basis for vested property rights for multi-year projects.*

Applicant response-This submittal provides innovative and creative design through the careful planning and structure of the layout. It also includes a mix of residential uses, trails, and open space all designed into a cohesive and organized community with external buffering to Rex Road. By utilizing the PUD District, versus straight zoning, the design of this community is more creative, responds to the natural features better and includes a more robust open space and trails system.

(D) Approval Criteria For PUD Zoning. The Planning Commission and BoCC shall determine that the following criteria have been met to approve a PUD zoning district:
• *The proposed PUD District zoning advances the stated purposes set forth in this Section;*

Applicant response-Yes, this submittal of PUD zoning fulfills the purpose of the County's PUD District and produces a better overall designed community allowing various land uses with significant parks, open space, and trails.

• *The application is in general conformity with the Master Plan;*

Applicant response-Yes, as described in this LOI, this application is in general conformance to the County Master Plan.

• *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;*

Applicant response-This application will not be significantly detrimental to the health, safety or welfare of present (i.e. surrounding neighbors) or future residents. This application is in general compliance with the requirements of this Code and applicable statutory provisions.

• *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;*

Applicant response-Yes, this application and property is suitable for the intended uses that are both existing around the property and proposed on-site. Land use transitions are provided on the property edges and internally between uses. This community is responsive to the character of the surrounding area and natural environment; and will not have significant impact upon the existing and future development of the surrounding area.

• *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate*

transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

Applicant response-Yes, this community master plan provides external buffers (along Rex Road) and appropriate land uses transitions.

- *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*

Applicant response-Yes, the allowed uses, bulk requirements and required landscaping and buffering are appropriate and are compatible to the surrounding area.

- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*

Applicant response-there are not any significant natural features within this area.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;*

Applicant response-Yes, open space, pocket parks, trails and amenities are integrated into the plan which provide reasonable walking and biking opportunities. Most of the parks and trails are within a few minute walk of each lot or unit.

- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*

Applicant response-A metro district has been approved by the County Board providing major infrastructure for this project, therefore will not overburden existing facilities or the lack of facilities in the area.

- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*

Applicant response-This community has been well-designed incorporating significant open space throughout the community and the open space in this phase connects to that overall system.

- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*

Applicant response-No mineral deposits are present on this property.

- *The owner has authorized the application.*

Applicant response-Yes, authorized agents and the applicant has signed the application.

- *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;*

Applicant response-Yes, legal and physical access is provided to lots and parcels by either a public rights-of-way or private street. Some access points will be finalized at time of final plat, site development plan and construction document stage.

- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide*

a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

Applicant response-Yes, this application and submittal has provided an adequate level of compatibility as follows:

The project has incorporated site planning techniques that encourage a land use pattern that allow autos, bikes, and pedestrian traffic to easily circulate the community. Appropriate land use transitions have been provided with medium-high density single-family lots to the northwest near the previously proposed medium-high density single-family lots, then medium density single-family lots to the east and southeast which transitions to low density single-family lots.

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

Applicant response-Yes, necessary services will be provided for this project.

- *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;*

Applicant response- Yes, a metro district will construct most of the major infrastructure for this project that minimizes the impact to the County and surrounding residents. A metro district has been approved by the County Board public improvements for this project, providing adequate services to meet the needs of future residents and mitigate the effects of the development on the surrounding area.

- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*

Applicant response-Yes, as currently designed, the community will meet Chapter 6 of the County Code, unless modified by PUD standards approved by the County Board.

- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

Applicant response- T**he community will meet Chapter 6 of the County Code, unless modified by PUD standards approved by the County Board.**

Note: This concludes the PUD section of the LOI

THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

This Preliminary Plan/PUD submittal follows the County Master Plan for this area with similar land use and densities as described in the County Plan. This submittal also aligns very well with the approved Sketch Plan land use, densities and overall plan which is in general compliance with the County Plan and was approved by the County Board.

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;

This LOI provides analysis of how this application is in general compliance with the Land Development Code. Exceptions are where standards are modified through the PUD zoning document and Preliminary Plan.

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

The proposed uses are very compatible to the area and have been planned appropriately withing the Grandview Sketch Plan area and between phases. Other applicable items to address are below:

Water Pollution

Grandview Reserve Phase 3 proposes residential uses, open space, and trails, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state, and federal guidelines.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Phase 3 constructs the second leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

Noise Pollution

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

Vegetation

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

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

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

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

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

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

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

Soil Hazards and Geologic Information:
The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance. Due to the known high groundwater conditions, there will be no basement foundations proposed within the Phase 3 project limits.

Pre-existing watercourses or bodies of water:
The existing drainage corridors for Drainage B (Geick Ranch Tributary 2) along the south edge of this Phase 3 are not well defined. Therefore, this corridor is being channelized to control flooding in the area. A CLOMR is in process to define the boundary of the floodplain.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:
There are no known sites of historical or archeological interest within the Phase 3 area. There are no known sites of natural or scenic importance on the property.

Social Impacts
The proposed Preliminary Plan/PUD for Phase 3 provides a variety of lots sizes for single-family lots and blends seamlessly with the adjacent lot sizes. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-

nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve.

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

Appropriate land use transitions have been provided with proposed single-family lots transitioning from the higher density single-family lots and townhomes west of phase 3. South of the Grandview project is the proposed Waterbury development which is also an urban development with similar densities. Low density single-family lots southwest of phase 3 transition to medium density single-family lots.

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

Similar lot sizes and residential types are proposed along the boundary to create a seamless transition of phases. Additionally, roadways, drainage channels, parks and detention basins are used to add increased buffers to the transition of the single-family lot sizes. For example, two detention basins are proposed along the south project boundary to increase the buffer to the Waterbury development. Lastly, a landscape buffer is provided along Rex Road which continues from phase 2 extension of Rex Rd.

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 such significant features on this area of Grandview.

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

Pocket parks and trails are provided in this phase of Grandview providing connections to the overall community open space and trail system.

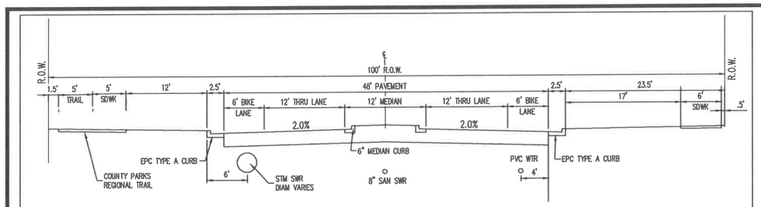
THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION,

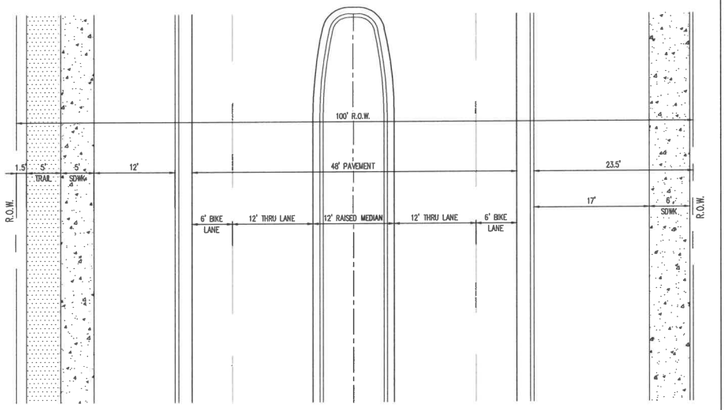
Grandview Reserve Phase 3 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.

HR GREEN, Xrefs: xc-row-662.202; vicinity_map; xc-row-F1-662.10; xc-row-F2; xc-row-F3; xc-row-F4; xc-row_662.08_Eastonville; xc-row-662; xc-row-F5; xc-row-F6; xc-row-F7; xc-row-F8; xc-row-F9; xc-row-F10; xc-row-F11; xc-row-F12; xc-row-F13; xc-row-F14; xc-row-F15; xc-row-F16; xc-row-F17; xc-row-F18; xc-row-F19; xc-row-F20; xc-row-F21; xc-row-F22; xc-row-F23; xc-row-F24; xc-row-F25; xc-row-F26; xc-row-F27; xc-row-F28; xc-row-F29; xc-row-F30; xc-row-F31; xc-row-F32; xc-row-F33; xc-row-F34; xc-row-F35; xc-row-F36; xc-row-F37; xc-row-F38; xc-row-F39; xc-row-F40; xc-row-F41; xc-row-F42; xc-row-F43; xc-row-F44;

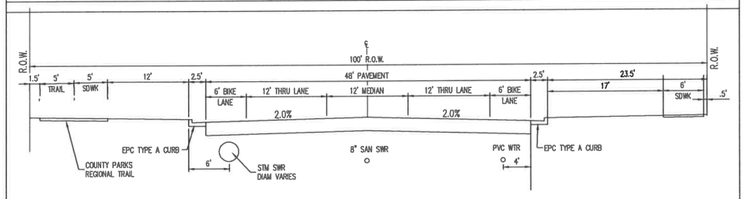
GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

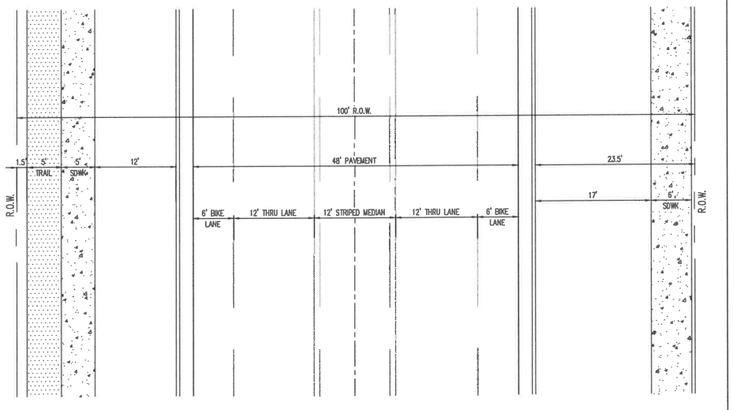
A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



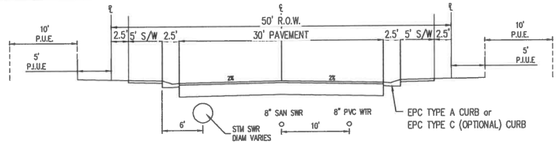


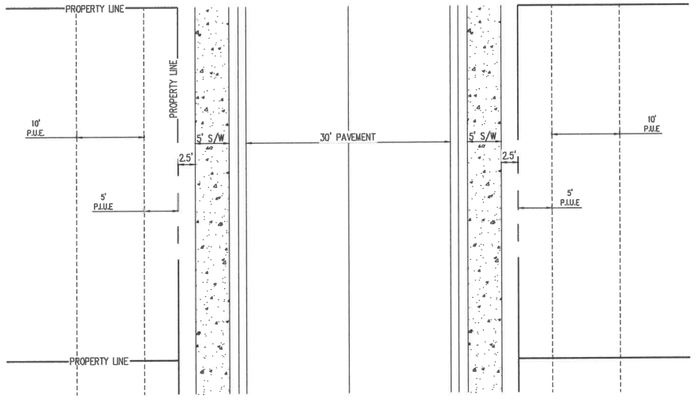
ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD STA 48+50 TO 57+00)



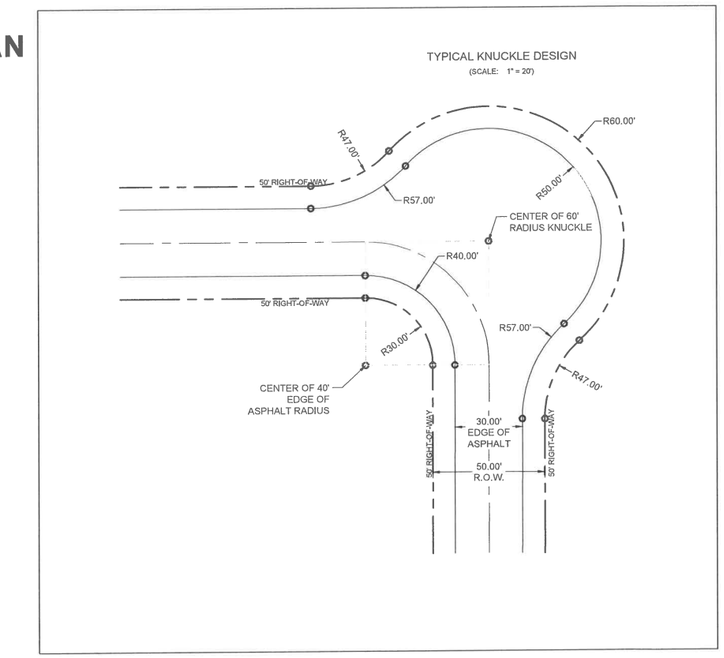


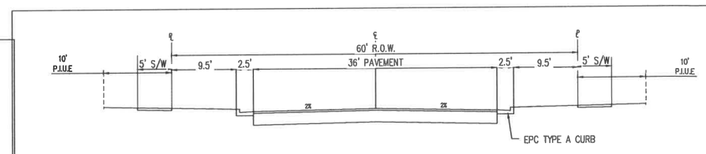
ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD STA 45+00-48+50)

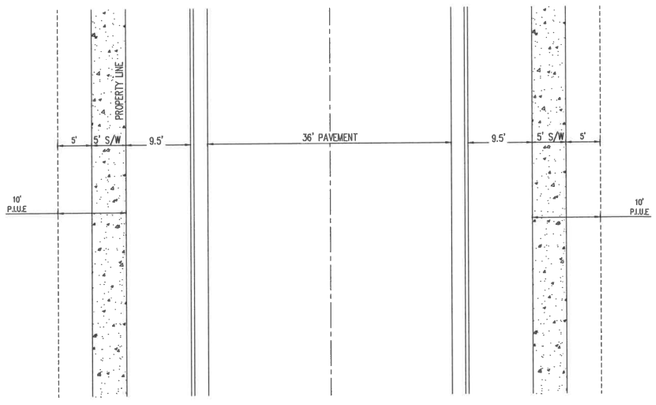




NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTCHED SIDEWALK(URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:SALTHILL CT, GLAMPTON DR, ROSCOMMON ST, ABERDEEN DR, LISMORE LN, ALTHONE WY, BALLYCARE TERR, CLIFDEN LN, DAMLISH DRIVE)
P.U.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT
P.U.E = PUBLIC UTILITY EASEMENT







COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
WISHAW PLACE)
P.U.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT
P.U.E = PUBLIC UTILITY EASEMENT

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU	JOB DATE: PUD DEVELOPMENT PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS,	
APPROVED: KEN	JOB NUMBER: 201662	0 1"	
CAD DATE: 3/21/2024		IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Typ-Sections_PUD			

NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

COVER AND TYPICAL SECTIONS
TYPICAL SECTIONS

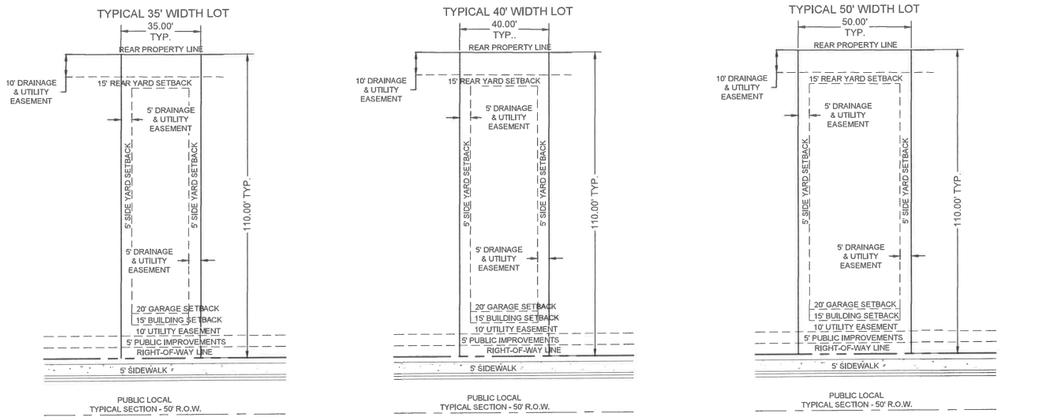
SHEET TYP 02

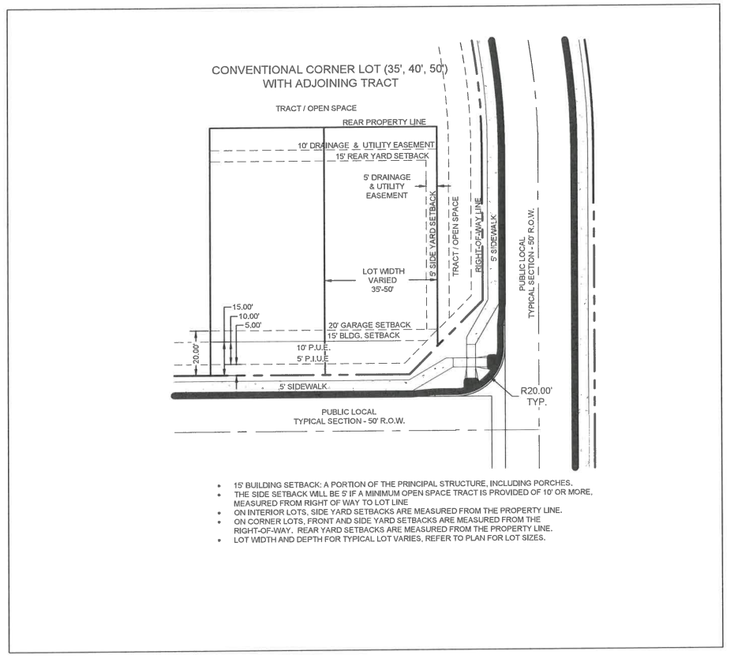
HR GREEN Xrefs: rdwy_typicals; rgh1-torch dist1_PHS_PUD; knuckle_layout_typicals; loc_comm_layout_typicals
HUHN, KEN, 3/21/2024 1:07 PM

HUHN, KEN, 3/21/2024 1:07 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: KEN JOB NUMBER: 201662
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Typ-Sections_PUD

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1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
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FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

COVER AND TYPICAL SECTIONS
TYPICAL SECTIONS

SHEET ----

03

HR GREEN Xrefs: nbny_typicals; rgh-narch dbN1_PH3_PUD; knuckle_layout_typicals; tbl_layout_typicals; tbl_corner_layout_typicals

HUHN, KEN, 3/21/2024 1:09 PM

ZONED (RR2)
4200000345
REGIONAL PARK
FALCON LATIGO LLC
5350 S ROSLYN ST STE 400
ENGLEWOOD CO, 80111-2125

3
ZONED (PUD)
4200000472
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD STE 100
COLORADO SPRINGS CO, 80920

4
ZONED (A-35)
AGRICULTURAL
4200000461
JMJK HOLDINGS LLC
3855 AMBROSIA ST STE 304
CASTLE ROCK CO, 80109

ZONED (A-35)
AGRICULTURAL
4200000461
JMJK HOLDINGS LLC
3855 AMBROSIA ST STE 304
CASTLE ROCK CO, 80109

ZONED (PUD)
REGIONAL PARK
BOARD OF COUNTY COMMISSIONERS OF THE EL PASO COUNTY
200 S CASCADE AVE STE 15
COLORADO SPRINGS, CO 80903-2202

1
ZONED (PUD)
4200000471
CROSS FELLOWSHIP CHURCH
16915 BLACK FOREST RD
COLORADO SPRINGS CO, 80908

EASTONVILLE ROAD

PHASE 2
SINGLE FAMILY ATTACHED
TOWNHOME AREA

FILING 4

2
ZONED (PUD)
4200000474
MELODY HOMES INC
9555 S KINGSTON CT
ENGLEWOOD CO, 80112

FILING 3

PHASE 2 SINGLE
FAMILY ATTACHED
DUPLEX AREA

500.00'

4
ZONED (PUD)
4200000464
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD STE 100
COLORADO SPRINGS, CO, 80920

REX RD

2
ZONED (PUD)
4200000475
MELODY HOMES INC
9555 S KINGSTON CT
ENGLEWOOD CO, 80112

FILING 2

PARK

DETENTION

2
ZONED (PUD)
4200000476
MELODY HOMES INC
9555 S KINGSTON CT
ENGLEWOOD CO, 80112

PARK

FILING 4

DETENTION

DETENTION

REX ROAD

HIGHWAY 24

12
ZONED (RR-5)
RESIDENTIAL RURAL
EDWARD & LUCILLE MARTIN
15515 E US HIGHWAY 24
PEYTON, CO 80831-8419

11
ZONED (A-35)
AGRICULTURAL
SCOTT REED & SUSAN CHARLES
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524-4314

ZONED (PUD)
4200000451
VACANT
MERIDIAN RANCH INVESTMENT INC
PO BOX 80036
SAN DIEGO, CA 92138-0036

FILING 1

EASTONVILLE ROAD

ZONED (RR-2.5)
4200000397
RESIDENTIAL RURAL
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3521

ZONED (PUD)
4200000415
LEE W TRACY
675 NORTHFIELD RD
COLORADO SPRINGS CO, 80919

ZONED (PUD)
4200000417
VACANT
ACM ALF VIII JV SUB II LLC
4100 E MISSISSIPPI AVE STE 500
DENVER CO, 80246

ZONED (PUD)
4200000355
VACANT
ACM ALF VIII JV SUB II LLC
4100 E MISSISSIPPI AVE STE 500
DENVER CO, 80246

ZONED (PUD)
VACANT
ACM ALF VIII JV SUB II LLC
4100 E MISSISSIPPI AVE STE 500
DENVER CO, 80246

4
ZONED (PUD)
4200000464
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD STE 100
COLORADO SPRINGS CO, 80920

10
ZONED (A-35)
AGRICULTURAL
GARY & SHIRLEY VANDE BRAKE
15075 E US HIGHWAY 24
PEYTON, CO 80831-8417

HIGHWAY 24

9
ZONED (A-35)
AGRICULTURAL
TODD & DEBRA VANDE BRAKE
15005 E US HIGHWAY 24
PEYTON, CO 80831-8417

FOUR WA
COLOR

SITE LEGEND

- PHASE 1 - FILING 1
- PHASE 1 - FILING 2
- PHASE 1 - FILING 3
- PHASE 1 - FILING 4
- PHASE 2
- PHASE 3

NORTH
0 300
150

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: YOU
APPROVED: KEN
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Adjacent_Properties_PUD

JOB DATE: PUD DEVELOPMENT PLAN
JOB NUMBER: 201662

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

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

ADJACENT PROPERTY
OVERALL AND ADJACENT PROPERTY PLAN

SHEET ----

04

HR GREEN Xrefs: xgb-l-wtch dt01_PH2_PUD; xx-row-662; xx-row-F4; xx-row-F3; xx-row-F2; xx-row-F1-662.10; xx-row-PH2; 01-XC-channel; xx-row_662.06_Eastonville; xx-dsgn_662; xx-filing-bndys; xx-row-PH3

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GRANDVIEW RESERVE PHASE 3 - TRACT USE AND AREA TABLE										
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	DETENTION & CHANNEL	SIGNAGE	OWNERSHIP AND MAINTENANCE
A	109,154	2.506	X	P	X	X	X				GVRMD
B	12,745	0.293	X	P		X	X				GVRMD
C	90,743	2.083	X	P	X		X		X	X	GVRMD
D	20,531	0.471	X	P	X	X	X	X			GVRMD
E	61,938	1.422	X	P	X	X	X	X			GVRMD
F	9,420	0.216	X	P	X	X	X				GVRMD
G	5,694	0.131	X	P		X	X				GVRMD
H	7,909	0.182	X	P		X	X				GVRMD
I	44,020	1.011	X	P		X	X	X			GVRMD
J	9,776	0.224	X	P			X				GVRMD
K	117,781	2.704	X	P	X	X	X		X		GVRMD
L	86,640	1.989	X	P		X	X				GVRMD
M	62,210	1.428	X	P		X	X				GVRMD
N	40,347	0.926	X	P	X	X	X				GVRMD
O	105,739	2.427	X	P	X		X		X		GVRMD
P	223,414	5.129			X				X		GVRMD
Q	35,943	0.848			X				X		GVRMD
TOTAL	1,045,005	23.990						2.90	13.19		

P = WHERE EASEMENTS DEDICATED
GVRMD = GRANDVIEW RESERVE METROPOLITIAN DISTRICT

NOTES:
1. SEE NEXT PAGE FOR LINE AND CURVE TABLES

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: EB JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: KMH JOB NUMBER: 201662
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

TRACT PLAN
TRACT PLAN

SHEET TP 05

HUHN, KEN, 3/21/2024 1:11 PM
HR GREEN Xrefs: 01-XC-channel; xc-row-PH2; xc-row-F3; xc-row-F4; xc-row-PH3; xv-row-662; vgk-1-arch d3(f)_PH3_PUD; xc-dsgs-PH3

HUHN, KEN, 3/21/2024, 1:11 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Line Table		
Line #	Length	Direction
L1	202.47	N 87°36'38" E
L2	58.08	S 5°14'50" E
L3	104.27	S 16°57'43" W
L4	101.59	S 24°12'01" W
L5	42.20	S 33°32'34" W
L6	136.34	N 15°33'32" W
L7	67.31	N 17°20'16" E
L8	48.57	N 36°06'41" E
L9	48.57	N 27°55'10" E
L10	48.47	N 13°49'18" E
L11	39.03	N 13°33'35" E
L12	35.00	N 13°04'02" E
L13	35.00	N 13°04'02" E
L14	70.06	N 37°16'32" E
L15	77.93	N 10°56'07" E
L16	112.00	S 87°26'30" W
L17	137.63	N 54°00'30" W
L18	141.66	N 75°54'01" W
L19	117.87	N 89°29'22" W
L20	116.36	S 87°36'38" W
L21	537.50	S 75°34'07" W
L22	110.00	S 14°25'53" E
L23	32.19	S 75°34'07" W
L24	0.01	N 14°14'45" W
L25	5.87	N 54°32'52" W

Line Table		
Line #	Length	Direction
L26	66.21	N 6°45'50" W
L27	204.59	N 23°10'57" E
L28	0.66	S 70°18'27" E
L29	11.00	S 19°42'45" W
L30	202.47	S 87°36'38" W
L31	42.09	S 79°47'02" E
L32	202.47	N 87°36'38" E
L33	0.59	S 70°17'15" E
L34	94.81	S 69°12'01" W
L35	208.97	N 74°45'56" E
L36	140.61	N 35°03'41" E
L37	133.04	S 86°38'21" E
L38	2.48	N 9°55'07" W
L39	43.57	S 51°56'11" E
L40	134.69	S 24°12'01" W
L41	58.44	S 75°32'06" W
L42	132.38	S 33°32'58" W
L43	136.28	N 33°32'58" E
L44	50.00	N 18°24'23" W
L45	110.00	S 18°24'23" E
L46	161.42	N 9°55'07" W
L47	23.08	S 33°32'58" W
L48	110.01	N 55°35'16" W
L49	110.00	S 56°27'02" E
L50	48.14	S 36°32'28" W

Line Table		
Line #	Length	Direction
L51	122.35	S 73°08'10" W
L52	262.24	S 74°33'44" W
L53	110.00	N 14°27'54" W
L54	110.00	S 14°27'54" E
L55	25.00	S 75°32'06" W
L56	110.00	N 14°27'54" W
L57	352.64	N 0°12'52" E
L58	388.21	S 89°47'08" E
L59	24.17	S 15°57'12" W
L60	112.14	N 53°24'31" W
L61	112.00	N 55°39'27" W
L62	31.35	N 33°32'58" E
L63	112.00	S 56°27'02" E
L64	112.11	S 56°12'49" E
L65	46.55	S 33°47'11" W
L66	111.26	N 47°34'33" W
L67	110.00	N 56°12'49" W
L68	25.99	N 33°47'11" E
L69	110.28	S 53°23'24" E
L70	109.87	S 55°46'37" E
L71	33.95	S 33°47'11" W
L72	110.78	N 54°37'09" W
L73	111.00	N 56°12'49" W
L74	38.06	N 33°47'11" E
L75	112.29	S 56°12'49" E

Line Table		
Line #	Length	Direction
L76	112.31	S 49°19'49" E
L77	103.89	S 75°34'07" W
L78	40.05	N 56°18'17" W
L79	124.64	N 59°51'14" E
L80	325.08	S 28°43'11" W
L81	15.00	S 14°14'45" E
L82	10.00	N 58°15'32" E
L83	512.14	S 31°44'28" E
L84	0.16	S 31°44'11" E
L85	50.00	S 30°17'57" E
L86	49.24	S 26°58'27" E
L87	47.93	S 26°31'11" E
L88	47.96	S 20°32'44" E
L89	48.76	S 15°15'08" E
L90	59.98	S 14°27'54" E
L91	5.04	S 75°32'06" W
L92	403.68	N 31°44'28" W
L93	168.94	N 53°13'21" W
L94	223.72	N 60°22'39" W
L95	428.47	N 31°44'28" W
L96	25.04	N 75°32'06" E
L97	62.25	S 14°27'54" E
L98	65.59	S 14°59'14" E
L99	65.46	S 26°23'54" E
L100	602.22	S 30°37'31" E

Line Table		
Line #	Length	Direction
L101	54.31	S 32°22'56" E
L102	54.31	S 35°06'00" E
L103	54.31	S 37°50'30" E
L104	54.31	S 40°35'00" E
L105	54.31	S 43°19'30" E
L106	110.00	N 45°18'15" E
L107	110.00	S 43°23'54" W
L108	54.39	S 45°51'57" E
L109	54.40	S 50°42'51" E
L110	54.40	S 53°27'21" E
L111	50.89	S 55°19'18" E
L112	50.00	S 55°22'54" E
L113	41.58	S 27°19'07" E
L114	113.33	S 51°55'10" E
L115	113.33	N 89°08'18" E
L116	113.33	N 50°11'45" E
L117	114.56	N 12°55'13" E
L118	130.57	S 19°48'06" E
L119	29.46	S 49°18'05" E
L120	122.15	S 76°08'36" E
L121	106.55	S 61°23'04" E
L122	78.49	S 52°46'53" E
L123	110.00	N 39°49'08" E
L124	259.66	S 52°44'02" W
L125	39.80	S 43°10'53" W

Line Table		
Line #	Length	Direction
L126	40.25	S 33°53'31" W
L127	115.00	S 37°15'58" E
L128	57.35	S 31°14'26" W
L129	29.99	N 27°48'14" W
L130	177.71	N 19°48'06" W
L131	111.86	S 16°01'40" E
L132	57.23	S 73°58'20" W
L133	150.00	S 75°32'06" W
L134	124.54	N 16°01'40" W
L135	110.00	S 14°27'54" E
L136	9.03	S 75°32'06" W
L137	110.05	S 0°00'00" E
L138	110.00	N 4°47'12" W
L139	131.37	N 90°00'00" W
L140	281.84	N 89°06'25" W
L141	108.04	S 75°00'29" W
L142	124.54	N 16°01'40" W
L143	13.43	N 15°57'12" E
L144	79.51	S 89°47'08" E
L145	11.41	S 0°12'52" W
L146	289.10	S 89°44'32" E
L147	564.56	S 27°48'24" E
L148	159.27	N 53°13'21" W
L149	211.52	N 60°22'39" W
L150	25.23	N 31°44'28" W

Line Table		
Line #	Length	Direction
L151	397.41	N 27°48'24" W
L152	100.42	N 75°32'06" E
L153	109.98	N 62°11'36" E
L154	92.80	S 31°14'26" W
L155	37.06	S 89°57'16" W
L156	100.06	S 38°44'17" W
L157	18.24	S 75°32'06" W
L158	100.22	N 75°32'06" E
L159	27.96	S 75°32'06" W
L160	129.50	S 27°48'24" E
L161	109.77	N 89°47'08" W
L176	138.47	S 16°01'40" E

Curve Table			
Curve #	Length	Radius	Delta
C1	365.80	950.00	22°03'42"
C2	610.69	1195.00	29°16'49"
C3	328.90	595.00	31°40'19"
C4	135.78	55.00	141°27'00"
C5	1.54	475.00	0°11'08"
C6	74.48	142.50	29°56'47"
C7	323.64	839.00	22°06'06"
C8	652.98	1306.00	28°38'49"
C9	607.02	1295.00	26°51'24"
C10	327.29	850.00	22°03'42"
C11	318.25	700.00	26°02'56"
C12	117.04	505.00	13°16'46"
C13	292.99	535.00	31°22'38"
C23	8.17	590.00	0°47'36"
C24	2.48	325.00	0°26'12"
C25	27.77	300.00	5°18'11"

Curve Table			
Curve #	Length	Radius	Delta
C26	1.70	525.00	0°11'08"
C27	281.84	250.00	64°35'32"
C28	47.02	60.00	44°54'02"
C29	11.48	60.00	10°57'30"
C30	408.21	2040.27	11°27'48"
C31	730.90	1568.20	26°42'15"
C32	271.37	1263.49	12°18'22"
C33	378.63	1940.27	11°10'51"
C34	34.10	1025.00	1°54'21"
C35	489.12	950.00	29°29'59"
C36	84.34	975.00	4°57'22"
C37	291.22	2052.58	8°07'45"
C48	768.52	1668.20	26°23'43"
C49	289.82	1363.49	12°10'43"
C54	6.62	2040.27	0°11'09"
C57	21.07	27.79	43°25'39"

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

HR GREEN X:\eh-D\XC-channel; xr-row-PH2; xr-row-PH3; xx-row-F4; xx-row-PH3; xx-row-882; xg-1-ninth dh0_PH3_PUD; xx-dsgn-PH3

DRAWN BY: EB
APPROVED: KMH
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Tract_Plan_PUD
JOB DATE: PUD DEVELOPMENT PLAN
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

TRACT PLAN
TRACT PLAN TABLES

SHEET TPT 06

HUHN, KEN, 3/21/2024 1:14 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

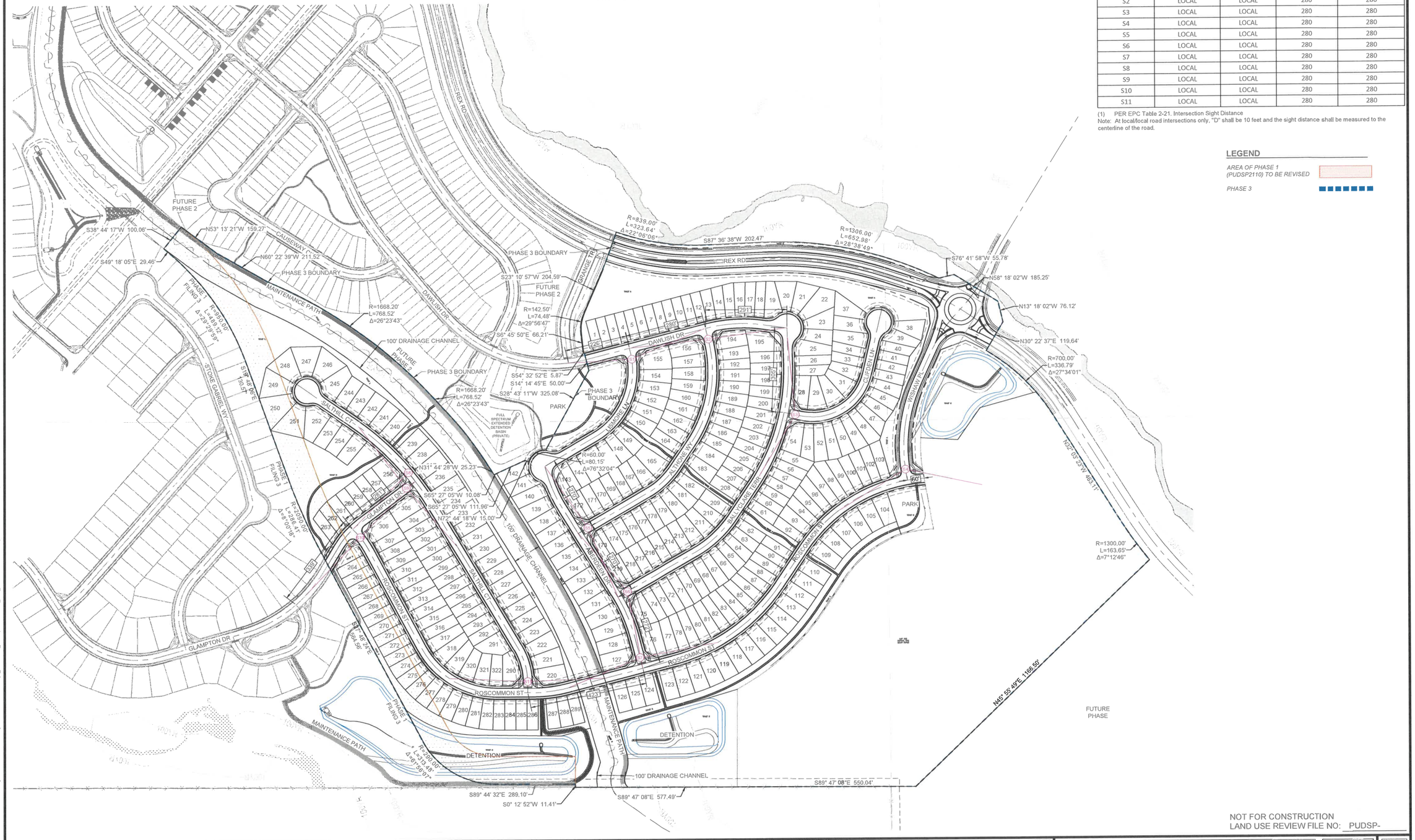
INTERSECTION SIGHT DISTANCE TABLE				
	ROADWAY CLASSIFICATION			
LOCATION ID	STOPED LOCATION	THRU STREET	SIGHT DISTANCE LEFT (FEET)(1)	SIGHT DISTANCE RIGHT (FEET) (1)
S1	LOCAL	LOCAL	280	280
S2	LOCAL	LOCAL	280	280
S3	LOCAL	LOCAL	280	280
S4	LOCAL	LOCAL	280	280
S5	LOCAL	LOCAL	280	280
S6	LOCAL	LOCAL	280	280
S7	LOCAL	LOCAL	280	280
S8	LOCAL	LOCAL	280	280
S9	LOCAL	LOCAL	280	280
S10	LOCAL	LOCAL	280	280
S11	LOCAL	LOCAL	280	280

(1) PER EPC Table 2-21. Intersection Sight Distance
Note: At local/local road intersections only, "D" shall be 10 feet and the sight distance shall be measured to the centerline of the road.

LEGEND

AREA OF PHASE 1 (PUDSP2110) TO BE REVISED

PHASE 3



NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU	JOB DATE: PUD DEVELOPMENT PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS,	
APPROVED: KEN	JOB NUMBER: 201662	0 1"	
CAD DATE: 3/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Overall_Site_Plan_PUD			

NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

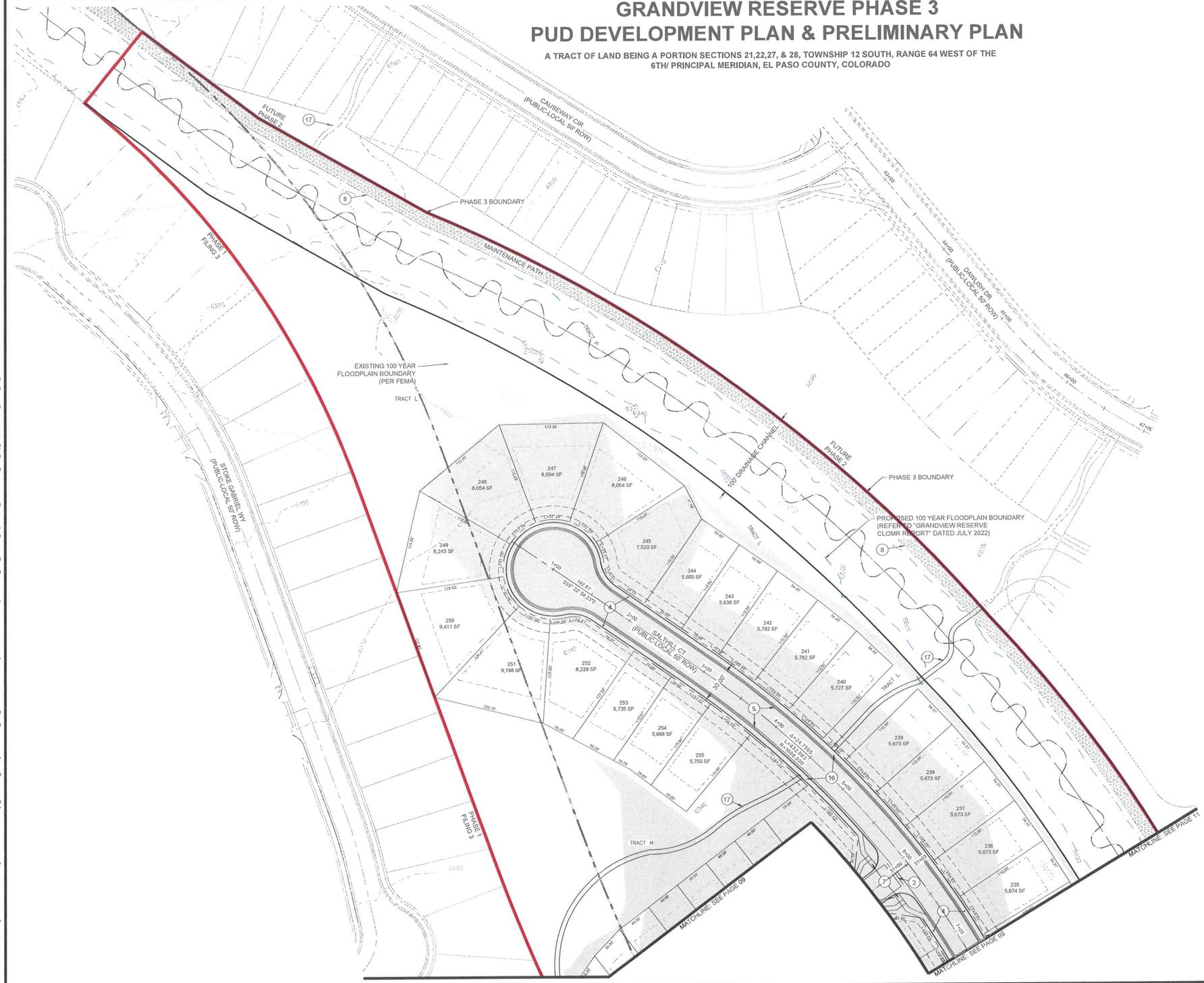
SITE PLAN
OVERALL SITE PLAN

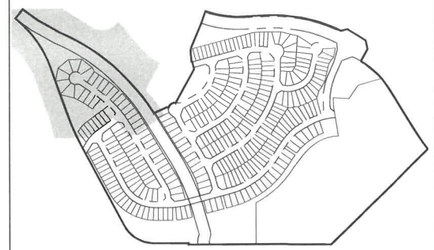
SHEET OSP 07

HR GREEN.Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xc-row-662; xc-dsgn_662; xc-row-F3; xc-dsgn-F3; xc-row-PH3; xc-dsgn-PH3

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

LINEWORK LEGEND

- MATCH LINE
- PR Phase 3 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR 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 PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

SITE SCHEDULE

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

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: EMB | JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: KEN | JOB NUMBER: 201662
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Site_Plan_PUD
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

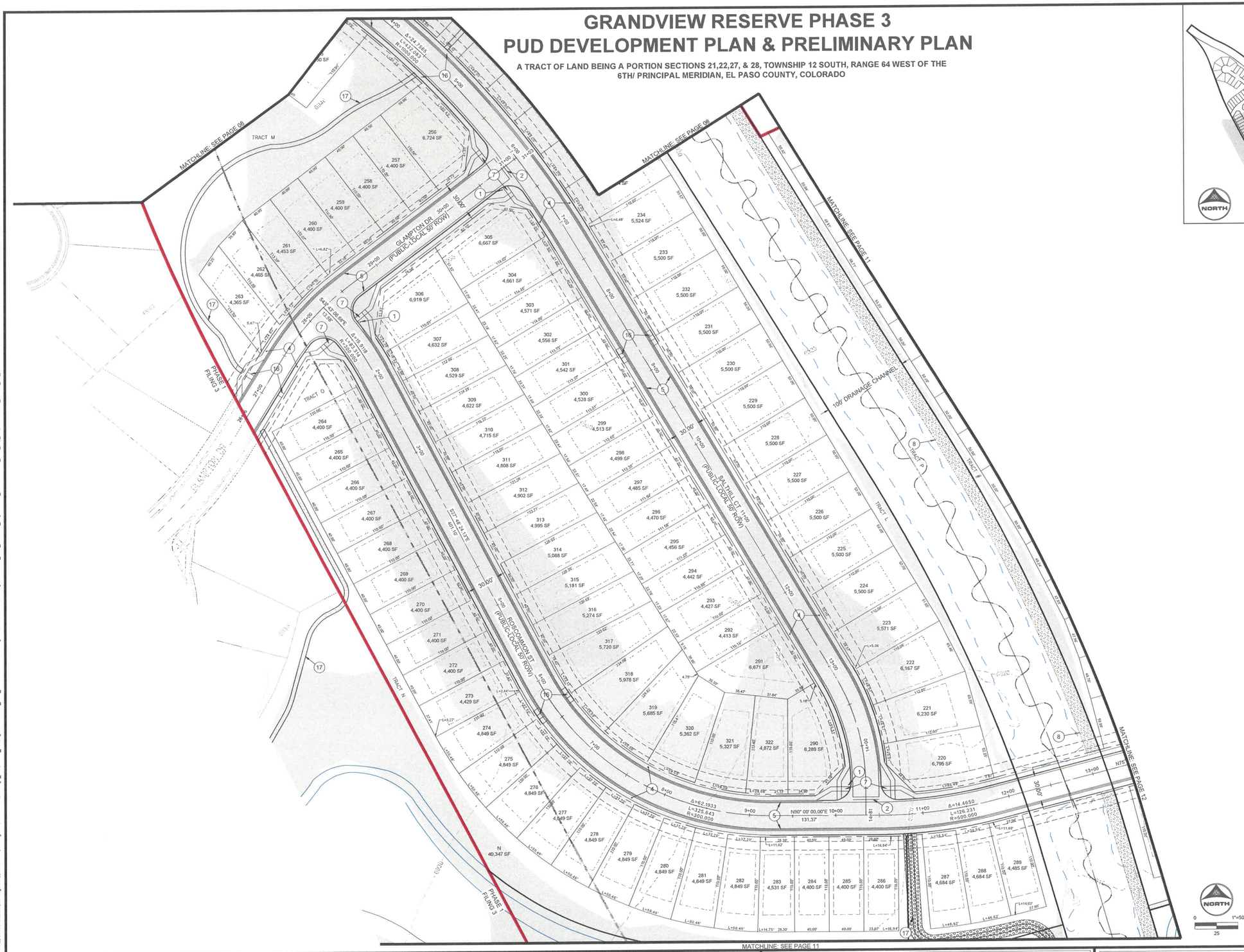
SITE PLAN
SITE PLAN - 1 OF 7

SHEET SP1 | 08

HUHN, KEN, 3/21/2024 1:18 PM
HR GREEN Xrefs: xc-crow-PH2; O:\XC-channel; xc-dsgn-PH2; xc-crow-F4; xc-dsgn-F4; xv-crow-662; xv-dsgn_662; xv-util_662; xgk-1-ainch d501_PH3_PUD; xc-crow-F3; xc-dsgn-F3; xc-crow-PH3; xc-dsgn-PH3; Site_Plan_Linework; Site_Plan_Legend; Site_Schedule; Site_Plan_Key_map; 01-XC-PR_100YR_FP_DELINEATION

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE:
1/500

LINEWORK LEGEND

- MATCH LINE
- PR Phase 3 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
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- PR SWALE
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- EX CURB & GUTTER
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- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
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- PR PHASE LINE
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- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

SITE SCHEDULE

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17. PR TRAIL (WIDTH VARIES)

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU	JOB DATE: PUD DEVELOPMENT PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KEN	JOB NUMBER: 201662	0 1"	
CAD DATE: 3/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

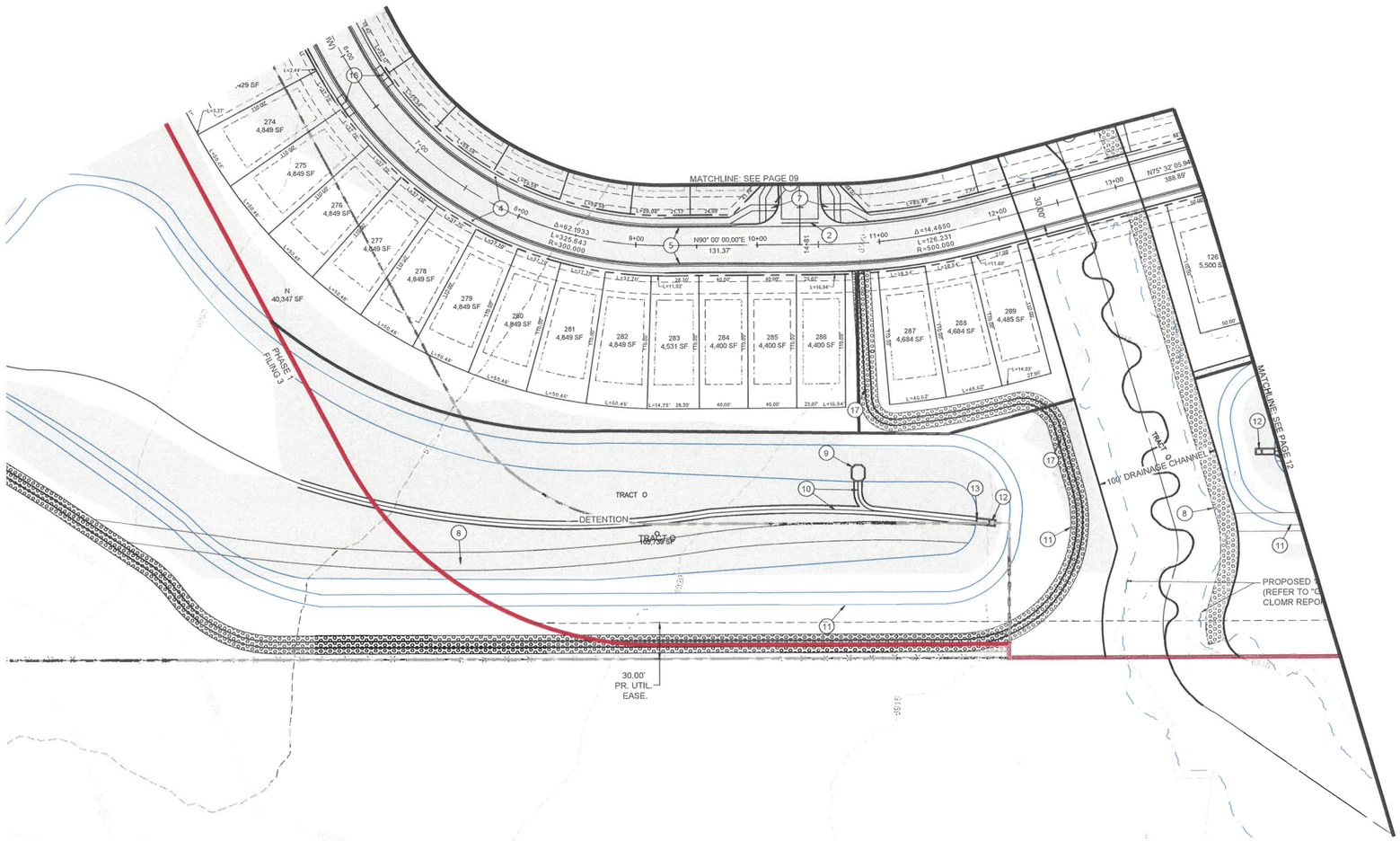
SITE PLAN
SITE PLAN - 2 OF 7

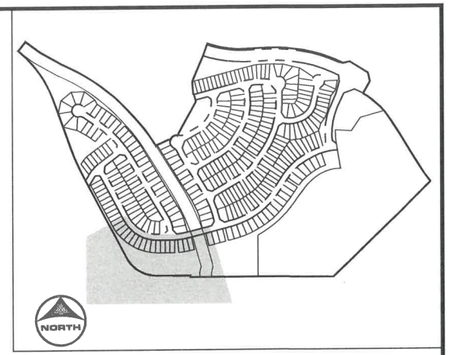
SHEET SP2 | 09

HUHN, KEN, 3/21/2024 1:18 PM
HR GREEN Xrefs: xc-vew-PH2; 01-XC-channel; xc-disp=PH2; xc-vew-F4; xc-disp=F4; xc-vew-662; xc-disp_662; xc-vall_662; xgl-1-aich dh01_PH3_PUD; xc-vew-F3; xc-disp=F3; xc-vew-PH3; xc-disp=PH3; Site_Plan_Linework_Legend; Site_Schedule; Site_Plan_Key_map; 01-XC-PR_100YR_FP_DELINEATION

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

LINEWORK LEGEND

- MATCH LINE
- PR Phase 3 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR 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 PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

SITE SCHEDULE

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14. PR ENTRY SIGN (SEE LANDSCAPE PLANS)
15. PR MODULAR BLOCK WALL
16. PR CONCRETE MID-BLOCK CURB RAMP
17. PR TRAIL (WIDTH VARIES)

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU
APPROVED: KEN
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Site_Plan_PUD
JOB DATE: PUD DEVELOPMENT PLAN
JOB NUMBER: 201662
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NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

SITE PLAN
SITE PLAN - 3 OF 7

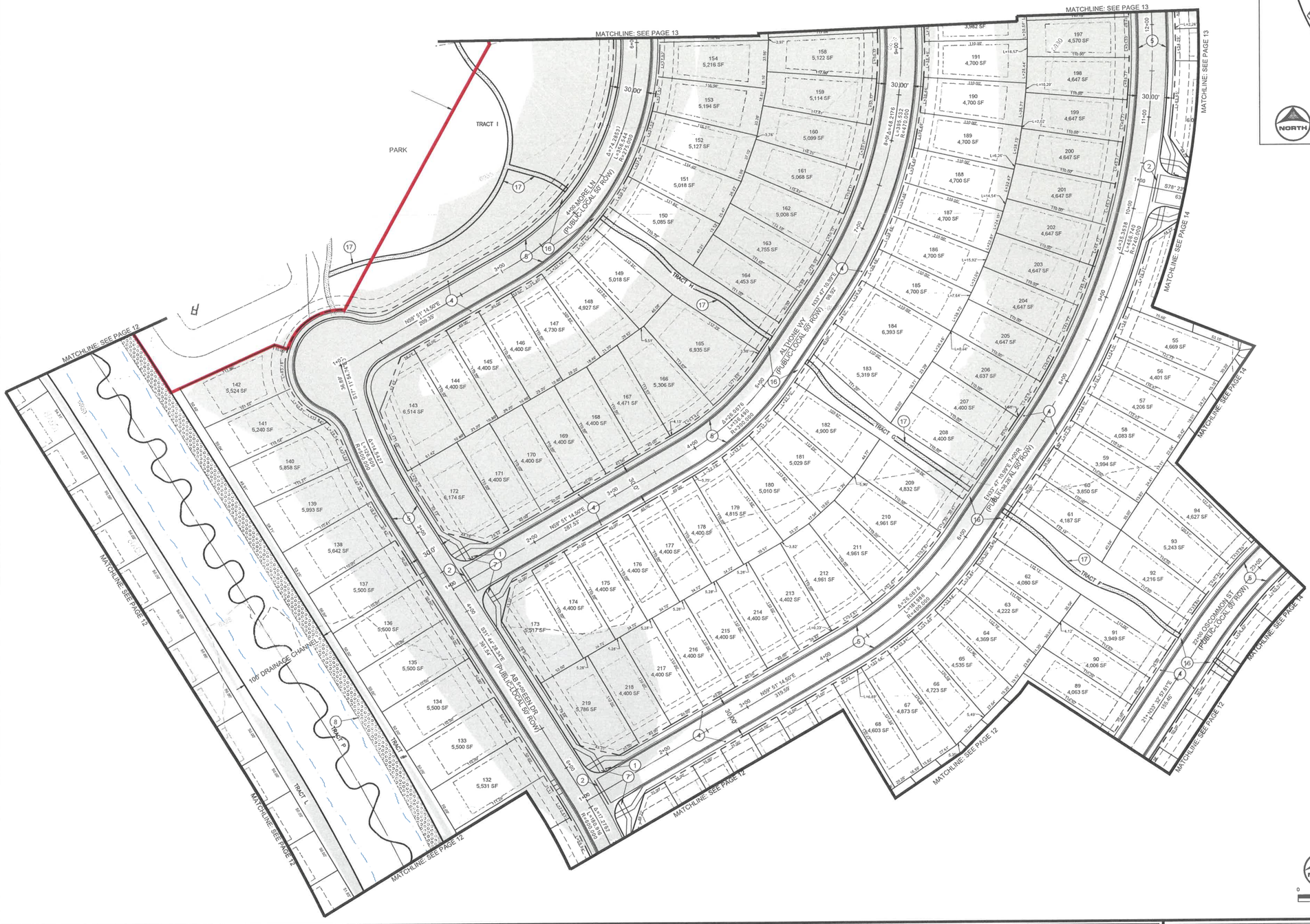
SHEET SP3

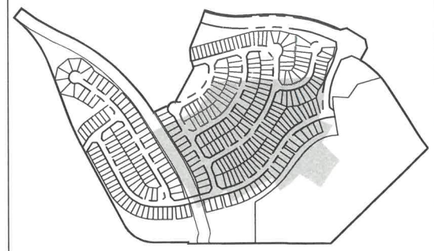
10

HUHN, KEN, 3/21/2024 1:18 PM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-disp-PH2; xc-row-F4; xc-disp-F4; xv-row-662; xv-disp_662; xv-utl_662; xgr-1-arch dh01_PH3_PUD; xc-row-F3; xc-disp-F3; xc-row-PH3; xc-disp-PH3; Site_Plan_Linework; Linework_Legend; Site_Schedule; Site_Plan_Key_map; 01-XC-PR_100YR_FP_DELINEATION

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

LINEWORK LEGEND

- MATCH LINE
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NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: KEN JOB NUMBER: 201662
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Site_Plan_PUD
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NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

SITE PLAN
SITE PLAN - 4 OF 7

SHEET SP4 | 11

HUHN, KEN, 3/21/2024 1:19 PM
HR GREEN Xrefs: xc-view-PH2; 01-XC-channel; xc-disp-PH2; xc-view-F4; xc-disp-F4; xc-view-662; xc-disp_662; xc-xdl_662; rgb-1-arch div0_PH3_PUD; xc-view-F3; xc-disp-F3; xc-view-PH3; xc-disp-PH3; Site_Plan_Linework_Legend; Site_Schedule; Site_Plan_key_map; 01-XC-PR_100YR_FP_DELINEATION

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

HUHN, KEN, 3/21/2024 1:19 PM

HR GREEN X:\efs: xc=ew=PH2; DI:\3C-channel; xc=dsgn=PH2; xc=ew=F4; xc=dsgn=F4; xv=ew=662; xv=dsgn_662; xv=ut_662; xrg=1-arch d=01_PH3_PUD; xc=ew=F3; xc=dsgn=F3; xc=ew=PH2; xc=dsgn=PH3; Site_Plan_Linework_Legend; Site_Schedule; Site_Plan_Key_map; 01-XC-PR_100YR_FP_DELINEATION

LINEWORK LEGEND

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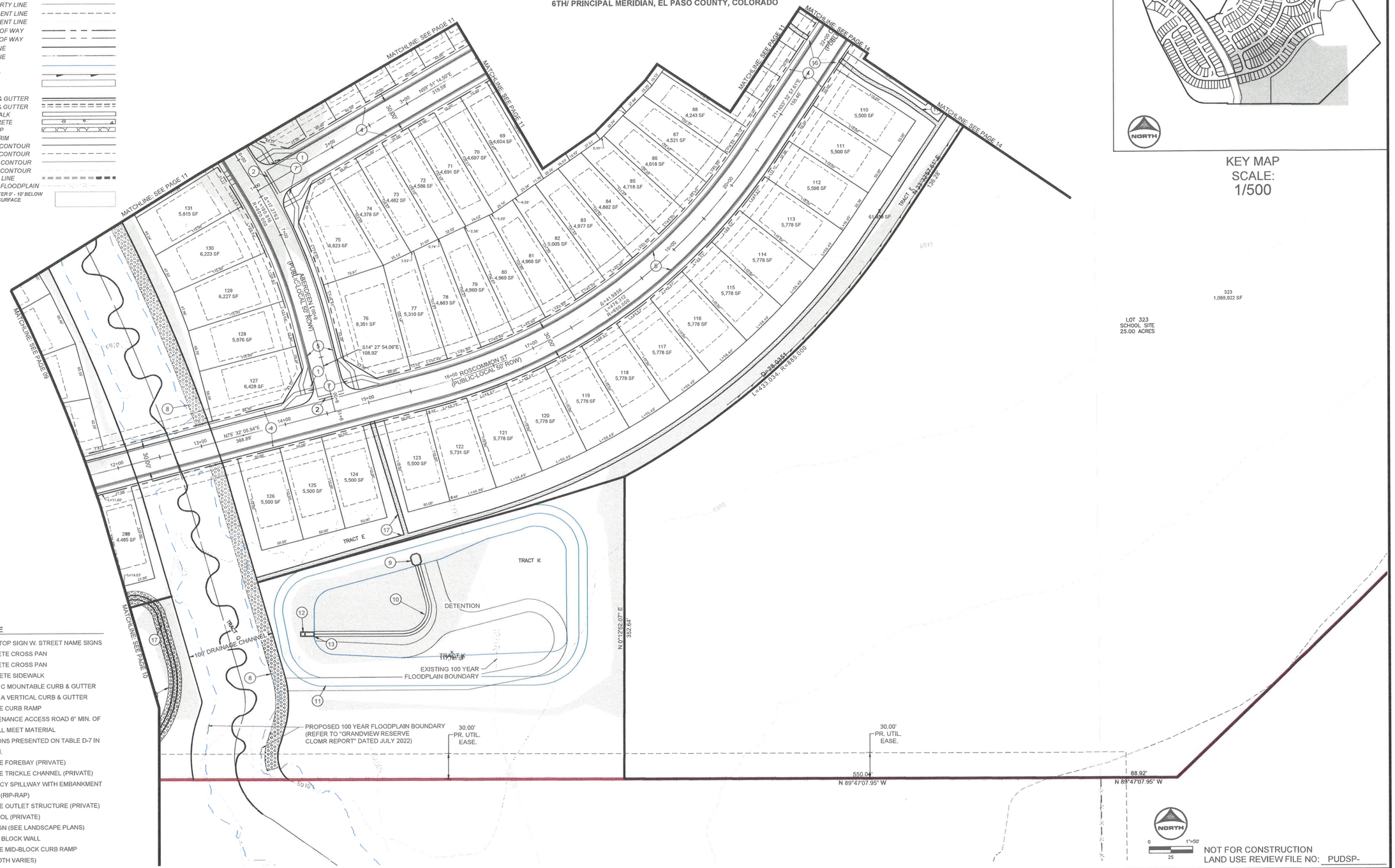

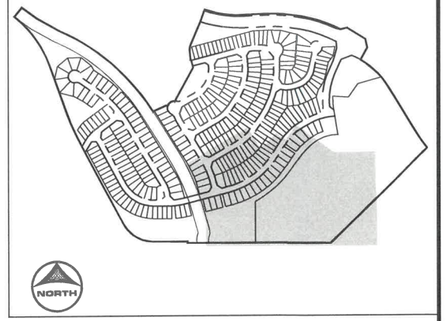

KEY MAP
SCALE:
1/500

SITE SCHEDULE

1. PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
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0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU JOB DATE: PUD DEVELOPMENT PLAN
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1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

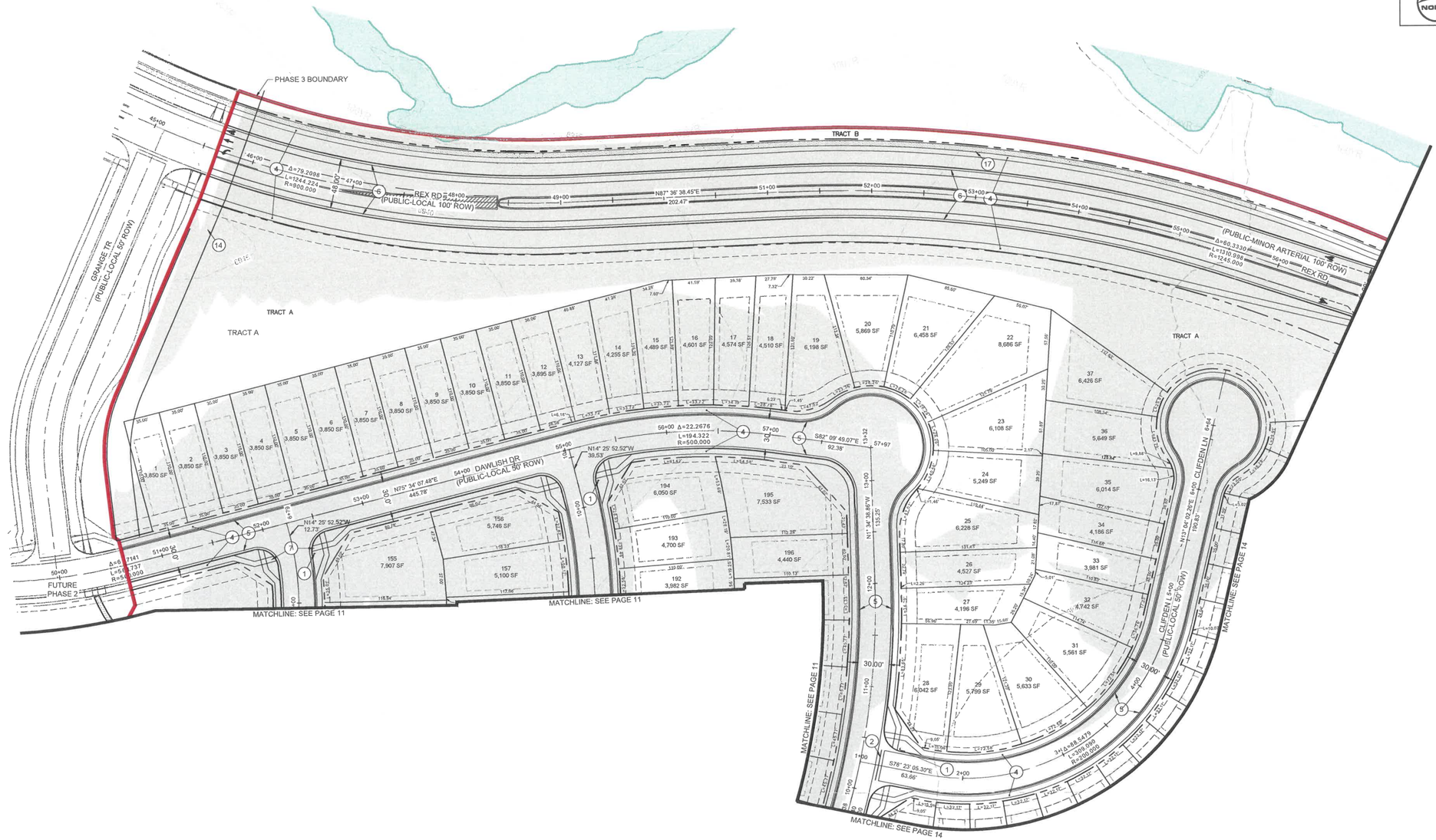
D·R·HORTON America's Builder

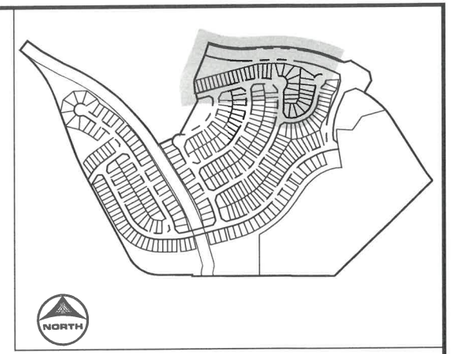
SITE PLAN
SITE PLAN - 5 OF 7

SHEET SP5 12

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

LINEWORK LEGEND

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

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: YOU
APPROVED: KEN
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Site_Plan_PUD
JOB DATE: PUD DEVELOPMENT PLAN
JOB NUMBER: 201662
BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. 0 1"

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

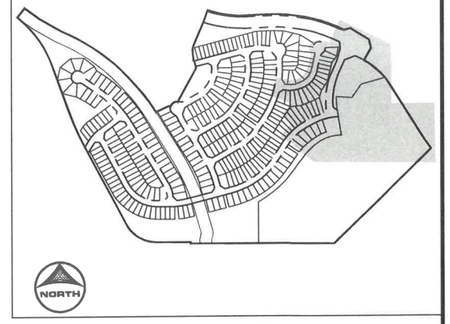
SITE PLAN
SITE PLAN - 6 OF 7

SHEET SP6 13

HUHN, KEN, 3/21/2024 1:19 PM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xc-row-662; xc-dsgn_662; xc-utl_662; xgr-1-arch dtl-01_Ph3_PUD; xc-row-F3; xc-dsgn-F3; xc-row-Ph3; xc-dsgn-PH3; Site_Plan_Linework; Legend; Site_Schedule; Site_Plan_key; key; 01-XC-PR_100YR_FP_DELINEATION

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE:
1/500

LINEWORK LEGEND

- MATCH LINE
- PR Phase 3 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR 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 PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

SITE SCHEDULE

1. PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
2. PR 6' CONCRETE CROSS PAN
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

SITE PLAN
SITE PLAN - 7 OF 7

SHEET SP7 | 14

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HR GREEN Xrefs: xc-view-PH2; 01-XC-channel; xc-disp-PH2; xc-view-F4; xc-disp-F4; xc-view-662; xc-disp_662; xv-util_662; xp-1-arch d=01_PH3_PUD; xc-view-F3; xc-disp-F3; xc-view-PH3; xc-disp-PH3; Site_Plan_Linework_Legend; Site_Schedule; Site_Plan_Key_map; 01-XC-PR_100YR_FP_DELINEATION

HUHN, KEN, 3/21/2024 1:20 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL LANDSCAPE PLAN NOTES:

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

IRRIGATION:

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

SHRUB/TREE PLANTING NOTES:

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

SODDING & SEEDING:

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

PLANT SCHEDULE

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

GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF — IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	0.8	ACRES
	NATIVE SEED — IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	13.4	ACRES
	DETENTION SEED — DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	5.8	ACRES
	CRUSHED ROCK — COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	SHREDDED MULCH — SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.

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

TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	48
	EVERGREEN TREE	35
	ORNAMENTAL TREE	TBD

SHEET INDEX:

SHEET 15 - PRELIMINARY LANDSCAPE COVER
SHEET 16 - PRELIMINARY LANDSCAPE PLAN (OVERALL)
SHEET 16-23 - PRELIMINARY LANDSCAPE PLAN
SHEET 23-25 - PRELIMINARY LANDSCAPE DETAILS

DEVELOPMENT PLAN DATA

STREET NAME OR ZONE BOUNDARY	REX ROAD	WISHAW PLACE
LANDSCAPE SETBACK LOCATION	NORTH EAST	EAST
ZONE DISTRICT BOUNDARY	NO	NO
STREET CLASSIFICATION	MINOR ARTERIAL	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED	20' / 20'	10' / 10'
LINEAR FOOTAGE	1,223'	1,015'
TREE/FEET REQUIRED	1 TREE / 25'	1 TREE / 30'
NUMBER OF TREES REQUIRED/PROVIDED	49 / 49	34 / 34
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	RR	WP
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%

SEEDING SPECIFICATIONS

NATIVE SEEDING
EL PASO COUNTY ALL PURPOSE LOW GROW MIX
- 25% BUFFALOGRASS
- 20% GRAMA, BLUE
- 29% GRAMA, SIDEOATS
- 5% GREEN NEEDLEGRASS
- 20% WHEATGRASS, WESTERN
- 1% DROPSEED, SAND

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX
- 20% BLUESTEM, BIG
- 10% GRAMA, BLUE
- 10% GREEN NEEDLEGRASS
- 20% WHEATGRASS, WESTERN
- 10% GRAMA, SIDEOATS
- 10% SWITCHGRASS
- 10% PRAIRIE SANDREED
- 10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

NOT FOR CONSTRUCTION
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HRGreen
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1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

LANDSCAPE
PRELIMINARY LANDSCAPE COVER

SHEET L.01 | 15

HR GREEN, Xrefs: xc-dtl-PH3; xc-revw-PH3; xc-dsgn-PH3; xl-3D-XREF-PH2; xl-dsgn-PH3; xp1-land dtl01_PH3_PUD; Site_Plan_Key_map

HUHN, KEN, 3/21/2024 1:20 PM

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A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KEY MAP
SCALE:
1/500

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

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: JAG JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: JFR JOB NUMBER: 201662
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Landscape-Plan_PUD
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN (OVERALL)

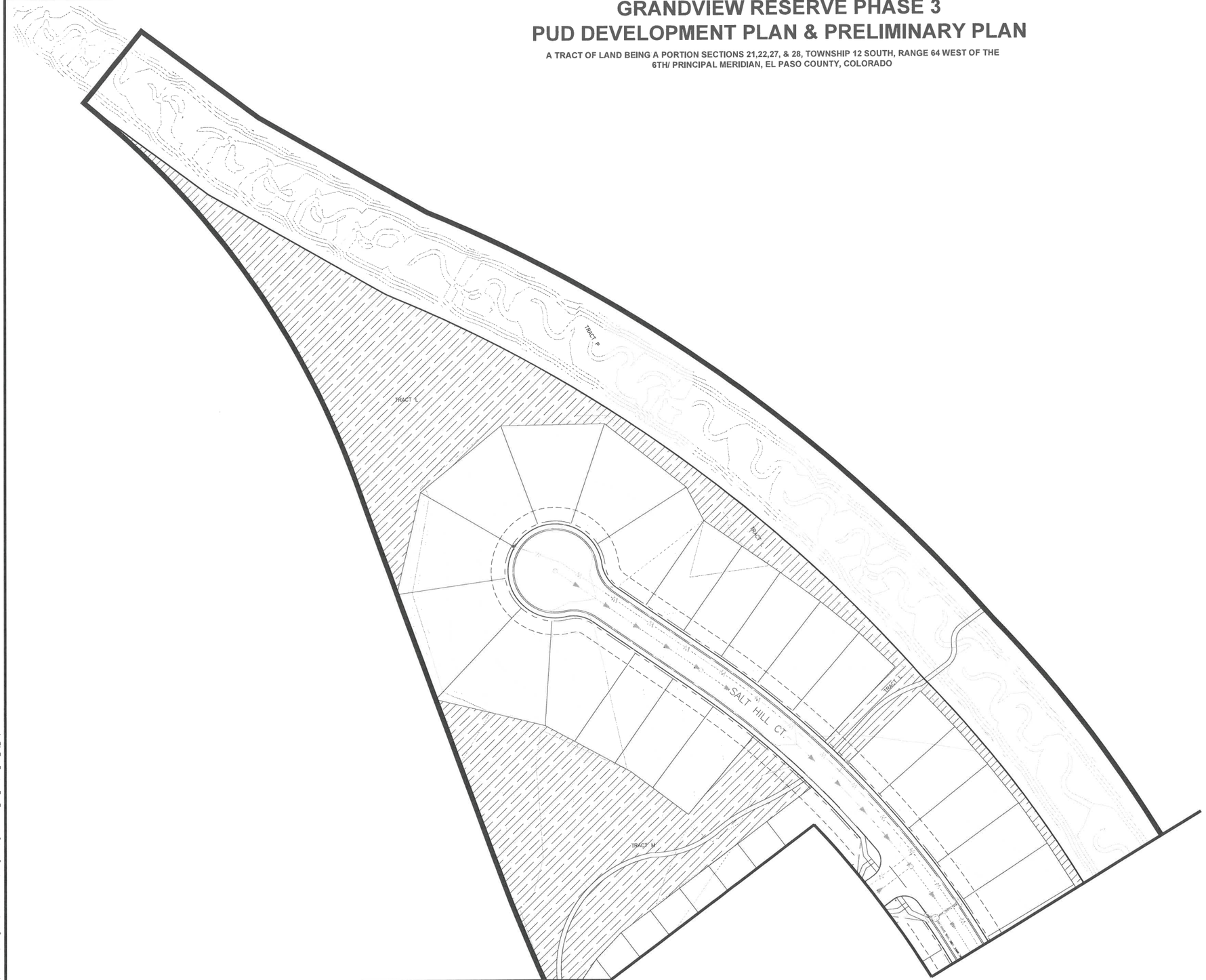
SHEET L.02 16

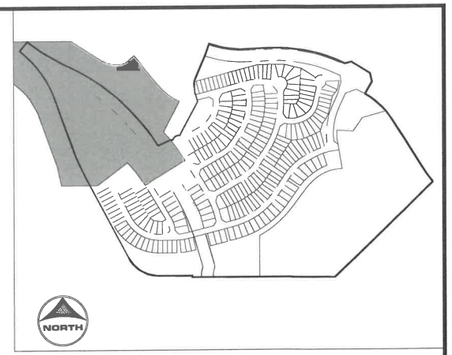
HR GREEN, Xrefs: xc-civilPH3; xc-evivePH3; xc-dsgnPH3; xc-dsgnPH5; xl-3DXREF-PH3; xl-dsgn-PH3; xgc1-arch dl101_PH3_PUD; Site_Plan_Lwy_map

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

GROUND COVER LEGEND

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TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

NORTH
0 50
25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

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1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

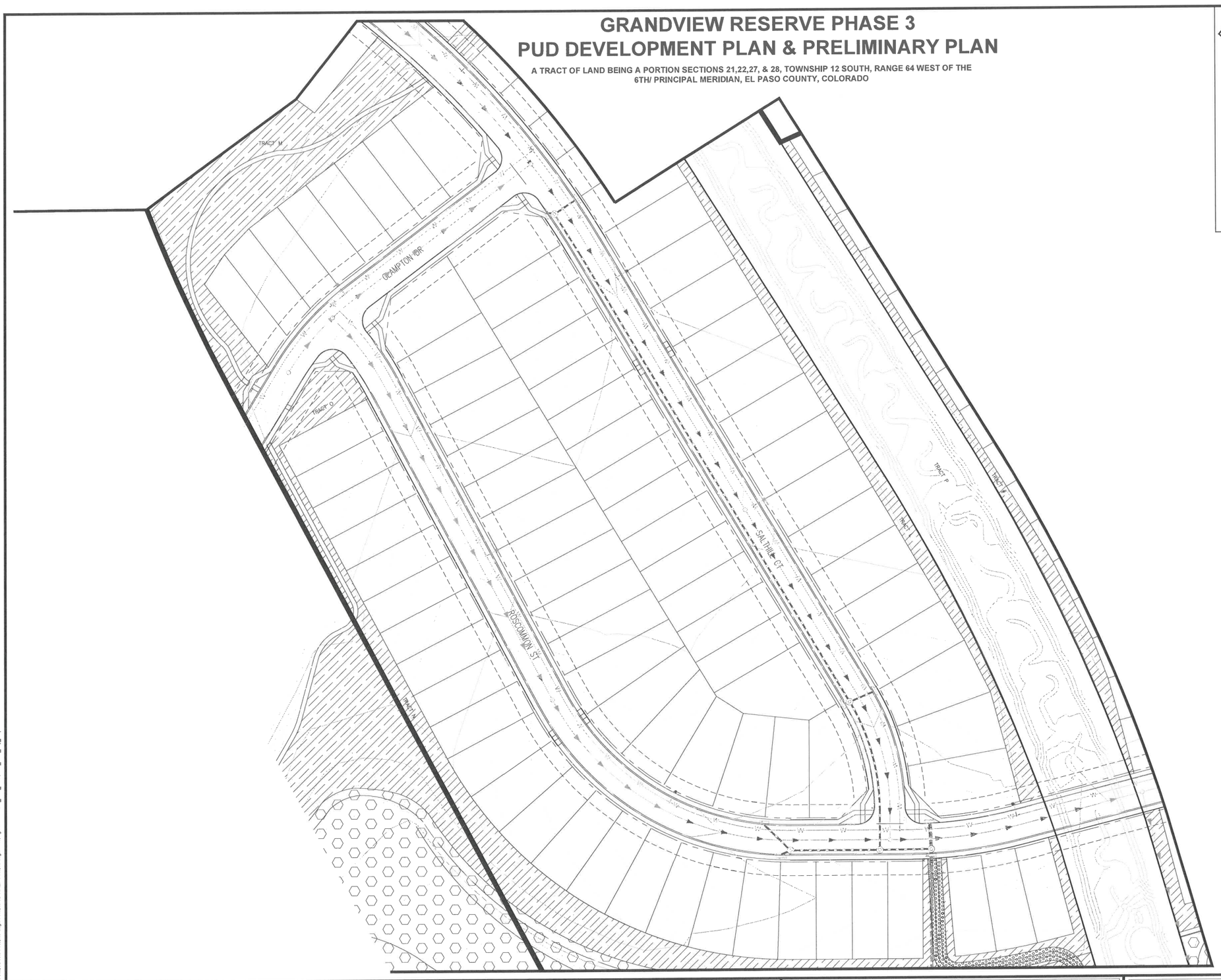
LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

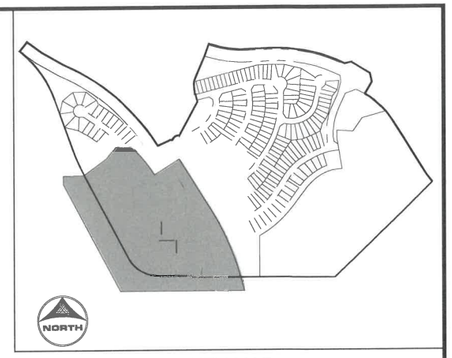
SHEET L.03 17

HR GREEN Xrefs: xc-xtlt-PH2; xc-xrev-PH3; xc-xtlge-PH3; x4-2DXREF-PH3; x4-xtlge-PH3; xgr1-arch dln01_PH3_PUD; Site_Plan_Lay_map

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





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SCALE:
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	ORNAMENTAL TREE

NORTH
0 50
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET L.04

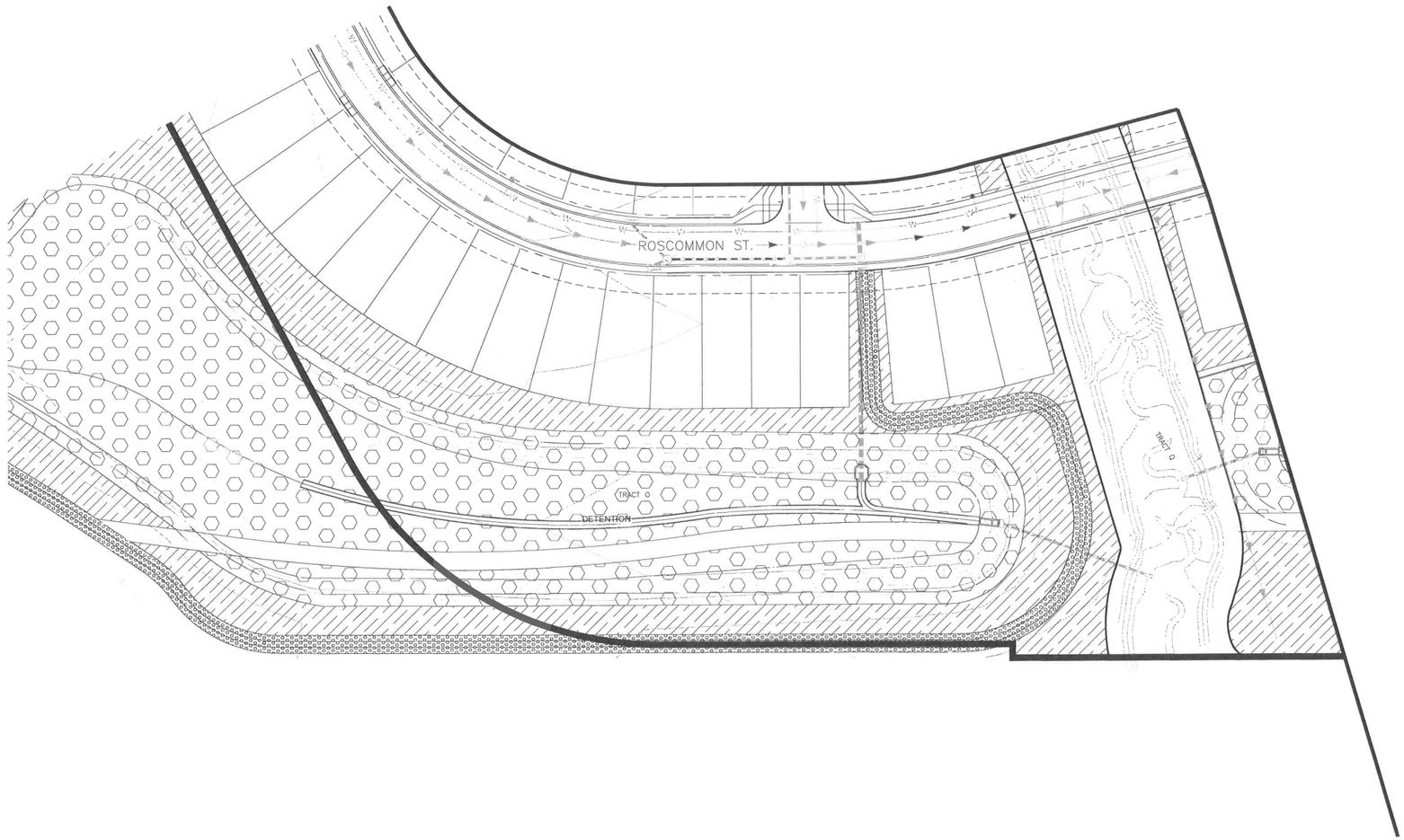
18

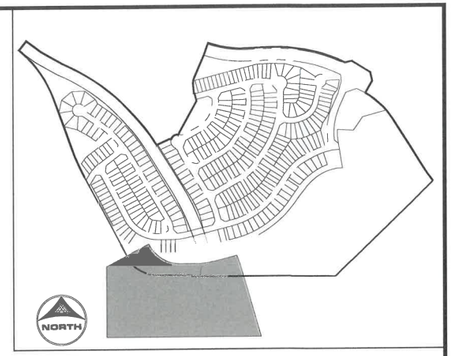
HUHN, KEN, 3/21/2024 1:21 PM
HR GREEN Xrefs: xc-dsh-PH3; xc-over-PH3; xc-dsgn-PH3; xl-3D-XREF-PH3; xl-dsgn-PH3; xgc-l-wtch dlo1_PH3_PUD; Site_Plan_key_map

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





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NORTH
0 50
25

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COLORADO SPRINGS CO 80920
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

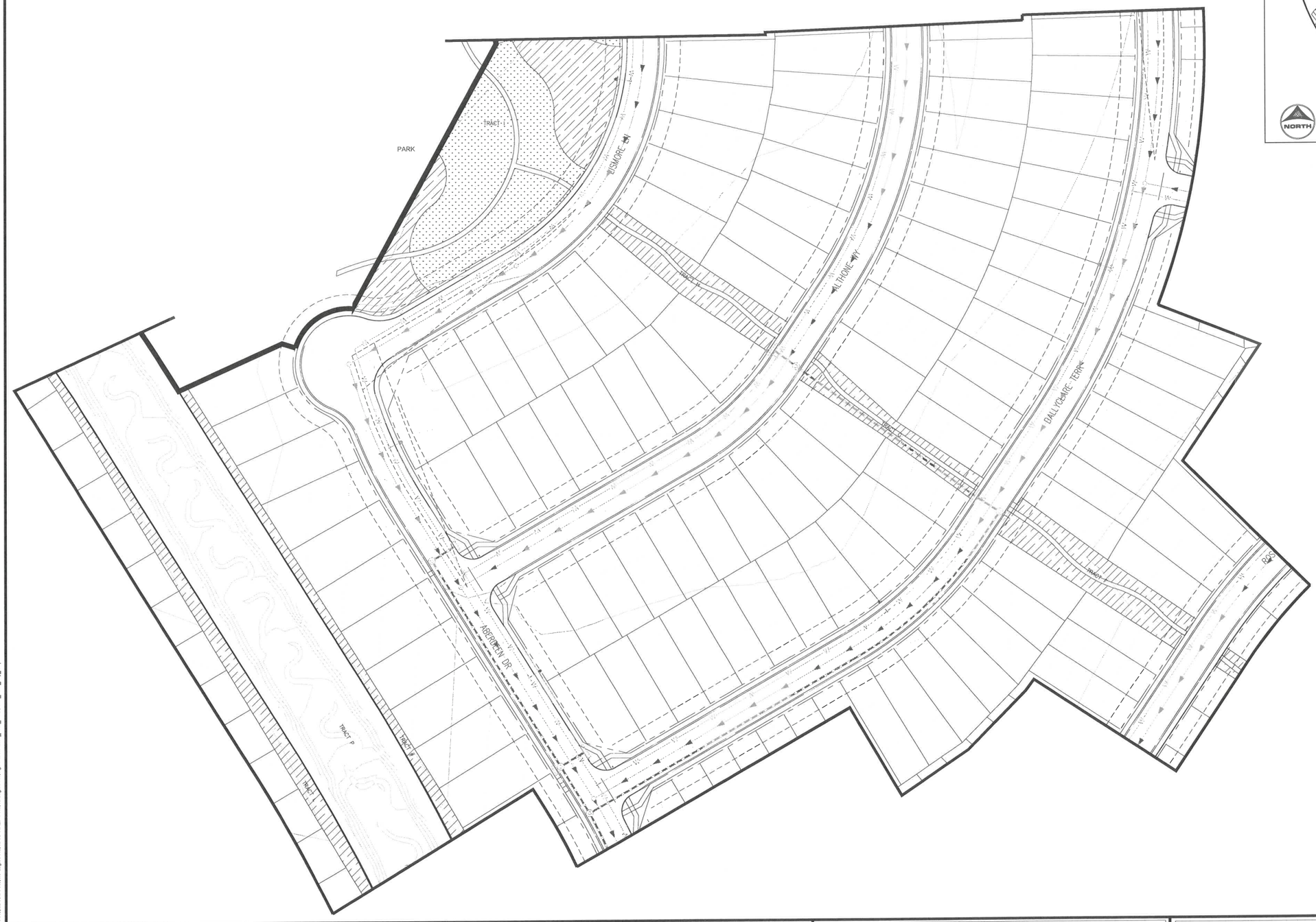
SHEET L.05 19

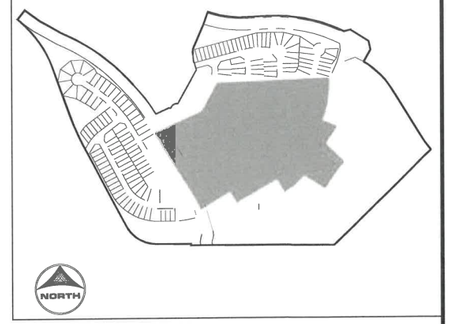
HR GREEN Xrefs: xc-ult-PH3; xc-row-PH3; xc-dsgn-PH3; d:\3D-XREF-PH3; x-ld-sgn-PH3; xgl-l-arch @01_PH3_PUD; Site_Plan_lwy_mxp

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

GROUND COVER LEGEND

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TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
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	ORNAMENTAL TREE

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET L.06

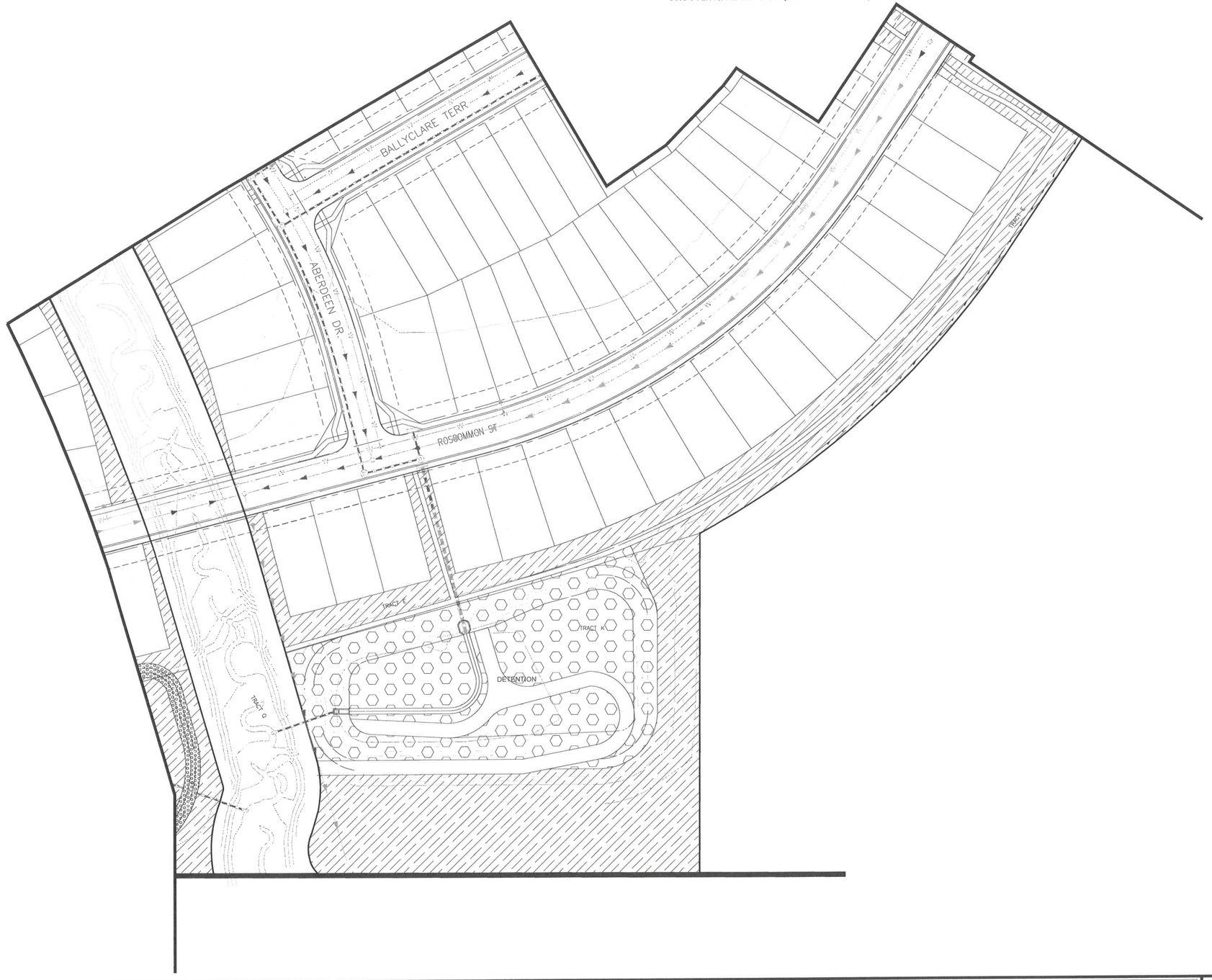
20

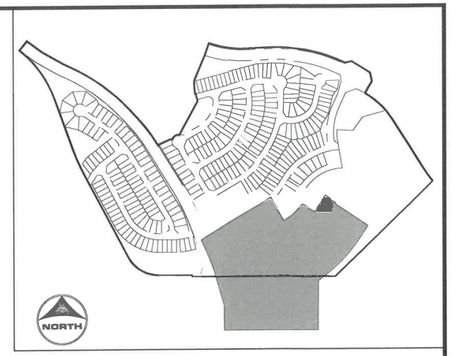
HR GREEN X-refs: xc-xdbPH3; xc-xrowPH3; xc-dsgnPH3; xd-SDv3REF-PH3; xd-dsgnPH3; sgc-l-arch dt01_PH3_PUD; Site_Plan_key_map

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEY MAP
SCALE:
1/500

GROUND COVER LEGEND

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TREE LEGEND

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	EVERGREEN TREE
	ORNAMENTAL TREE

NORTH
0 50
25

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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET L.07

21

HR GREEN X:\xfs_cd\&PH3_cc-cw-w-PH3_cc-dsgn-PH3_sl-SD-XREF-PH3_sl-dsgn-PH3_rgb-1-arch dt\01_PH3_PUD_Site_Plan_key_map

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
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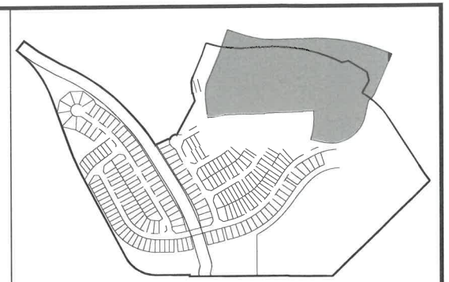

KEY MAP
SCALE:
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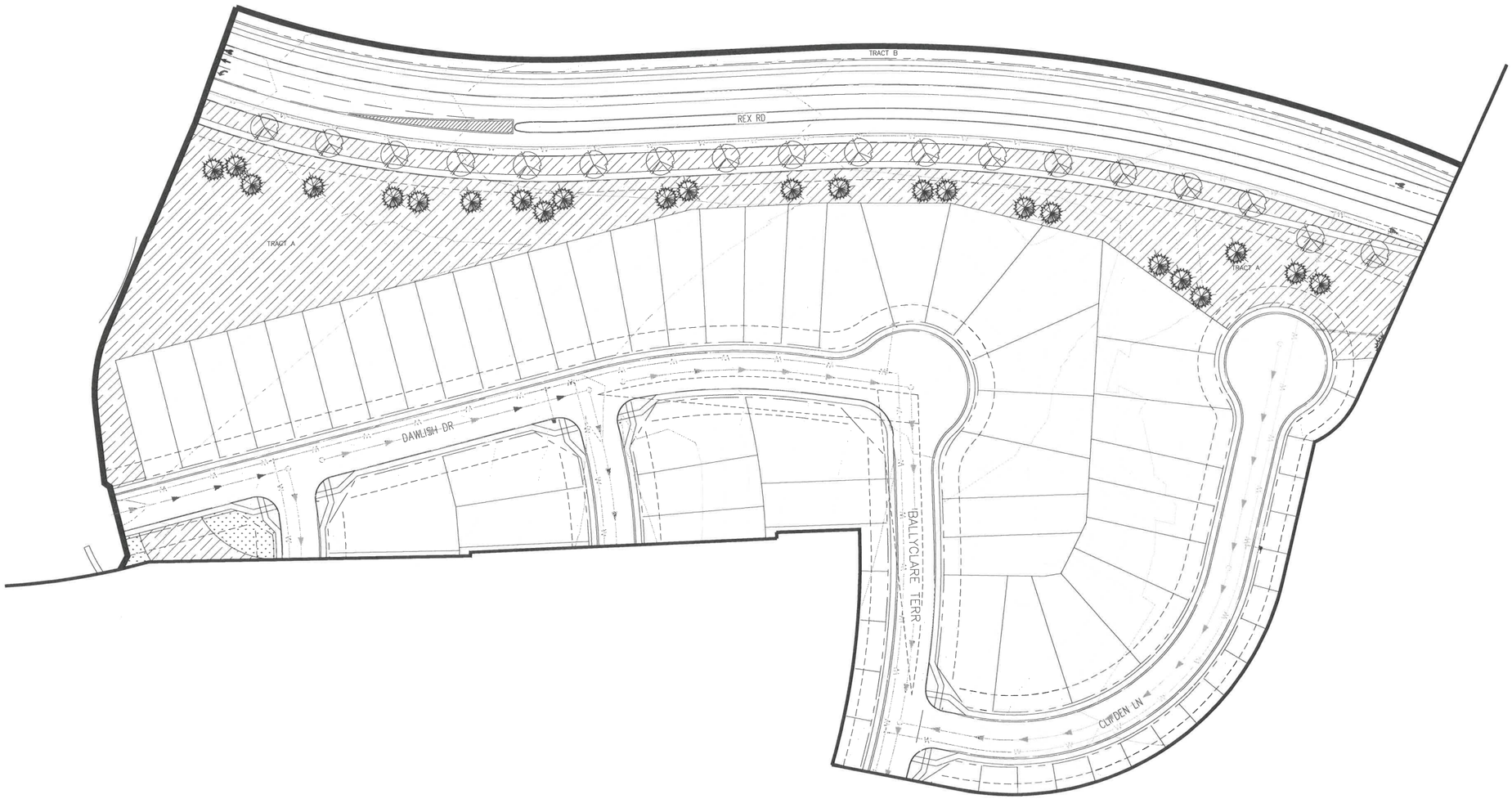

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NORTH
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET L.08

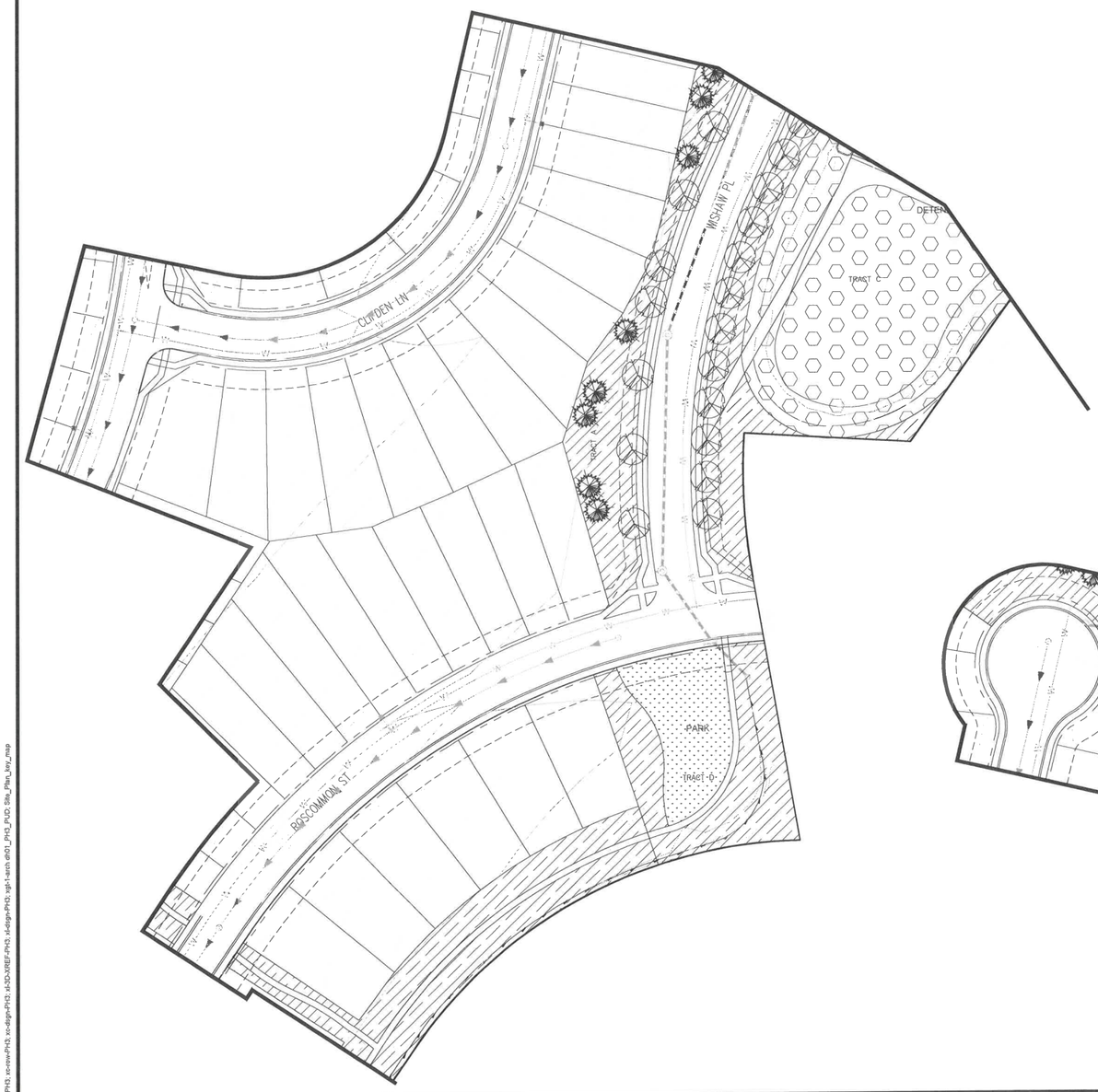
22

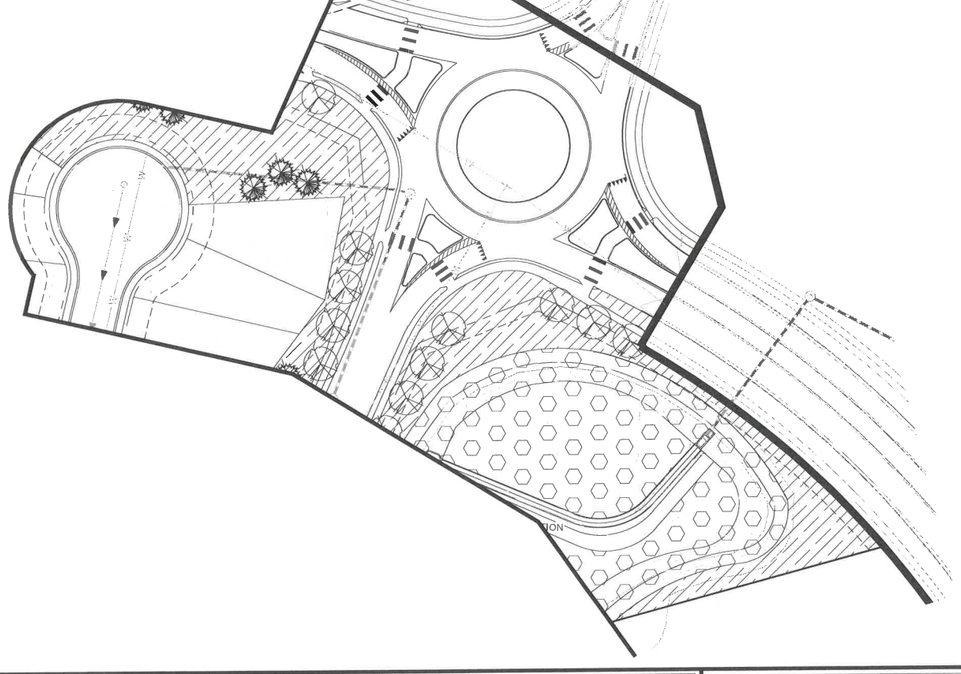
HR GREEN Xrefs: xc-utb-PH3; xc-view-PH3; xc-dsgn-PH3; id-3DXREF-PH3; xl-dsgn-PH3; xgr-1-arch dr01_PH3_PUD; Site_Plan_Wvy_map

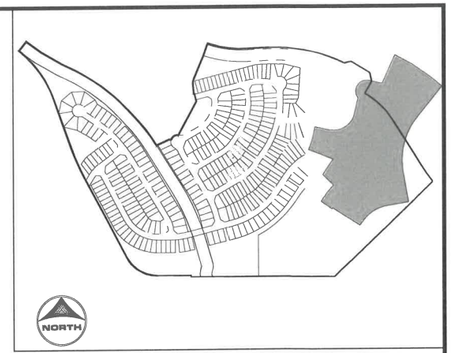
HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO







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	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: JAG JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: JFR JOB NUMBER: 201662
CAD DATE: 3/21/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Landscape-Plan_PUD

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 PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET L.09

23

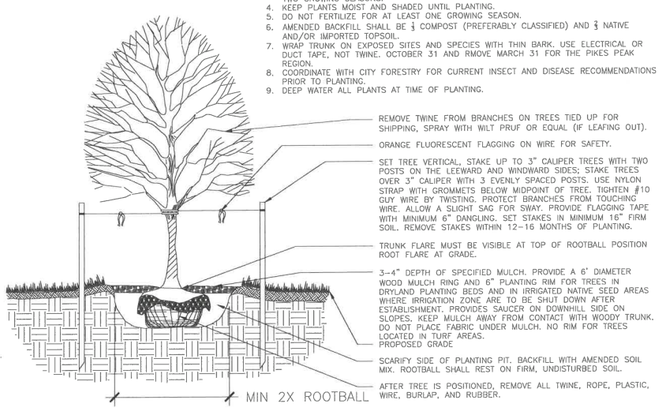
HR GREEN X-refs: xc-civil-PH3, xc-cov-PH3, xc-dsgn-PH3, xl-3D-XREF-PH3, xl-dsgn-PH3, xgl-1-inch dir01_PH3_PUD_Site_Plan_Lay_map

HUHN, KEN, 3/21/2024 1:21 PM

GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

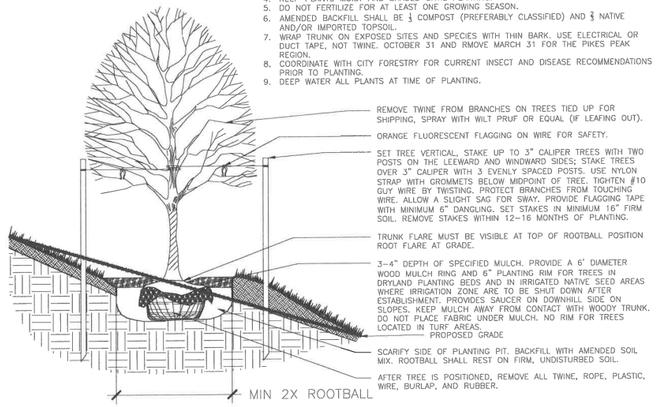
A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

NOTES:
1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



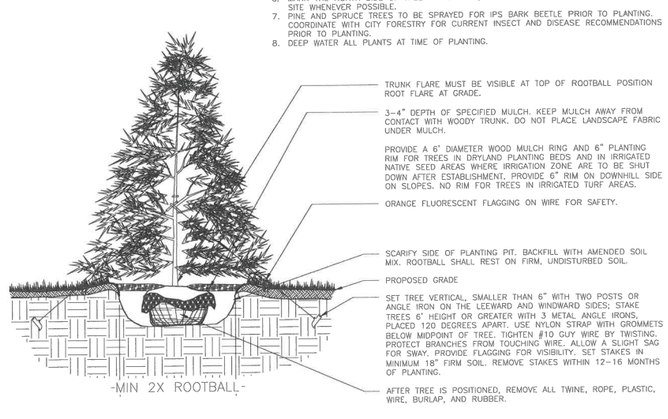
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

NOTES:
1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



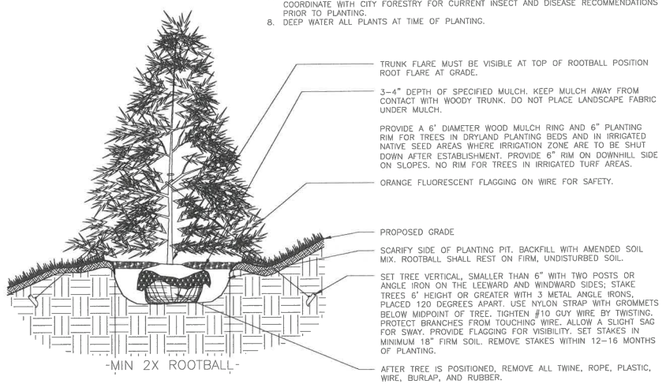
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



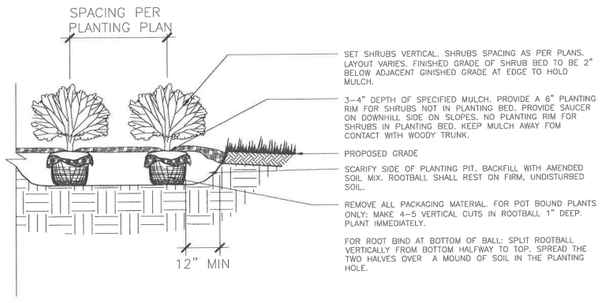
3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



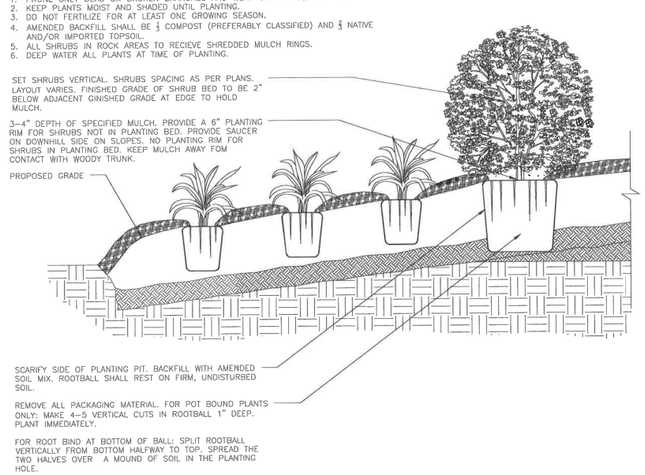
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



5 TYP. SHRUB PLANTING DETAIL
SCALE: NTS

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: JAG	JOB DATE: PUD DEVELOPMENT PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: JFR	JOB NUMBER: 201662	0 1"	
CAD DATE: 3/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\PUD\Landscape-Plan_PUD			

NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE DETAILS

SHEET L.10

24

HR GREEN Xrefs: x:\all\PHS; x:\new\PHS; x:\digio\PHS; x:\3D\XREF-PHS; x:\digio\PHS; rgb1-retch dtrtl_PHS_PUD; Site_Plan_Key_map

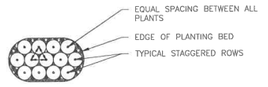
HUHN, KEN, 3/21/2024 1:21 PM

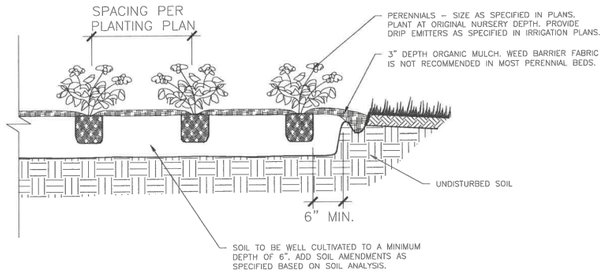
GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

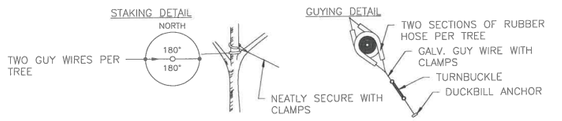
*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.





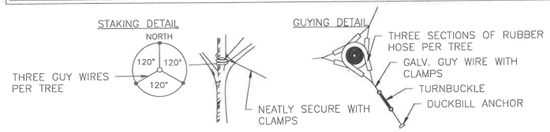
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF 3/16" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
- ½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- TWO (2) TURNBUCKLES, EYE AND EYE TYPE, ⅜" THREAD DIAMETER WITH 3" TAKE-UP
- FOUR (4) ⅛" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
- TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



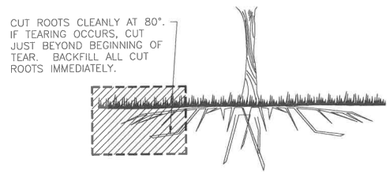
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF 3/16" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
- ½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- THREE (3) TURNBUCKLES, EYE AND EYE TYPE, ⅜" THREAD DIAMETER WITH 3" TAKE-UP
- SIX (6) ⅛" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
- THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



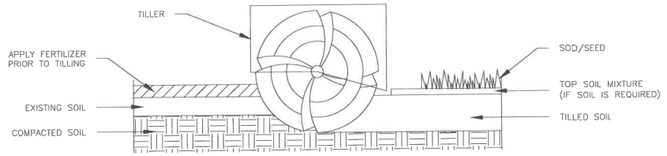
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

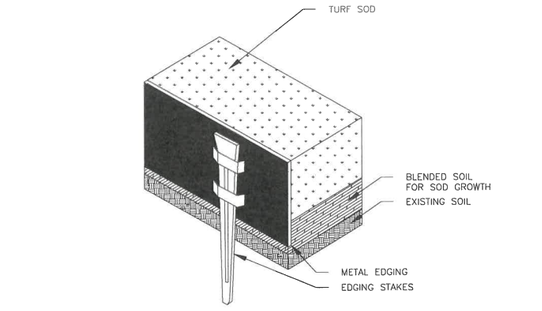


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

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

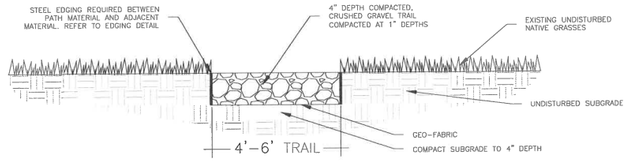


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



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

5 TYP. METAL EDING DETAIL
SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: JAG | JOB DATE: PUD DEVELOPMENT PLAN
APPROVED: JFR | JOB NUMBER: 201662
CAD DATE: 3/21/2024
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NO.	DATE	BY	REVISION DESCRIPTION

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

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

LANDSCAPE
PRELIMINARY LANDSCAPE DETAILS

SHEET L.11 | 25

HR GREEN Xrefs: tc-dsk-PH3, tc-cross-PH3, tc-dsgn-PH3, sk3D-XREF-PH3, 24dsgn-PH3, rgb1-arch dtl01_PH3_PUD, Site_Plan_Key_map

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Monument Ridge East Preliminary Plan

Agenda Date: June 12, 2024

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services on behalf of Monument Ridge East, LLC., for endorsement of the Monument Ridge East Preliminary Plan, which consists of a mix of 342 multi-family townhome units and single-family residential lots on approximately 62.55 acres. The project site is located north of Monument, southeast of the intersection of Monument Hill Road and County Line Road. The property is currently zoned PUD, CC, CS, C-1, and RS-20000, however, a rezone to the RM-12 and RS-6000 zoning classifications is being processed concurrently.

The 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 2 miles south of the property, while the existing New Santa Fe Primary Regional Trail is located approximately 1.25 miles southwest. The existing Santa Fe Open Space and Fox Run Regional Park are located approximately 1.75 west and 5.15 miles southeast of the project site, respectively. The project site is not located within any Candidate Open Space Areas.

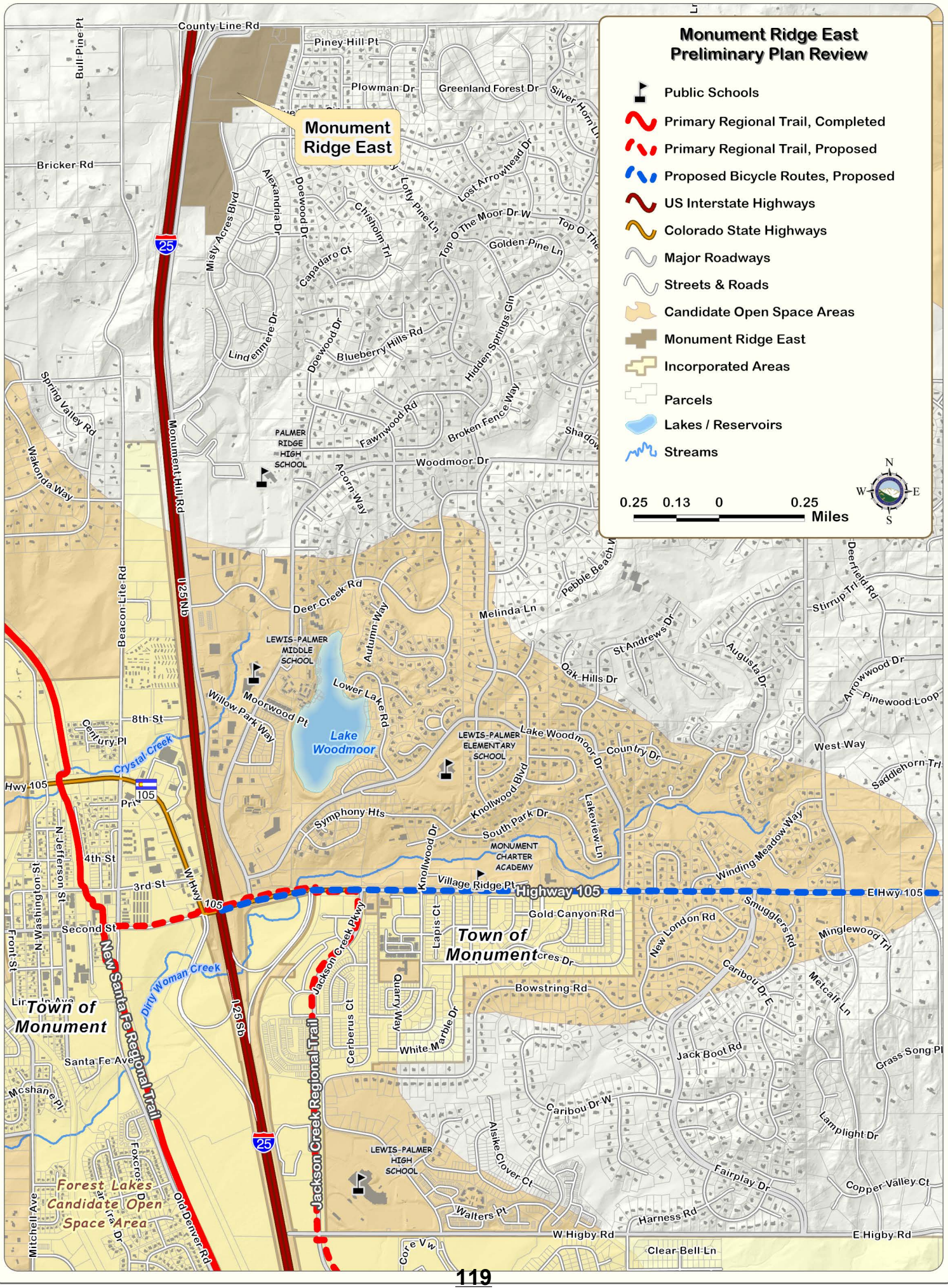
This current Preliminary Plan submittal lacks a Letter of Intent, so details regarding parks, trails, or open space areas are not available at this time. Staff has spoken with the Project Manager at El Paso County Planning and Community Development and has requested a Letter of Intent. The Preliminary Plan is also lacking a Landscape Plan, as well as other usual components of a Preliminary Plan submittal, such as a detailed tract table describing the various open space tracts, as highlighted on Page 3 of the Preliminary Plan. Typically, tract tables describe each tracts' primary use, such as public and passive open space, parks, landscaping, drainage corridors, utilities, and stormwater detention facilities.

In the submitted Subdivision Summary Form, the applicant only lists 3.52 acres, or 5.6%, of open space. However, as previously noted, Page 3 of the Preliminary Plan appears to show a far greater amount of open space, but due to the lack of information provided, staff may only speculate as to the open space uses.

Staff recommends that the applicant submit the required Letter of Intent and a more robust Preliminary Plan that includes a detailed Landscape Plan with all possible recreational amenities including trails, common areas, and/or playground, elevations of the townhomes and lot layouts, and a detailed tract table with descriptions of each tracts' use. As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

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 Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of $172,710 and urban park purposes in the amount of $103,626 will be required at time of the recording of the forthcoming Final Plat(s).


Monument Ridge East
Preliminary Plan Review
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
US Interstate Highways
Colorado State Highways
Major Roadways
Streets & Roads
Candidate Open Space Areas
Monument Ridge East
Incorporated Areas
Parcels
Lakes / Reservoirs
Streams
0.25 0.13 0 0.25
Miles
N
W
E
S
Monument Ridge East
County Line Rd
Piney Hill Pt
Plowman Dr
Greenland Forest Dr
Silver Horn Ln
Bull Pine Pt
Bricker Rd
Misty Acres Blvd
Alexandria Dr
Doewood Dr
Chisholm Trl
Lofty Pine Ln
Lost Arrowhead Dr
Top O The Moor Dr W
Golden Pine Ln
Capadaro Ct
Lindenmere Dr
Blueberry Hills Rd
Hidden Springs Gln
Broken Fence Way
Fawnwood Rd
Spring Valley Rd
Wakonda Way
Monument Hill Rd
I25Nb
PALMER RIDGE HIGH SCHOOL
Woodmoor Dr
Acorn Way
Beacon Lite Rd
Deer Creek Rd
Autumn Way
Melinda Ln
Pebble Beach
Deerfield Rd
Stirrup Trl
St Andrews Dr
Augusta Dr
Oak Hills Dr
Arrowwood Dr
Pinewood Loop
LEWIS-PALMER MIDDLE SCHOOL
Lower Lake Rd
Moorwood Pt
Willow Park Way
Lake Woodmoor
LEWIS-PALMER ELEMENTARY SCHOOL
Lake Woodmoor Dr
Country Dr
West Way
Saddlehorn Trl
8th St
Century Pl
Crystal Creek
Hwy 105
105
Pri
Symphony Hts
Knollwood Blvd
South Park Dr
Lakeview Ln
Knollwood Dr
MONUMENT CHARTER ACADEMY
Winding Meadow Way
4th St
N Jefferson St
S Washington St
N
3rd St
W Hwy 105
Village Ridge Pt
Highway 105
E Hwy 105
Second St
Front St
New Santa Fe Regional Trail
Gold Canyon Rd
Lapis Ct
Jackson Creek Pkwy
Town of Monument
New London Rd
Smugglers Rd
Minglewood Trl
Dirty Woman Creek
cres Dr
Caribou Dr E
Metcalf Ln
Bowstring Rd
Quarry Way
Cerberus Ct
White Marble Dr
Jack Boot Rd
Grass Song Pl
Lir
Ave
Town of Monument
Santa Fe Ave
Mcshane Pl
I25Sb
Jackson Creek Regional Trail
Caribou Dr W
Lamplight Dr
Alsike Clover Ct
LEWIS-PALMER HIGH SCHOOL
Fairplay Dr
Copper Valley Ct
Forest Lakes Candidate Open Space Area
Foxcross Dr
Mitchell Ave
Old Denver Rd
Walters Pt
Harness Rd
W Higby Rd
E Higby Rd
Core Vw
Clear Bell Ln

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

June 12, 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: Monument Ridge East Preliminary Plan

PCD Reference #: SP-24-001

Application Type: Preliminary Plan

Total Acreage: 62.55

Total # of Dwelling Units: 342

Dwelling Units Per 2.5 Acres: 13.67

Regional Park Area: 2

Urban Park Area: 1

Existing Zoning Code: PUD, CC, CS, RS-20000

Proposed Zoning Code: RM-12, RS-6000

Applicant / Owner:
Oak Ridge Land Holdings
James Ridge
1234 Main Street
Colorado Springs, CO 80900

Owner's Representative:
Ridge & Ridge Landscape Architects
Steve Ridge
1235 Main Street
Colorado Springs, CO 80900

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 342 Dwelling Units = 6.635

Total Regional Park Acres: 6.635

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 342 Dwelling Units = 1.28

Community: 0.00625 Acres x 342 Dwelling Units = 2.14

Total Urban Park Acres: 3.42

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 342 Dwelling Units = $172,710

Total Regional Park Fees: $172,710

Urban Park Area: 1

Neighborhood: $119 / Dwelling Unit x 342 Dwelling Units = $40,698

Community: $184 / Dwelling Unit x 342 Dwelling Units = $62,928

Total Urban Park Fees: $103,626

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 Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of $172,710 and urban park purposes in the amount of $103,626 will be required at time of the recording of the forthcoming Final Plat(s).**

Park Advisory Board Recommendation:

MONUMENT RIDGE EAST

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO

LINE TABLE FOR LOTS 38-59		
LINE	BEARING	LENGTH
L120	N00°13'38"W	76.50
L121	S89°46'22"W	286.00
L122	S00°13'38"E	89.72
L123	N89°46'22"E	210.01
L124	N29°57'52"E	353.71
L125	N60°02'08"W	76.50
L126	S29°57'52"W	401.00
L127	S60°02'08"E	64.00
L128	S07°26'31"W	306.65
L129	S82°33'30"E	80.33
L130	N07°26'31"E	348.00
L131	N82°33'30"W	76.50
L132	N07°26'31"E	76.50
L133	N82°33'30"W	279.00
L134	S07°26'31"W	74.19
L135	S82°33'30"E	262.52
L136	N82°33'30"W	290.40
L137	S58°25'02"W	11.60
L138	S07°26'31"W	69.22
L139	S82°33'30"E	222.80
L140	S07°26'31"W	121.50
L141	S82°33'30"E	76.08
L142	N07°26'131"E	185.83
L143	N60°02'09"W	76.29
L144	S29°57'52"W	398.00
L145	S60°02'108"E	73.28
L146	N29°57'52"E	355.93
L147	S89°4622"W	76.50
L148	S00°13'38"E	359.00
L149	N89°46'22"E	76.50
L150	N00°13'38"E	359.00
L151	N00°13'38"W	229.00
L152	S89°46'122"W	76.50
L153	S00°13'38"E	229.00
L154	N89°46'22"E	76.50
L155	N12°36'26"E	73.50
L156	N77°23'34"W	172.00
L157	S12°36'26"W	73.50
L158	S77°23'34"E	172.00
L159	S77°23'34"E	165.00
L160	N12°36'26"E	73.50
L161	N77°23'34"W	165.00
L162	S12°36'26"W	73.50
L163	S07°26'31"W	860.00
L164	S82°33'30"E	76.50
L165	N07°26'31"E	860.00

NOTE: L109-L119 NOT USED

LINE TABLE FOR LOTS 38-59		
LINE	BEARING	LENGTH
L166	N82°33'30"W	76.50
L167	S07°26'31"W	309.92
L168	S82°33'30"E	76.50
L169	N07°26'31"E	309.92
L170	N82°33'30"W	76.50
L171	S07°26'31"W	111.00
L172	S82°33'30"E	76.50
L173	N07°26'31"E	111.00
L174	N82°33'30"W	76.50
L175	S82°33'30"E	695.00
L176	N07°26'31"E	695.00
L177	N82°33'30"W	76.50
L178	S07°26'31"W	695.00
L179	N07°26'31"E	462.00
L180	N82°33'30"W	76.50
L181	S07°26'31"W	462.00
L182	S82°33'30"E	76.50
L183	N07°26'31"E	97.50
L184	N82°33'30"W	140.00
L185	S07°26'30"W	97.50
L186	S82°33'30"E	140.00
L187	N07°26'30"E	160.00
L188	N82°33'30"W	97.50
L189	S07°26'31"W	160.00
L190	S82°33'30"E	97.50
L191	S07°26'31"W	169.67
L192	S82°33'30"E	97.50
L193	N07°26'31"E	187.10
L194	N00°51'05"E	83.90
L195	N89°08'55"W	97.46
L196	S00°45'58"W	63.82
L197	S89°08'55"E	400.00
L198	N00°51'05"E	97.50
L199	N89°08'55"W	400.00
L200	S00°51'05"W	97.50
L201	S89°14'03"E	97.50
L202	N00°45'58"E	330.00
L203	N89°14'03"W	97.50
L204	S00°45'58"W	330.00
L205	N89°14'03"W	97.50
L206	S00°45'57"W	565.11
L207	S89°14'03"E	97.50
L208	N00°45'58"E	565.11
L209	S00°51'05"W	97.50
L210	S89°08'55"E	250.00
L211	N00°51'05"E	97.50
L212	N89°08'55"W	250.00

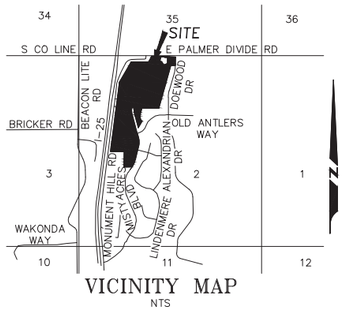
CURVE TABLE FOR LOTS 38-59		
CURVE	LENGTH	RADIUS
C40	77.51	225.00
C41	46.86	225.00
C42	41.59	225.00
C43	16.70	60.00
C44	12.18	175.00
C45	33.65	175.00
C46	8.64	175.00
C47	26.22	225.00

NOTE: C29-C39 NOT USED

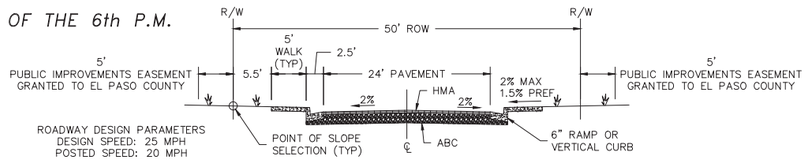
LOT AREA TABLE		
LOT	SQ FT	ACRES
1	6150.00	0.14
2	6150.00	0.14
3	6150.00	0.14
4	6150.00	0.14
5	6150.00	0.14
6	6150.00	0.14
7	7743.30	0.18
8	7743.30	0.18
9	6150.00	0.14
10	6150.00	0.14
11	6150.00	0.14
12	6150.00	0.14
13	6150.00	0.14
14	6150.00	0.14
15	6150.00	0.14
16	6150.00	0.14
17	6150.00	0.14
18	6150.00	0.14
19	6150.00	0.14
20	9643.75	0.22
21	5182.18	0.12
22	6933.15	0.16
23	5665.55	0.13
24	15019.14	0.35
25	15000.00	0.34
26	15000.00	0.34
27	15000.00	0.34
28	15000.00	0.34
29	15000.00	0.34
30	15000.00	0.34
31	15000.00	0.34
32	15000.00	0.34
33	15000.00	0.34
34	15000.00	0.34
35	15047.00	0.35

LOT AREA TABLE		
LOT	SQ FT	ACRES
36	29258.83	0.67
37	23686.04	0.54
38	22207.79	0.51
39	30748.61	0.71
40	26674.66	0.61
41	21330.92	0.49
42	32163.26	0.71
43	30410.57	0.74
44	27463.50	0.63
45	17514.39	0.40
46	12642.00	0.29
47	12127.50	0.28
48	65790.00	1.51
49	47417.74	1.09
50	8491.50	0.20
51	53167.50	1.22
52	70686.00	1.62
53	13650.03	0.31
54	15600.04	0.36
55	25865.81	0.59
56	39000.00	0.90
57	32175.00	0.74
58	55099.30	1.27
59	24374.91	0.56

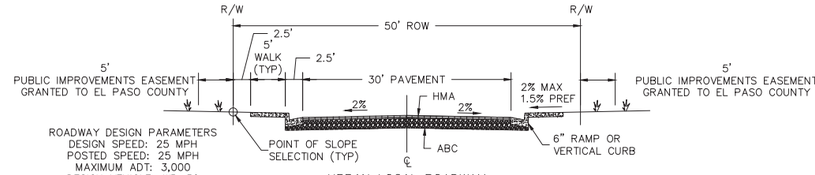
TRACT AREA TABLE		
TRACT	SQ FT	ACRES
A	318454.27	7.31
B	62913.61	1.44
C	239816.12	5.51
D	28181.77	0.65
E	67113.55	1.54
F	99703.55	2.29
G	230772.26	5.30
H	3901.50	0.09
I	3901.50	0.09
J	32000.09	0.74



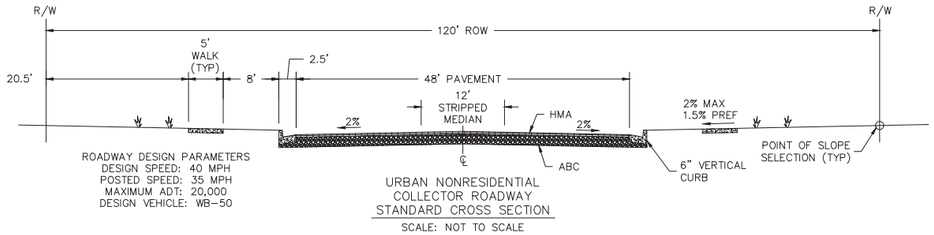
VICINITY MAP
NTS



URBAN LOCAL (LOW VOLUME) ROADWAY
STANDARD CROSS SECTION
SCALE: NOT TO SCALE



URBAN LOCAL ROADWAY
STANDARD CROSS SECTION
SCALE: NOT TO SCALE



URBAN NONRESIDENTIAL
COLLECTOR ROADWAY
STANDARD CROSS SECTION
SCALE: NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOEWOOD DRIVE AS DEDICATED IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY PARCEL FOR COUNTY LINE ROAD GRANTED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214002145, OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 00° 02' 24" W, ALONG THE EASTERLY LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 02' 24" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DOEWOOD DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FILING TWO"; THENCE S 89° 06' 54" W, ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 15° 04' 41" W, ALONG THE WESTERLY LINE OF SAID "HEIGHTS FILING TWO", 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS FILING ONE" AS RECORDED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 2225904 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 88° 45' 14" W, ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5852 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 14° 12' 38" E, ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 89° 57' 36" W, ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT; THENCE (1) N 06° 43' 00" E, 337.98 FEET; THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1984 AT PAGE 836 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE; THENCE (1) N 06° 43' 00" E, 36.92 FEET; THENCE (2) N 29° 16' 30" E, 675.30 FEET; THENCE (3) N 89° 05' 00" E, 500.00 FEET; THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF AFORESAID 60 FOOT WIDE COUNTY LINE ROAD; THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY LINE ROAD UNDER RECEPTION NO. 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF; THENCE (1) S 00° 53' 11" E, 11.00 FEET; THENCE (2) S 89° 57' 43" E, 186.01 FEET; THENCE (3) N 89° 46' 13" E, 87.26 FEET; THENCE (4) S 89° 02' 16" E, 154.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO CONTAINING 29.19 ACRES MORE OR LESS.

LEGAL DESCRIPTION CONTINUED

PARCEL E-1:

LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE OF COLORADO CONTAINING 3.62 ACRES MORE OR LESS.

PARCEL E-2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316 CONTAINING 0.00 ACRES (EASEMENT BENEFITING PARCEL E-1 ONLY).

PARCEL E-3:

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 2, TOWNSIDP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; TH S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE OF 1320.00 FEET; THENCE S 00 DEGREES 53 MINUTES 12 SECONDS WA DISTANCE OF 300.01 FEET; THENCE S 89 DEGREES 06 MINUTES 34 SECONDS WA DISTANCE OF 1599.97 FEET; THENCE S 14 DEGREES 12 MINUTES 38 SECONDS WA DISTANCE OF 887.45 FEET; FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY; THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS W, A DISTANCE OF 102.63 FEET; THENCE S 86 DEGREES 45 MINUTES 14 SECONDS WA DISTANCE OF 350.00 FEET; THENCE S 00 DEGREES 24 MINUTES 09 SECONDS WA DISTANCE OF 236.98 FEET; THENCE N 89 DEGREES 57 MINUTES 36 SECONDS WA DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25; THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS EA DISTANCE OF 251.71 FEET; THENCE S 06 DEGREES 43 MINUTES 00 SECONDS WA DISTANCE OF 337.98 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS EA DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.00 ACRES MORE OR LESS.

LEGAL DESCRIPTION CONTINUED

PARCEL E-4:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSIDP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL BAS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE WESTERLY LINE OF SAID PARCEL A, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20 FEET) (THE FOLLOWING SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A AND PARCEL B); 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20 FEET; 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET; 3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET; 4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET; 5) NORTH 07 DEGREES 27 MINUTES 26 SECONDS EAST, 1273.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO. 205190028, SAID EL PASO COUNTY RECORDS) (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING); 1) SOUTH 00 DEGREES 48 MINUTES 57 SECONDS WEST, 54.29 FEET; 2)ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 171.93 FEET; 3) SOUTH 15 DEGREES 34 MINUTES 30 SECONDS EAST, 647.10 FEET; 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 264.52 FEET; 5) SOUTH 13 DEGREES 30 MINUTES 52 SECONDS WEST, 382.56 FEET; 6)AN A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 650.71 FEET, AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE; 7) AN SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET; 8) SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET; 9) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET; 10) SOUTH 24 DEGREES 12 MINUTES 57 SECONDS EAST, 474.89 FEET; 11)ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 38 MINUTES 53 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 578.76 FEET; 12) SOUTH 39 DEGREES 25 MINUTES 56 SECONDS WEST, 87.74 FEET; 13) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 58 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 183.08 FEET; 14) SOUTH 21 DEGREES 58 MINUTES 58 SECONDS WEST, 91.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING CONTAINING 21.74 ACRES MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN EL PASO COUNTY COLORADO WITH AN ASSUMED BEARING OF NORTH 00°15 '53 "EAST.
2. LINEAR UNITS USED IN THIS DRAWING ARE US SURVEY FEET.
3. THERE WILL BE NO VEHICLE ACCESS TO ANY LOT TO COUNTY LINE ROAD, MONUMENT HILL ROAD, INTERSTATE 25, OR MISTY ACRES BOULEVARD.
4. TRACT A IS FOR THE USE AS OPEN SPACE, UTILITIES AND DRAINAGE.
5. TRACT B IS FOR THE USE OF OPEN SPACE AND UTILITIES
6. EXISTING STRUCTURED ARE TO BE REMOVED.
7. THIS SITE IS SUBJECT TO WETLANDS AS SHOWN.

EASEMENTS:

1. ALL RIGHTS OF WAYS SHALL HAVE A 5 'UTILITY EASEMENT ALONG AND ADJACENT TO RIGHT OF WAY.
2. INDICATES EXISTING EASMENT TO REMAIN.
3. INDICATES PROPOSED EASEMENT AS SHOWN.
4. INDICATES EXISTING EASEMENT TO BE VACATED.

CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS STATEMENT IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR INQUIRED.

DARRYL DEAN DECORA COLORADO PROFESSIONAL LAND SURVEYOR NO 38068

SHEET INDEX

1. COVER/NOTES/DETAILS
2. PRELIMINARY PLAN
3. PRELIMINARY GRADING

BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT: MONUMENT RIDGE EAST, LLC
MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO

PRELIMINARY PLAN

SUBMISSION DATE:	1/18/24
REVISON DATES:	4/12/24

DRAFTED BY: DBH
CHECKED BY: BJS

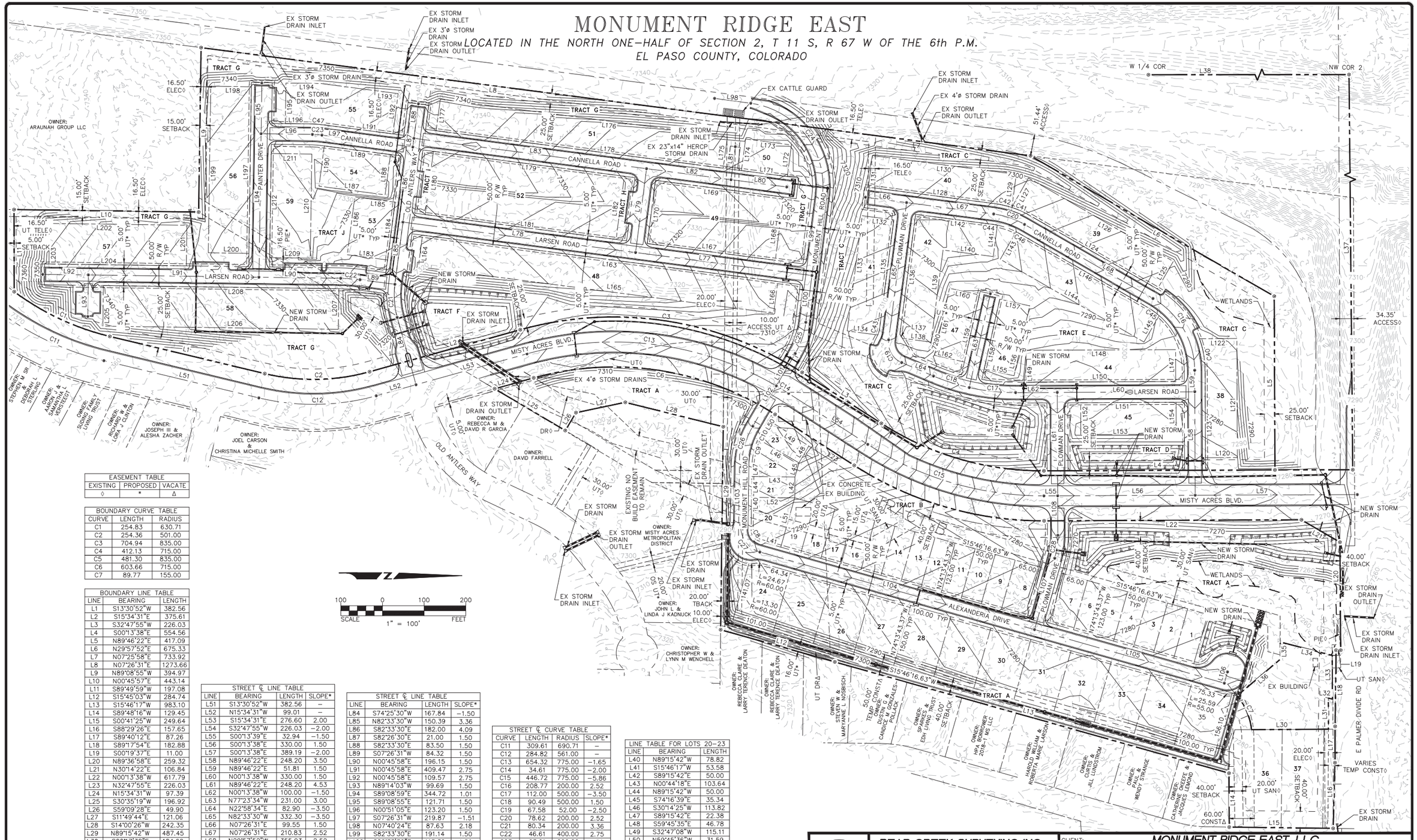
DEVELOPER: MONUMENT RIDGE EAST LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PROJECT #: 21-041

SHEET 1 of 3

MONUMENT RIDGE EAST

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



EASEMENT TABLE		
EXISTING	PROPOSED	VACATE
◊	*	Δ

BOUNDARY CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	254.83	630.71
C2	254.36	501.00
C3	704.94	835.00
C4	412.13	715.00
C5	481.30	835.00
C6	603.66	715.00
C7	89.77	155.00

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'52"W	382.56
L2	S15°34'31"E	375.61
L3	S32°47'55"W	226.03
L4	S00°13'38"E	554.56
L5	N89°46'22"E	417.09
L6	N29°57'52"E	675.33
L7	N07°25'58"E	733.92
L8	N07°26'31"E	1273.66
L9	N89°08'55"W	394.97
L10	N00°45'57"E	443.14
L11	S89°49'59"W	197.08
L12	S15°45'03"W	284.74
L13	S15°46'17"W	983.10
L14	S89°48'16"W	129.45
L15	S00°41'25"W	249.64
L16	S88°29'26"E	157.65
L17	S89°40'12"E	87.26
L18	S89°17'54"E	182.88
L19	S00°19'37"E	11.00
L20	N89°36'58"E	259.32
L21	N30°14'22"E	106.84
L22	N00°13'38"W	617.79
L23	N32°47'55"E	226.03
L24	N15°34'31"W	97.39
L25	S30°35'19"W	196.92
L26	S59°09'28"E	49.90
L27	S11°49'44"E	121.06
L28	S14°00'26"W	242.35
L29	N89°15'42"W	487.45
L30	S00°17'38"E	184.62
L31	S89°42'21"W	74.90
L32	S14°23'28"W	10.26
L33	N89°42'21"E	104.86
L34	N14°32'38"E	128.71
L35	S89°35'16"W	41.27
L36	N40°11'32"W	135.79
L37	S89°35'16"W	41.27
L38	N40°11'32"W	135.79

STREET ℄ LINE TABLE			
LINE	BEARING	LENGTH	SLOPE*
L51	S13°30'52"W	382.56	–
L52	N15°34'31"W	99.01	–
L53	S15°34'31"E	276.60	2.00
L54	S32°47'55"W	226.03	−2.00
L55	S00°13'39"E	32.94	−1.50
L56	S00°13'38"E	330.00	1.50
L57	S00°13'38"E	389.19	−2.00
L58	N89°46'22"E	248.20	3.50
L59	N89°46'22"E	51.81	1.50
L60	N00°13'38"W	330.00	1.50
L61	N89°46'22"E	248.20	4.53
L62	N00°13'38"W	100.00	−1.50
L63	N77°23'34"W	231.00	3.00
L64	N22°58'34"E	82.90	−3.50
L65	N82°33'30"W	332.30	−3.50
L66	N07°26'31"E	99.55	1.50
L67	N07°26'31"E	210.83	2.52
L68	N29°57'52"W	355.93	2.52
L69 – L76 NOT USED			
L77	N07°26'31"E	426.96	−3.02
L78	N07°26'31"E	563.00	−1.50
L79	N82°33'30"W	203.00	2.77
L80	N07°26'31"E	134.87	−1.50
L81	S82°33'30"E	80.00	−1.50
L82	N07°26'31"E	204.50	−1.50
L83	N07°26'31"E	563.00	−2.50

STREET ℄ LINE TABLE			
LINE	BEARING	LENGTH	SLOPE*
L84	S74°25'30"W	167.84	−1.50
L85	N82°33'30"W	150.39	3.36
L86	S82°33'30"E	182.00	4.09
L87	S82°26'30"E	21.00	1.50
L88	S82°33'30"E	83.50	1.50
L89	S07°26'31"W	84.32	1.50
L90	N00°45'58"E	196.15	1.50
L91	N00°45'58"E	409.47	2.75
L92	N00°45'58"E	109.57	2.75
L93	N89°14'03"W	99.69	1.50
L94	S89°08'59"E	344.72	1.01
L95	S89°08'55"E	121.71	1.50
L96	N00°51'05"E	123.20	1.50
L97	S07°26'31"W	219.87	−1.51
L98	N07°40'24"E	87.63	2.18
L99	S82°33'30"E	191.14	1.50
L100	S82°33'30"E	113.30	1.50
L101	S59°45'36"E	90.00	1.50
L102	N59°45'36"W	112.03	1.50
L103	S89°15'42"W	142.64	−4.25
L104	S15°46'17"W	685.14	−1.07
L105	S15°46'17"W	473.34	−1.50
L106	N74°13'43"E	28.00	1.50
L107	S74°13'43"E	178.07	4.08
L108	S89°46'22"W	94.77	1.50

STREET ℄ CURVE TABLE			
CURVE	LENGTH	RADIUS	SLOPE*
C11	309.61	690.71	–
C12	284.82	561.00	–
C13	654.32	775.00	−1.65
C14	34.61	775.00	−2.00
C15	446.72	775.00	−5.86
C16	208.77	200.00	2.52
C17	112.00	500.00	−3.50
C18	90.49	500.00	1.50
C19	67.58	52.00	−2.50
C20	78.62	200.00	2.52
C21	80.34	200.00	3.36
C22	46.61	400.00	2.75
C23	23.01	200.00	1.50
C24	313.35	200.00	6.30
C25	79.58	200.00	6.00
C26	102.98	200.00	−4.25
C27	82.43	63.00	−4.25
C28	55.85	200.00	1.50

*SLOPES ARE APPROXIMATE FROM VERTICAL POINTS OF INTERSECTION, VERTICAL CURVES NOT REPRESENTED.

LINE TABLE FOR LOTS 20–23		
LINE	BEARING	LENGTH
L40	N89°15'42"W	78.82
L41	S15°46'17"W	53.58
L42	S89°15'42"E	50.00
L43	N00°44'18"E	103.64
L44	N89°15'42"W	50.00
L45	S74°16'39"E	35.34
L46	S30°14'25"W	113.82
L47	S89°15'42"E	22.38
L48	S59°45'35"E	46.78
L49	S32°47'08"W	115.11
L50	N59°45'36"W	31.59
L51	S74°13'43"E	123.00
L52	N00°44'18"E	103.64

CURVE TABLE FOR LOTS 20–23		
CURVE	LENGTH	RADIUS
C8	35.33	27.00
C9	69.64	175.00
C10	20.35	175.00

BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT: MONUMENT RIDGE EAST, LLC
MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO

PRELIMINARY PLAN

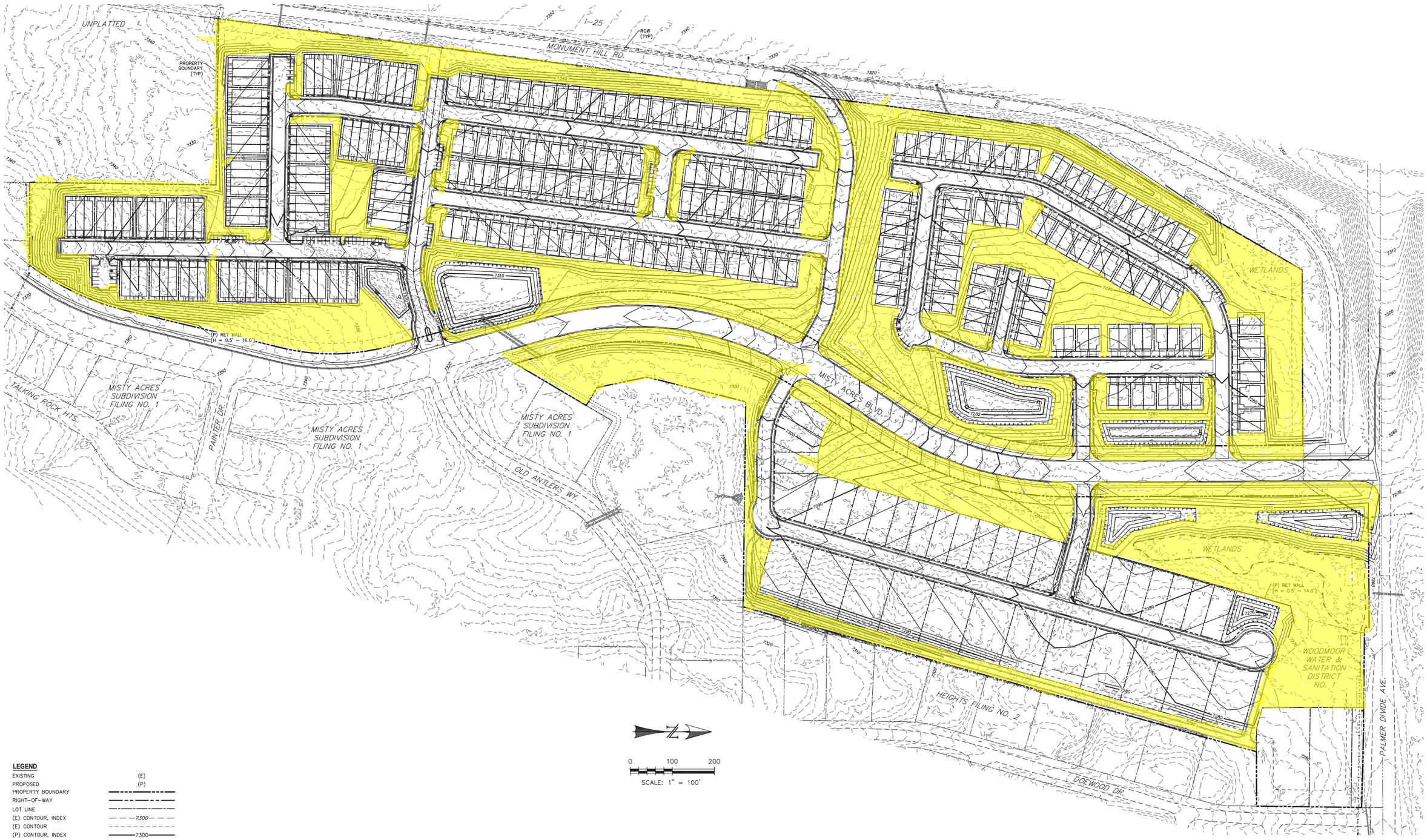
SUBMISSION DATE:	1/18/24
REVISON DATES:	4/12/24

DRAFTED BY: DBH
CHECKED BY: BJS

DEVELOPER: MONUMENT RIDGE EAST LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PROJECT #: 21-041

SHEET 2 of 3



LEGEND

EXISTING	(E)
PROPOSED	(P)
PROPERTY BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
(E) CONTOUR, INDEX	7300
(E) CONTOUR	
(P) CONTOUR, INDEX	7300
(P) CONTOUR	
(E) STORM SEWER	

0 100 200

SCALE: 1" = 100'

REV.	DESCRIPTION	DATE

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

NOT FOR CONSTRUCTION

PRC ENGINEERING
4465 NORTHPARK DRIVE, SUITE 400A
COLORADO SPRINGS, CO 80907
(719) 291-2744

MONUMENT RIDGE EAST

EAST & WEST PARCEL GRADING EXHIBIT

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 100'	DATE:	03/07/24
JOB NUMBER		SHEET	
21-003		1 OF 1	

El Paso County Parks 2024 Action Plan			
Recreation / Cultural Services	**Project Manager**	**Priority**	**Status**
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	High	In Progress
Mid-Week County Fair Attendance	Andschana Aljets	High	In Progress
Execute three larger events at the Fairgrounds	Andschana Aljets	Medium	In Progress
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis	High	In Progress
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller	High	received applications
Fountain Creek Nature Center Field Guide	Victoria Dinkel	High	Design
Volunteer Restoration Days at BCNC	Kylee Taylor		Completed
Trail Camera at BCNC	Kylee Taylor	High	Purchased - Install
Fairgrounds Corporation Bylaws	Theresa Odello	Low	
Park Operations	**Project Manager**	**Priority**	**Status**
Hammock Post Design and Installation	Kyle Melvin	High	In Progress
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Project	Kyle Melvin		Completed
Pineries Open Space Forestry Trail Cooridor	Kyle Melvin	High	In Progress
Vegetation Management	Scott Myers		Completed
Homestead Ranch RP Playground Improvements	Scott Myers		Completed
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski	High	In Progress
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		In Progress
Bear Creek Regional Park Bridge Improvements	Adam Robertson		Completed
Homestead Ranch RP Facility Improvements	Adam Baker	High	Contract Award
Fairgrounds Audio Improvements	Adam Baker		Completed
Fountain Creek RP Landscape Improvements	Jamie Haas		In Progress
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning	**Project Manager**	**Priority**	**Status**
Fountain Creek Nature Center Entrance Ramp	Ross Williams	High	In Progress
Paint Mines Interpretive Park Master Plan	Ross Williams	High	In Progress
Fox Run Regional Park Ponds and Gazebo	Brian Bobeck	Medium	In Progress
Fox Run Nature Center Design	Jason Meyer	Medium	In Progress
Fox Run Regional Park Restrooms and OWTS	Jason Meyer	High	Bid Process
Ute Pass Regional Trail Phase II	Jason Meyer	High	In Progress
NRCS Willow Springs and Duckwood Trailhead	Jason Meyer	High	In Progress
FEMA Recovery Projects	Jason Meyer	Medium	In Progress
Administration	**Project Manager**	**Priority**	**Status**
Develop a Department & Divisions Mission Statement	Todd Marts	High	In Progress - June-July
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department
Parks / Recreation & Cultural Services Divisions
May 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	$ 127,235	$ 52,765		$ 165,410	$ 138,243	
County Fair / Fairgrounds		$ 301,000	$ 202,251	$ 98,749		$ 160,667	$ 145,593	
Total		**$ 481,000**	**$ 329,486**	**$ 151,514**		**$ 326,077**	**$ 283,836**	
Fundraising Revenue		2024	2024			2023	2022	
	Purpose	**Goal**	**Amount**	**Balance**		**Totals to Date**	**Totals to Date**	
County Fair Sponsorships	Fair Operations	$ 80,000	$ 107,500	$ (27,500)		$ 58,000	$ 82,000	
Partners in the Park Program	Park Operations	$ 45,000	$ 52,500	$ (7,500)		$ 67,500	$ 57,500	
Trust for County Parks	Park Operations	$ 10,000	$ 13,290	$ (3,290)		$ 15,344	$ 30,728	
Nature Center Fundraising	Nature Center Support	$ 25,000	info available next month	$ 25,000		$ 6,586	$ 4,874	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	$ 40,000	$ 80,000	$ (40,000)		$ 70,000.00	$ 40,000	
Total		**$ 200,000**	**$ 253,290**	**$ (53,290)**		**$ 217,430**	**$ 215,102**	
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								
July								
August								
September								
October								
November								
December								
Total	**809**	**25905**	**4.55**	**824**	**30588**	**727**	**26288**	

Parks Facility Reservations		2024	2024	2023	2023	2022	2022	
May		**Rentals**	**Attendance**	**Rentals**	**Attendance**	**Rentals**	**Attendance**	
Bear Creek Regional Park			4.55					
Archery Lanes		34	148	24	48			
Athletic Fields		38	2320	43	2410	42	2230	
Pavilions		81	4006	68	3290	82	4088	
Trails		3	405					
Vendor		8	18	4	16	5	18	
Tennis Courts								
Pickleball Courts		29	122	6	34	6	24	
Vita Course								
Meeting Room		6	55	7	53			
Black Forest Regional Park								
Athletic Fields		9	270	12	395	9	225	
Pavilions		24	1005	25	915	29	1040	
Vendor								
Tennis Courts / Pickleball Courts		15	58			3	12	
Falcon Regional Park								
Baseball Fields		90	2040	87	2775	52	1420	
Athletic Field				15	495			
Vendor				3	12			
Fountain Creek Regional Park								
Athletic Fields				1	100	4	110	
Pavilions		34	1395	40	2095	37	1583	
Trails								
Disc Golf Course		3	275	1	50	3	210	
Vendor		4	16	1	4	7	26	
Fox Run Regional Park								
Athletic Fields		20	645	31	1145	48	1630	
Gazebo		5	192	3	140	6	217	
Warming Hut		3	32	2	13	2	30	
Pavilions		61	2520	58	2593	64	2643	
Vendor				1	4			
Trails				1	30	2	55	
Homestead Ranch Regional Park								
Pavilions		10	304	6	214	8	305	
Athletic Fields		3	120					
Trails		1	20					
Palmer Lake Recreational Area								
Palmer Lake Santa Fe Trail								
New Santa Fe Trail								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
Paint Mines Trail		10	64	8	38	10	66	
Rock Island Trail				1	50			
Black Forest Section 16								
Rainbow Falls Historic Site								
Pineries Open Space								
Total Park Facility Reservations		**491**	**16034.55**	**448**	**16919**	**419**	**15932**	

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								
July								
August								
September								
October								
November								
December								
Total		**110**	**13,685**	**N/A**	**75**	**13,379**	**119**	**7,919**
Fairgrounds Facility Reservations		2024	2024	2023	2023			
May		**Rentals**	**Attendance**	**Rentals**	**Attendance**			
Swink Hall - Fairgrounds								
Lions Club Meeting		1	30	1	30			
Fair Corp Meeting		1	10	1	25			
4-H Club Meeting		1	20	0	0			
Hitch N' Post 4H Meeting		1	40	1	20			
4-H Livestock Record Book Seminar		1	20	1	20			
EPCA - End of Year Banquet		1	200	1	26			
Fair Advisory Board		1	30	1	20			
Jr. Livestock Sale Committee Meeting		1	5	1	25			
Rental - Quinceneara set up		1	15	1	200			
Rental Quinceneara		1	150					
Grand Stands Building								
FSB Pavilion				1	200			
PM School Field Trip Lunch		2	68	2	70			
Track				1	75			
New Barn				1	50			
Calhan Posse - Goats		1	150					
Calhan Posse - Sheep		1	150					
Livestock Arena				1	50			
4-H Kirk Stierwalt Clinic		3	300					
Goat & Sheep Tag in, Rabbit Rally, Beef Re-Weight, Swine Tag Pick Up		2	200	1	100			
4-H Mini Horse Project		2	200					
Sheep Clinic		1	100					
Whittemore - Fairgrounds								
4-H Rabbit Rally		1	100					
Calhan End of School Year Teacher celebration		1	30					
Arena								
BST Auto Races		2	2839					
Month Total Fair Facility Reservations		**26**	**4,657**	**15**	**911**			

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				
			Total	**$3,925**				
Volunteerism		**2024**		**2023**		**2022**		
Total for Year	**Goal**	**Volunteers**	**Total Hours**	**Volunteers**	**Total Hours**	**Volunteers**	**Total Hours**	
January		167	827	138	728	180	609	
February		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								
July								
August								
September								
October								
November								
December								
Totals		**1701**	**7,436**	**1573**	**6,888**	**1,256**	**5,469**	
		2024						
May		**Volunteers**	**Total Hours**					
Park Advisory Board		9	35					
Fair Advisory Board		15	96					
Fairgrounds Corporation		5	10					
Fair and Events Center		10	20					
Friends of the Nature Centers		45	467					
Adopt-A-Park/Trail Groups / Volunteer Projects		523	1,989					
Total		**607**	**2,617**					
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								
July								
August								
September								
October								
November								
December								
Totals	**800 / 21,000**	**518**	**18041**	**4.97**	**500**	**14915**	**371**	**10794**

		2024	2024	2024				
May	**Facility**	**Programs**	**Attendance**	**Evaluation**				
Discover Bear Creek	BCNC	13	158	5.00				
Habitat	BCNC	29	369	4.90				
Incredible Insects	BCNC	14	216	4.90				
Colorado Wildlife Detectives	BCNC	2	32	5.00				
Kids' Morning Out: Nature's Small Gifts	BCNC	1	20					
Nature Explorers: Birds of Prey	BCNC	2	50					
Pikes Peak Mycological Society public Program	BCNC	1	38					
Group Visit: Foundation for Successful Living	BCNC	3	22					
Bear Creek Garden Club Member Meeting	BCNC	1	36					
Forest Bathing Walk:	BCNC	1	8					
Children's Mindfulness	BCNC	1	5					
Little Wonders: Lucky Ladybugs	BCNC	2	50					
Family Wildlife Detectives	BCNC	1	25					
Group Visit: Adult with Disabilities Groups	BCNC	3	30					
Outreach: Rock Ledge Ranch Homeschool Fair	BCNC	1	280					
Bear Den Rental: Discover Girl Scouts	BCNC	1	5					
Watershed Roundtable Meeting	BCNC	1	65					
Outreach: MER End of Winter Event	BCNC	1	65					
Outreach: Fox Run Public Gathering	BCNC	1	120					
Walk the Wetlands	FCNC	41	807	5.00				
Discover the Wetlands	FCNC	16	293	5.00				
Volunteer Training: DW, WW, Trailability	FCNC & BCNC	4	16					
Nature Adventures: Who Gives a Hoot?	FCNC	2	64	5.00				
2s & 3s Outdoors: The Eyes Have It	FCNC	2	54	5.00				
Program Room Rental	FCNC	1	40					
Birthday Party: Walk the Wetlands	FCNC	2	38	5.00				
Birthday Party: Rad Reptiles	FCNC	1	12	5.00				
Birthday Party: Happy Bird-thday	FCNC	1	24	5.00				
Broadmoor Garden Club: Intro to Birding Visit	FCNC	1	10					
Homeschool Fridays: Discover Wetlands	FCNC	1	16	5.00				
Outreach: YMCA Healthy Kids Family Day	FCNC	1	91					
Group Visit: Adult Care, Group Hikes, Schools	FCNC	10	162					
Spring Bunco	FCNC	1	18	4.83				
Paint Mines Field Trip	PMIP	1	40					
Hiring Event: Fair Gate Attendants	FEC	1	15					
Cornhole League	FEC	3	180					
BST Race Day	FEC	2	2839					
TOTALS		**170**	**6313**	**4.97**				

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	0				
June								
July								
August								
September								
October								
November								
December								
Totals	**4941**	**5490**	**985**	**0**				

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

ADMINISTRATIVE SERVICES
MONTHLY REPORT

May 2024

General Updates:

1. Facility rentals have generated $127,235 which is 70% of our $180,000 annual revenue goal.

Special Events:

1. The Widefield Community Park was host to 3 disc golf tournaments this month. The two-day *Widefield Pro-Am disc golf tournament* and the *Disc Revolution Clash Series Stop 3* which is a PDGA-sanctioned singles tournament.

2. Summit Ministries and Kids on Bikes started youth camps this month. Summit Ministries rented the fields at Bear Creek Regional Park again this year and are bringing almost 200 kids to the park three times a week until the end of August. Kids on Bikes is bringing 20+ kids, ages 3 to 16 to Bear Creek Regional Park for daily bike camps. Kids learn mountain bike skills and experience a variety of terrains.

3. Homestead Ranch Regional Park and Black Forest Regional Park hosted several volleyball tournaments over the course of a week.

4. The East trail system of Bear Creek Regional Park was the venue of choice for a large fundraiser running event by the local non-profit “StableStrides” who promotes ‘Health and Healing through Horses”.

5. Athletic fields are seeing a daily high usage by many sports leagues. Baseball, soccer, youth rugby, Lacrosse, Frisbee, flag football and mixed-sports camps are taking place throughout our park system.

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PARKS & COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH
Monthly Report – May 2024

Partners in the Park:
Please join me in welcoming our **NEW Partner in the Park, Colorado Springs Toyota Dealers Association** for their support of Bear Creek Regional Park, Bear Creek Regional Park East, Fountain Creek Regional Park, Widefield Community Park, Homestead Ranch Regional Park, and Black Forest Regional Park!
We are seeking a partner for the New Santa Fe Regional Trail. Please forward any suggestions to *DanaNordstrom@elpasoco.com*

El Paso County Fair:
We have surpassed our financial goal and sponsors have committed $107,500 towards the County Fair this year. Please mark your calendars for the **VIP Luncheon hosted by the County Commissioners at Noon, on Opening Day, Saturday, July 13** at the Fair and Events Center, 366 !0th Street, Calhan, 80808. If you haven't received an email invite, please contact *DanaNordstrom@elpasoco.com*.

Community Partners:
We partnered with the Fountain Creek Watershed District with their Rain Barrel Sale. They used our Bear Creek Shop to deliver, store, and for pick -up of the Rain Barrels. It was a huge success! Thank you, Watershed Warriors, for your contributions to clean water.
We would also like to thank FCWD and TOSC for hosting a clean-up day at Bear Creek Dog Park!

Fox Run Nature Center:
To learn more and stay up to date, please visit our project website at *https://www.tdg-frnc.com/*

FOX|RUN NATURE CENTER

Recreation & Cultural Services DIVISION
MONTHLY REPORT: May 2024

Programs & Special Events:

- The pavilions of Bear Creek Regional Park Terrace were the perfect setting for **'Birds, Brews, & Bites**', the social event of the **Pikes Peak Birding and Nature Festival**. On Saturday evening of the festival weekend, trip leaders and festival participants took a break from birding and attended workshops to enjoy food, drink, live music, and camaraderie among fellow birding and nature enthusiasts. Festival Sponsors and Partners offered engaging tables at the event and donated towards the popular ticket raffle. About 200 people attended, demonstrating that this is a welcome offering of the festival.

- The evening of May 29 was filled with fun as we **trained eight Teen Camp Assistants** to help during day camps this summer. They created a skit to teach what NOT to do as assistants and then led our discussion as to what they should be doing, toured the center (even the basement!), reviewed how to help when first aid is needed, and, of course, ate pizza. Our staff was delighted and inspired by their thoughtfulness, knowledge, and commitment. It's going to be a great camp season.

- Fountain Creek Nature Center hosted 3rd, 4th, and 5th graders from French Elementary for a **Volunteer Project** after they spent the morning at City Hall learning about civic engagement. After learning a bit about the relationship between monarchs and milkweed, and one of milkweed's competitors – invasive teasel, the students helped clear the Milkweed Meadow of old teasel stalks and several new rosettes before they could go to seed this year. Several students left excited to bring their friends and families back to see the results of their effort.

- Fountain Creek Nature Center hosted a lepidopterist from the **Denver Butterfly Pavilion and a Colorado Monarch Ambassador** for a day dedicated to community science. Volunteers and community members learned about the Colorado Butterfly Monitoring Network and Monarch Larva Monitoring Project, how to identify butterflies by family, and how to set up a site and begin recording data for these projects. As a special treat, the lepidopterist brought VR goggles to take participants to the oyamel forest where the eastern population of monarch butterflies overwinter.

- This year's Free Archery Day on May 25th was a great success. Over 120 people showed up at the Bear Creek Archery Range for a free 25-minute archery lesson. In total, 9 different class sessions were provided between the hours of 10:00 a.m. and 3:00 p.m. Lessons were provided by three instructors from Archery School of the Rockies. Many participants said that this was a great event, and they were happy the county provided such events.

<u>Outreach Events and Other Items:</u>

- "You mean there's bugs in the water?!" Students at the 6th Annual **Children's Water Festival** on May 26 at UCCS were treated to less commonly seen macroinvertebrates from the Fountain Creek Nature Center pond. Coming in groups of 25, a total of 125 Fifth grade students explored the watery world of the insects that make their home in ponds while identifying their species and determining how healthy their home may be. Students were also invited to play a game exploring how plant life along waterways absorbs pollution and helps to keep our water clean for us all.

- Fountain Creek Nature Center Supervisor attended **Pinello Elementary's career day**! The students heard about what it means to be a nature interpreter and what kinds of programs are offered at the nature center. In the thank you letters, students mentioned working at the nature center sounded really fun, and that they would like to be teen volunteers one day. Some of these students even said hello when they attended Family Fun Day the very next day! Hopefully students are inspired to visit their parks and become stewards of nature, whether professionally as adults or all the time, starting now!

- On May 11, the first annual **SoCo Collab Frost Fest** was held at Bear Creek Regional Park. Two collaborative brews were selected as the winners and will have their names put on a trail sign. Around 300 presale tickets were sold, and around 40 more day-of sales were recorded, making it an almost-sold-out event. Breweries from around El Paso County have expressed that they would love to do this every year.

- May at the **El Paso County Fair & Events Center** was filled with a variety of engaging activities despite some weather challenges. The month featured several family celebrations and community meetings. The center also hosted multiple 4-H Clinics, Shows, and weigh/tag ins, providing valuable opportunities for youth development and agricultural education. While inclement weather led to the cancellation of one race, our Memorial Weekend race enjoyed beautiful sunny weather, drawing enthusiastic crowds. May demonstrated the center's

dedication to supporting a wide range of events that cater to family fun, youth development, and community engagement.

Volunteer Update:

- Friends of El Paso County Nature Centers volunteers have been busy bees lately! Last year, over **70 volunteers** donated their time to the nature centers in numerous ways, including front desk greeters, environmental education leaders, Trailability hike guides, special events, numerous outreach activities, and most recently, trail restoration. In 2023, volunteers contributed a whopping **4,426 hours** to the nature centers - equivalent to 184 days' worth of their time and expertise! So far in 2024, we have **94 volunteers** on our roster, and we are thankful for each and every one of them. We look forward to continuing to foster meaningful relationships with our volunteers in our mission to serve the community.

Special Events and Program Calendar

June 12 - July 10, 2024

Date	Day of Week	Program	Location	Target Audience	Notes*
June 10-14	Monday-Friday	Nature Camp: Surfin' the Food Web	Fox Run Regional Park	Grades 1-5	9am-12pm, $115 per camper
June 10-25	Mon-Fri	Colorado Primary Elections Polling Location	Fair & Events Center	Adults	
June 12	Wednesday	Nature Explorers - Let's Explore	Bear Creek Nature Center	Children ages 3-5 with an adult	10-11:30am and 1-2:30pm, $3/person
June 12	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
June 13	Thursday	Little Wonders - Let's Wander	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am and 1-2:15pm, $3/person
June 13	Thursday	Birding 101 with Aiken Audubon	Bear Creek Nature Center	Adults	6-8pm/ $10 per person includes Thurs lecture and Sat field trip
June 13	Thursday	Nature Adventures: Dazzling Dragonflies	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, $3 per person
June 14	Friday	Nature Adventures: Dazzling Dragonflies	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, $3 per person
June 14	Friday	Kids' Night Out– Where the Wild Things Are	Bear Creek Nature Center	Children ages 6-11	5-9PM/ $25 per child includes dinner
June 15	Saturday	Kite Festival	Falcon Regional Park	All Ages!	Free Event
June 15	Saturday	Birding 101 with Aiken Audubon	Bear Creek Nature Center	Adults	6-8pm/ $10 per person includes Thurs lecture and Sat field trip
June 17-21	Mon-Fri	Nature Camp: Middle School Camp	Bear Creek Nature Center	Campers in 6-8 grade	9am-3pm/ $175 per camper
June 19	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
June 20	Thursday	2s & 3s Outdoors: Underdogs	Fountain Creek Nature Center	2-3 years olds with family	9-10:15am, $3 per person
June 21	Friday	2s & 3s Outdoors: Underdogs	Fountain Creek Nature Center	2-3 years olds with family	9-10:15am, $3 per person
June 22	Saturday	Hummingbird Homecoming	Fountain Creek Nature Center	All ages. Recommended 7+	10am-12pm, $5 per person
June 22	Saturday	Sidewalk Astronomy with the Colorado Springs Astronomical Society	Bear Creek Nature Center	All ages	9am-12pm/ $2 suggested donation
June 22	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
June 24-28	Monday-Friday	Nature Camp: Scutes, Scales, & Polywog Tails	Fountain Creek Nature Center	Children in grades 1-5	9am-3pm, $165 per camper
June 24-28	Mon-fri	Nature Camp: Water & Weather	Bear Creek Nature Center	Campers in grades 1-5	9AM-12PM/ $115 PER CAMPER
June 26	Wednesday	Rock Island Cornhole	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, $10/person
June 29	Saturday	Wildflower Walk with the CO Plant Masters and COS Extension Office	Bear Creek Nature Center	Adults	8-10:30am/ $5 per person
July 10	Wednesday	Concert in the Park: Jazz	Bear Creek Regional Park	All Ages	Free Event

* Nature Center Members may receive an additional discount

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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
MAY 2024

Park Planning

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall and Shade Structures – The retaining walls directly west of the pickleball courts were dilapidated and needed replacement. A project was developed to remove the old timber walls and construct a new concrete block retaining wall. A crusher fine plaza behind the retaining wall was installed to provide an area for observation, seating, and event space. Timberline Landscaping began construction in April and completed the project in May 2023. Two shade structures have been ordered for the plaza area with anticipated installation in 2024. Geotechnical engineering has been completed and additional structural engineering with helical piers was added to the shade structure footings due to existing soils. The contractor is submitting revised engineered drawings to obtain necessary building permits. Installation of the shade structure will be completed once final permits are obtained.

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

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A pre-bid meeting was conducted in February 2024. Bids have been reviewed and project is currently in contracting phase. Construction is expected to begin in mid-May 2024.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four

submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated $1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit design. Public and key stakeholder engagement started in May 2023 and included interviews, community events (15+), sign postings, and project website. Conceptual design work continued throughout 2023. Design Development will continue in 2024 with the final design anticipated in summer 2024. Parallel to the design effort, fundraising and public engagement will continue including two public meetings held on February 16 at the Black Forest Community Club, and April 18 at Pikes Peak Brewing.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024. A recommendation for award is pending with construction commencing immediately after the contract award to ensure construction is completed before winter 2024.

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

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

Santa Fe Open Space – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs at each entrance of the open space on the New Santa Fe Regional Trail. The 2024 CIP has identified a project to commence in summer 2025, which will involve the construction of approximately 0.50 mile of singletrack trail on the open space's northwest side. Trail corridor forestry areas have been flagged in preparation for trail construction.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with

several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in summer 2024.

Other:

June 2023 Flooding Response – El Paso County was notified in August that a presidential declaration was made for the June storm events. FEMA teams visited in October and project development and estimates are still being developed. NRCS approved emergency watershed protection program funds for repairs to Duckwood Trailhead and Willow Springs Ponds. A contract was awarded to Basis Partners in December for these two projects. Project meetings began in January and survey and geotechnical data has been collected. The design is currently at 60% with the final design on track for completion in summer 2024. Construction is anticipated in winter 2024-2025 when flows in Fountain Creek are generally lower.

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

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

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production. Staff received training in the new ArcGIS Pro mapping software program and is migrating existing maps to the new format.

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

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

Park Operations

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of May. Irrigated and native turf mowing operations, vegetation management, landscape bed maintenance, irrigation checks and repairs, playground inspections, and daily illegal camping checks were priorities during the reporting period.

Bear Creek Regional Park is home to two newly approved hammock sites. Current County Park regulations do not allow patrons to use hammocks while visiting our parks, as they cause damage to trees. Plans were put in place to construct hammock posts at multiple County parks, providing guests an approved location for hammock usage. Two additional sites will be installed at Bear Creek within the next reporting period.

TCA Day 2024 took place on May 3rd. This annual volunteer event sponsored by The Classical Academy, sends out groups of students into the community to complete projects at various locations. This year's project at Bear Creek Regional Park was a large landscape bed renovation at the Charmaine Nymann Community Garden. Twenty-four students were tasked with evenly dispersing fifty-five tons of ¾" rock mulch throughout the bed. Park staff prepped the bed prior to the event by clearing bed edges, removing old vegetation, adding new plants, completing irrigation checks and repairs, and then provided oversight and direction during the event. Thank you to the two "Titan" teams for your efforts, your work has made a noticeable difference to the area!

In anticipation of the site re-opening, park staff spent multiple days at Rainbow Falls Historic Site during the reporting period. Trail maintenance and vegetation management were the focus, as well as additional efforts to clear out debris from last July's rockslide near the amphitheater area.

The Downtown team is working with C.S.U. Extension on creating a native plant demonstration garden at 17 N. Spruce St. This garden will provide the community with examples of plant species native to the area, as well as displaying two different varieties of low water native grasses. Staff removed an existing bluegrass turf area, reworked irrigation, installed a breeze pathway, added moss rock boulders, and installed perimeter fencing. Master Gardener volunteers assisted with planting over two hundred plants and dispersing sixty bags of wood mulch and five tons of rock mulch. Downtown staff will finalize the project by tilling and seeding the two native grass areas during the next reporting period.

East District:

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

Monthly Summary – The fairgrounds team focused on the County Fair prep list items with the fair being a little more than a month away. Staff have been working on prepping buildings, painting, and completing inspections all while making sure the grounds are ready for events and rentals.

The fairgrounds team prepped the grounds and provided support for two auto races this month and multiple 4H events.

There have been multiple projects taking place at the fairgrounds. ADA upgrades in Swink Hall, Whittemore, and Grandstands, and concrete floor refinishing in the Grandstands Building. All of these projects will improve the look and functionality of the buildings at the fairgrounds and the flooring project will reduce staff time as part of our County Fair preparations.

The parks team completed fertilization and aeration of all the active use areas in our parks. Now the team is focused on weekly maintenance and action plan projects. The team is currently working on plant replacement of ornamentals that did not make it through the winter.

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 focus for the North District team has been pavilion and field reservation preparation, irrigation repairs, mountain pine beetle control, and spring debris clean-up. All property roads and parking lots have been graded. Drainage issues have been addressed as well. All irrigation systems have been pressured up and audited for issues. Early season vegetation management has been completed on all properties except for the Santa Fe Trail. Fertilizer and soil amendments have been applied to all turf areas. The turf areas are vibrant green, and the soil amendments are improving overall plant health.

The North District crew has finished spring clean-up at Fox Run Regional Park. Removing and hauling off all pine needle debris from the active use areas is a large task. The Environmental Division provided five rollaway dumpsters to help reduce fire mitigation concerns at Fox Run Regional Park, which was greatly appreciated. Wildland Fire Management also assisted in identifying thirty-two trees infested with mountain pine beetle at Fox Run. These trees were removed and chipped to prevent future outbreaks. Trail improvements are being addressed as time permits. One steep section of the Fox Run Regional trail was repaired this month with thirty-five tons of new trail base. We also hosted another annual volunteer day for the TCA students at Fox Run, they assisted with clean-up projects at the park.

We completed the Mountain Pine beetle treatment at the Pineries Open Space as well. One hundred and ten trees were removed and chipped to help prevent future outbreaks of this nuisance insect.

The Park Advisory Board toured many of the North District properties this month. We were able to discuss several of the upcoming projects and improvements while onsite. It was enjoyable to share our vision for the future with them. Thank you for your support!

South District:

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

Monthly Summary – The south team completed several priority maintenance tasks to include pruning landscape beds, mulch augmentation, hazard tree removal, and illegal camp clean-ups. During inclement weather days we've continued implementing 5S standards throughout the breakroom, restrooms, and maintenance shop.

The trail restoration and stabilization work has been completed and all areas that were stabilized have been top dressed with trail breeze material and are holding up well.

The forestry maintenance project throughout several south district properties and Fountain Creek Nature Center is complete. We have had many positive comments from park guests.

All irrigation systems were charged, and our team is dedicating time to go through each system to fine-tune water scheduling and efficiency.

Our primary focus is active use area mowing and trimming. The growing season is upon us so these tasks will continue to be a priority for our team throughout the summer months.