

Park Advisory Board

Meeting Agenda

**Wednesday, May 14, 2025 – 1:30 p.m.
Centennial Hall, 200 S. Cascade, Colorado Springs**

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Terry Martinez Proclamation	Chair	Approval
B. Kiersten Steel Proclamation	Chair	Approval
C. Susan Jarvis-Weber Proclamation	Chair	Approval
D. NRCS EWP Project Summary	Jason Meyer	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. Deim Minor Subdivision Final Plat	Ross Williams	Endorsement
B. Monument Ridge East Filing No. 1 Final Plat	Ross Williams	Endorsement

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905

www.elpasocountyparks.com | parks@elpasoco.com

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	2025 - 26 Officer Elections	Todd Marts	Endorsement
B.	Dissolution of the Park Fee Advisory Committee	Todd Marts/ Jason Meyer	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905

www.elpasocountyparks.com | parks@elpasoco.com

*Minutes of the April 9, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

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

Absent: Terry Martinez, Janna Blanter

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Vincent Prins made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Jane Newman made a motion to approve March 12, 2025, meeting minutes. Kiersten Steel seconded the motion. The motion carried 5 – 0.**
4. Introductions and Presentations:

Commissioner Bill Wysong expressed his appreciation to the board and staff. He stated that it was important to him to become the Liaison to this board. Commissioner Wysong further stated that Parks are critical to the County.

A. Volunteer Program Review: Friends of the El Paso County Nature Centers

Theresa Odello introduced Kelly Ann Blanchard, volunteer coordinator for the Friends of El Paso County Nature Centers. Mrs. Blanchard provided statistical data stating that 80 active volunteers provided their time and skills in 2024. They contributed 4,762 hours of service which has a value of \$159,479. Volunteer services included front desk coverage, environmental education, support for the Trailability program, special events, restoration crews and outreach.

(Susan Jarvis-Weber and Jeremy J. Chatelain joined the meeting at 1:40 p.m.)

5. Citizen Comments:

Cory Sutela, Medicine Wheel Trail Advocates, stated that his organization along with County staff, Utilities staff, and the COG finished a trail walk to look closely at the Ute Pass trail. Mr. Sutela recognized Theresa Odello for attending the adaptive leadership training. Mr. Sutela expressed his appreciation for the County's involvement in the Outdoor Pikes Peak Initiative (OPPI). His organization has been awarded with a planning grant to connect the new Forest Lakes #7 trail to the Forest Service Trail 715. The new trail section would be approximately 1 mile long.

Glen Carlson, Trails and Open Space Coalition (TOSC), also supports the planned new Forest Lakes trail connection. He highlighted the upcoming TOSC fundraiser on April 15 at the Mash Mechanix Brewing Company. He also promoted the 'One Bag' clean up challenge. The Ring the Peak trail will be highly focused on by TOSC in the coming years.

Chair Thomas Lachocki requested an Ebike update. Todd Marts stated that Ebikes are already allowed on many County trails. Mr. Willimas can provide the board with a trail map showing where they are allowed. The County is currently reevaluating the policies and guidelines for Ebikes. Public input will also be included. An updated Ebike policy will then be presented to the Parks Advisory Board before it will be presented to the Board of County Commissioners.

6. Development Applications:

A. **Commons at Falcon Field Filing No. 2 Final Plat**

Jason Meyer presented the Commons at Falcon Field Filing No. 2 Final Plat.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Commons at Falcon Field Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$37,370 and urban park fees in the amount of \$22,422 to be paid at time of the recording of this Final Plat. Kiersten Steel seconded the motion. The motion passed 7 – 0.

B. **Falcon Reserve Preliminary Plan**

Ross Williams provided an overview of the Falcon Reserve Preliminary Plan.

Jane Newman recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Reserve Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$80,800 and urban park purposes in the amount of \$48,480 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat. Jeremy J. Chatelain seconded the motion. The motion passed 7 – 0.

C. The Retreat at Prairie Ridge Filing No. 1 Final Plat

Ross Williams presented The Retreat at Prairie Ridge Filing No. 1 Final Plat and addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$23,230 and urban park purposes in the amount of \$13,938 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat. Jane Newman seconded the motion. The motion passed 7 – 0.

D. The Retreat at Prairie Ridge Filing No. 2 Final Plat

Ross Williams presented The Retreat at Prairie Ridge Filing No. 2 Final Plat and addressed a question by a board member.

Jane Newman recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$71,205 and urban park purposes in the amount of \$42,723 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat. Vincent Prins seconded the motion. The motion passed 7 – 0.

E. Rocky Mountain Cavalry Chapel Filing No. 1 Final Plat

Ross Williams presented the Rocky Mountain Cavalry Chapel Filing No. 1 Final Plat and addressed a comment by a board member.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rocky Mountain Cavalry Chapel Final Plat: designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Jane Newman seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

Chair Thomas Lachocki inquired about an update on the planned Asset Management position. Todd Marts stated that the department of Public Works already has an established Asset Management team which Parks would like to partner with. A meeting with the Public Works department is scheduled.

8. Monthly Reports:

Susan Jarvis-Weber inquired about commercial photography at the Paint Mines Interpretive Park and if these are for shooting commercials. Todd Marts stated that most are commercial portrait photography, graduation and wedding shoots by professional/commercial photographers to include the occasional fashion shoot. Chair Thomas Lachocki inquired about a recent grant from Colorado Parks & Wildlife. Mr. Todd Marts stated that a \$1.25 million grant was awarded to the Fox Run Nature Center for the canopy walk. Mr. Lachocki mentioned that the terms of several board members will end in May. Todd Marts stated the application process for new board members has closed and that the Board of County Commissioners are currently interviewing the new applicants

9. Board/Staff Comments:

Theresa Odello highlighted the upcoming Easter Chocolate Bunny Egg Hunt at the Fountain Creek Nature Center, Skate in the Park at the Fair & Event Center and Family Fun Day at the Fountain Creek Nature Center.

10. Adjournment:

Jane Newman made a motion to adjourn. John Wallace seconded the motion. The meeting was adjourned at 2:33 p.m.

Susan Jarvis-Weber, Secretary

Resolution

WHEREAS, Mr. Terry Martinez served as a Commissioner District #3 representative to the El Paso County Park Advisory Board from November 2019 to May 2025; and

WHEREAS, Mr. Martinez' commitment to the Park Advisory Board has contributed significantly to the development of the El Paso County system of parks, trails, open spaces, recreation and cultural programs and facilities; and

WHEREAS, Mr. Martinez served as Vice Chairperson of the Park Advisory Board, chaired the Board meetings in the Chairs absence; and

WHEREAS, Mr. Martinez exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public planning processes and to provide input on park projects; and

WHEREAS, Mr. Martinez fostered unity and consensus and helped create an environment where all citizens felt heard and respected; and

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its appreciation to Mr. Terry Martinez for his years of dedicated volunteer service for the citizens of El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Mr. Terry Martinez' volunteer service, and an executed copy thereof be first read and then delivered to Mr. Martinez.

DONE THIS 14th day of May 2025, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

Thomas Lachocki, Chair

Resolution

WHEREAS, Mrs. Kiersten Steel served as a Commissioner District #4 representative to the El Paso County Park Advisory Board from May 2019 to May 2025; and

WHEREAS, Mrs. Steel's experience and commitment has contributed significantly to the development of the El Paso County system of parks, trails, open spaces, recreation and cultural programs and facilities; and

WHEREAS, Mrs. Steel served as 3rd Vice Chairperson of the Park Advisory Board; and

WHEREAS, Mrs. Steel's passion and long-term support for the parks brought insight and thoughtful perspectives to park projects and responsibilities, and a sense of humor that uplifted spirits, strengthened teamwork, and made even the most challenging meetings more enjoyable; and

WHEREAS, Mrs. Steel fostered unity and consensus and helped create an environment where all citizens felt heard and respected; and

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its appreciation to Mrs. Kiersten Steel for her years of dedicated volunteer service for the citizens of El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Mrs. Kiersten Steel's volunteer service, and an executed copy thereof be first read and then delivered to Mrs. Steel.

DONE THIS 14th day of May 2025, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

Thomas Lachocki, Chair

Resolution

WHEREAS, Mrs. Susan Jarvis-Weber served as a Commissioner District #2 representative on the El Paso County Park Advisory Board from March 2019 to May 2025; and

WHEREAS, Mrs. Jarvis-Weber served as Secretary of the Park Advisory Board, served as the Park Advisory Board representative for the County and also served on the Park Fee Advisory Committee; and

WHEREAS, Mrs. Jarvis-Weber's dedication and commitment to the Park Advisory Board has contributed significantly to the development of the El Paso County system of parks, trails, open spaces, recreation and cultural programs and facilities; and

WHEREAS, Mrs. Jarvis-Weber was known for their thoughtful, insightful, and probing questions that pushed the Board to think more deeply, examine issues from multiple perspectives, and ensured accountability and transparency in decision making; and

WHEREAS, Mrs. Jarvis-Weber's insight, enthusiasm, extensive knowledge of the Pikes Peak Region, and positive attitude have been appreciated by both the Park Advisory Board and staff; and

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its sincere appreciation to Susan Jarvis-Weber for her years of volunteer service that has significantly improved the quality of life for El Paso County citizens.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Susan Jarvis-Weber's volunteer service, and an executed copy thereof be read and then delivered to Mrs. Jarvis-Weber.

DONE THIS 14th day of May 2025, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

Thomas Lachocki, Chair

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: NRCS EWP Project Summary

Agenda Date: May 14, 2025

Agenda Item Number: #4 - D

Presenter: Jason Meyer
Division Manager, Park Planning

Information: X **Endorsement:**

Background Information:

El Paso County partnered with the Natural Resource Conservation Service – Emergency Watershed Protection Program, to complete repairs at Willow Spings and Duckwood Trailhead along Fountain Creek from the 2023 flooding disaster.

The NRCS EWP program funds projects that have a significant impact on the watershed, infrastructure, and downstream properties. Total engineering and design costs were approx. \$413,000 and construction costs were approximately \$2.1M.

The project team included County Parks, DPW, Basis Partners, FHU Engineering, TRS, and Naranjo Civil Constructors

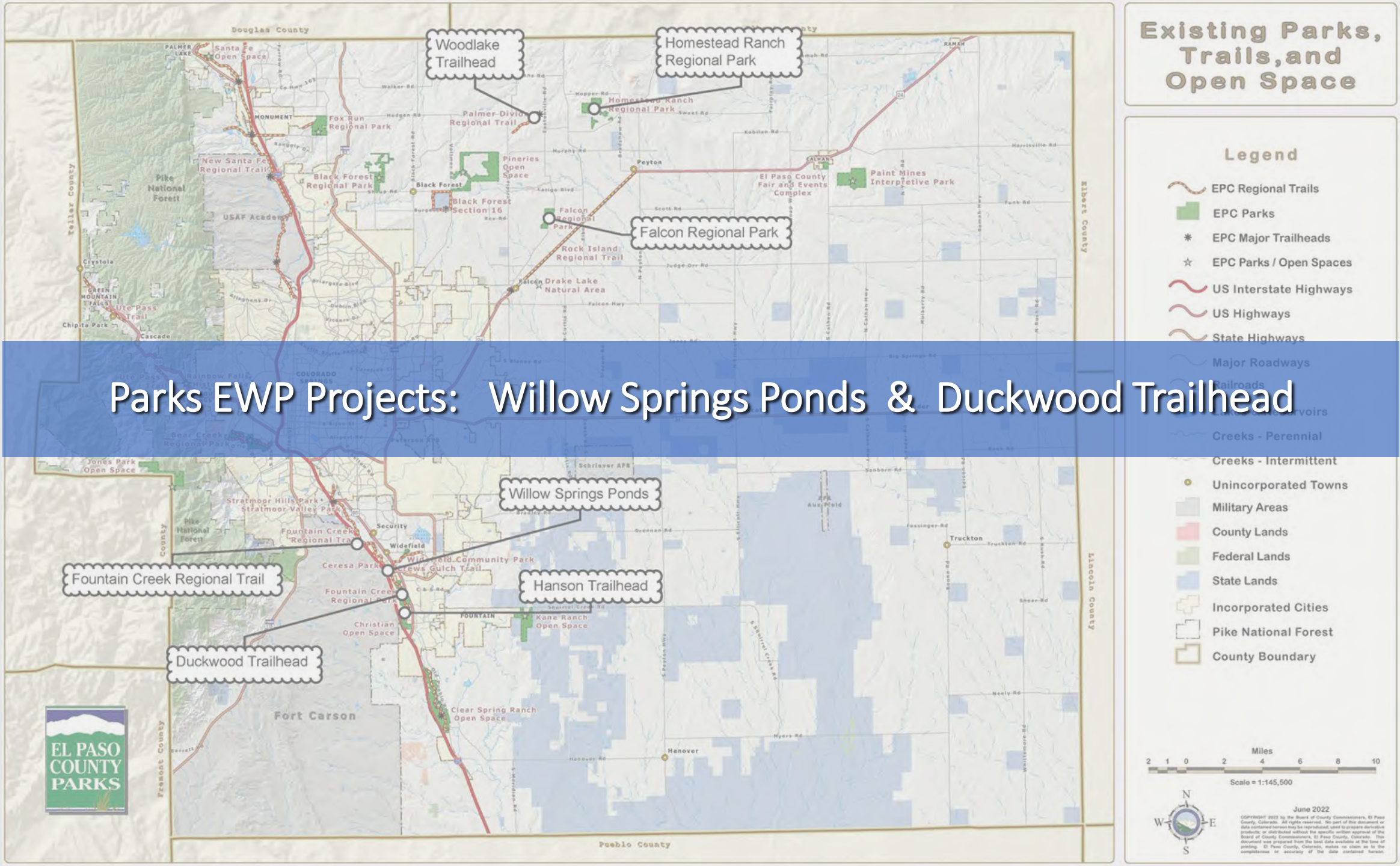
- Design between January – October 2024
- Construction was October 2024 – April 2025

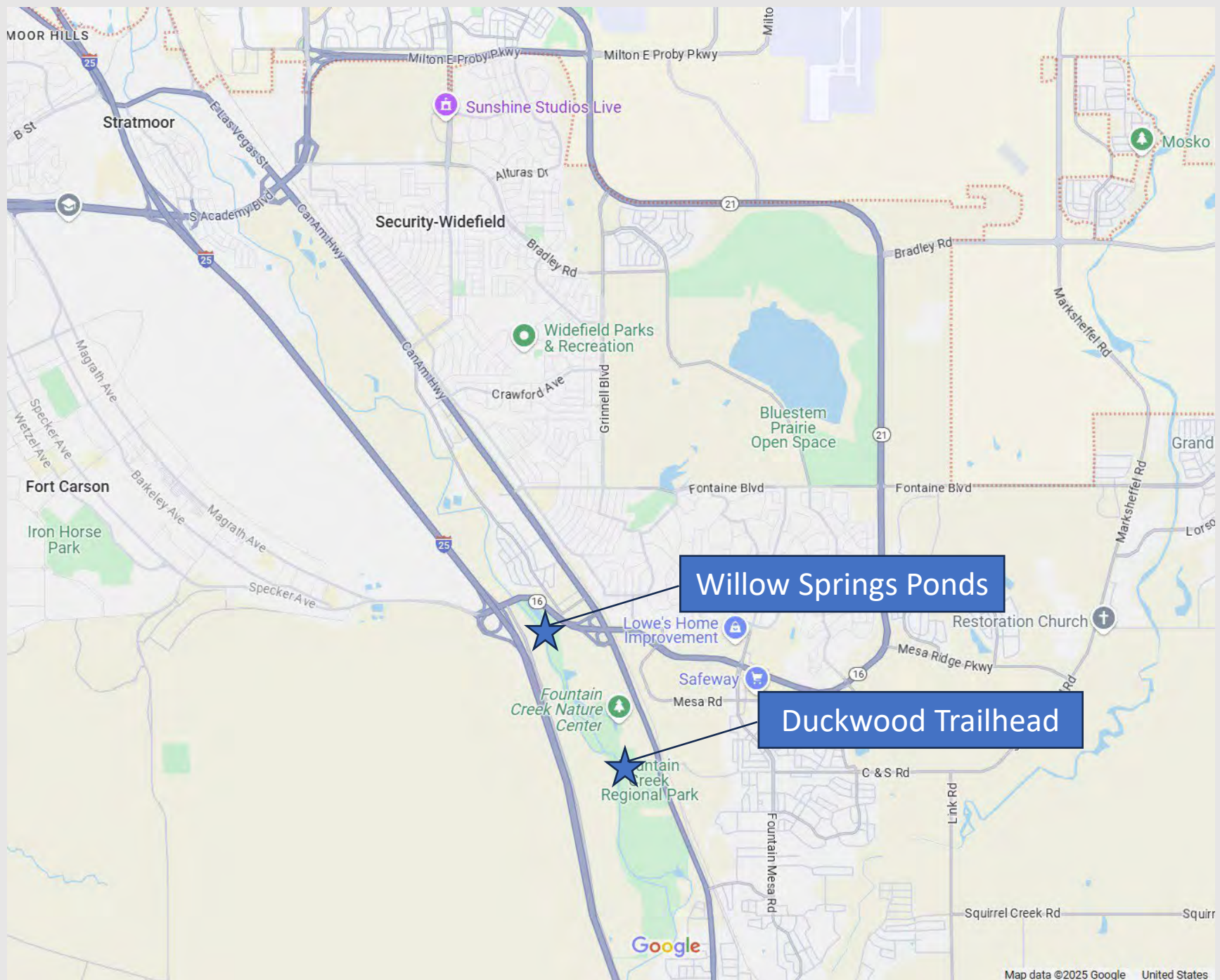
Attachment:

NRCS EWP Presentation

Recommended Action:

Information Only







NRCS- Emergency Watershed Protection Program

- \$413K for Design & Engineering
- Construction \$2.1M
- Design Jan – Oct 2024
- Construction Oct – Apr 2025



Willow Springs Ponds

- Before & After



Willow Springs Ponds

- Fountain Creek Damages



15



Willow Springs Ponds

- Fountain Creek Repairs



16



Willow Springs Ponds

- Pond & Ditch Damages





Willow Springs Ponds

- Pond & Ditch Repairs



NRCS- Emergency Watershed Protection Program

- \$413K for Design & Engineering
- Construction \$2.1M
- Design Jan – Oct 2024
- Construction Oct – Apr 2025



Duckwood Trailhead

- Before & After



Duckwood Trailhead

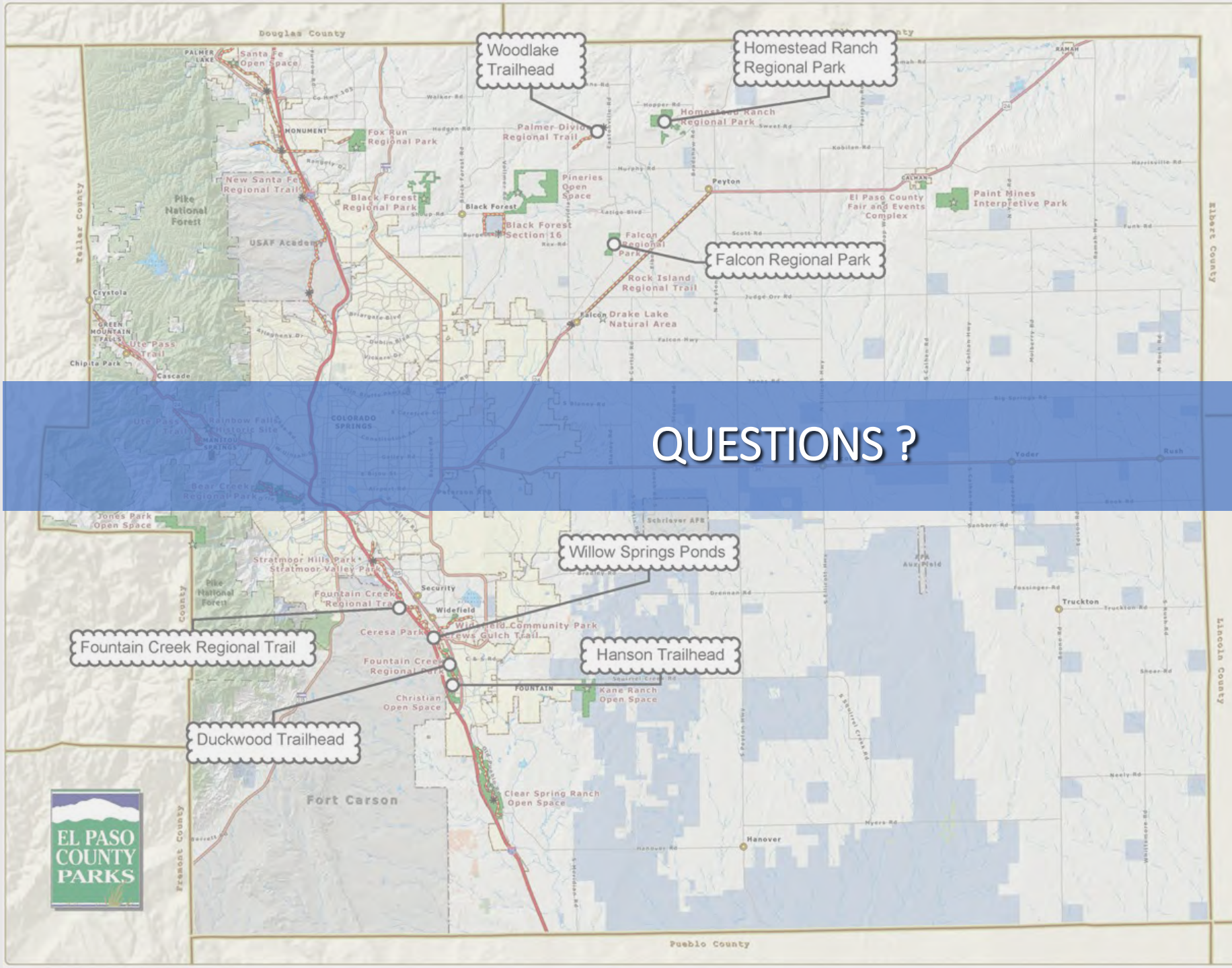
- Fountain Creek Damages





Duckwood Trailhead

- Fountain Creek Repairs



Existing Parks, Trails, and Open Space

Legend

- EPC Regional Trails
- EPC Parks
- EPC Major Trailheads
- EPC Parks / Open Spaces
- US Interstate Highways
- US Highways
- State Highways
- Major Roadways
- Railroads
- Lakes & Reservoirs
- Creeks - Perennial
- Creeks - Intermittent
- Unincorporated Towns
- Military Areas
- County Lands
- Federal Lands
- State Lands
- Incorporated Cities
- Pike National Forest
- County Boundary

2 1 0 2 4 6 8 10 Miles
Scale = 1:145,500

June 2022

COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. © El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Deim Minor Subdivision Final Plat

Agenda Date: May 14, 2025

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services, LLC, on behalf of Connie and Josh Deim for endorsement of the Deim Minor Subdivision Final Plat. At 35.05 acres, the proposed Deim Subdivision development contains 4 single-family residential lots and is zoned RR-5 for rural residential land uses. The project is located on Hodgen Road, approximately 0.50 miles west of its intersection with Black Forest Road and immediately adjacent the Flying Horse North development.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Fox Run Regional Trail, which traverses east-west at the northern point of the subject property on the south side of Hodgen Road. The Fox Run Regional Trail makes critical connections between Fox Run Regional Park to the west and Black Forest Regional Park to the south. The proposed trail corridor enters Deim Subdivision from Flying Horse North to the east, so efforts are being made to coordinate the trail connection between the two separate developments.

An initial review of the submitted Final Plat showed the proposed regional trail easement located within a proposed right-of-way for Hodgen Road and among various utility easements, including a 50' gas easement which does not allow for the construction of trails within its bounds. EPC Parks staff contacted the applicant's representative, who agreed to relocate the trail easement to the south and out of the utility easements. This adjustment is notated on the attached Final Plat and will be finalized on a future submittal of the Final Plat.

In addition to the required regional trail easement, staff recommends fees in lieu of land dedication for regional park purposes.

Recommended Motion: (Final Plat)

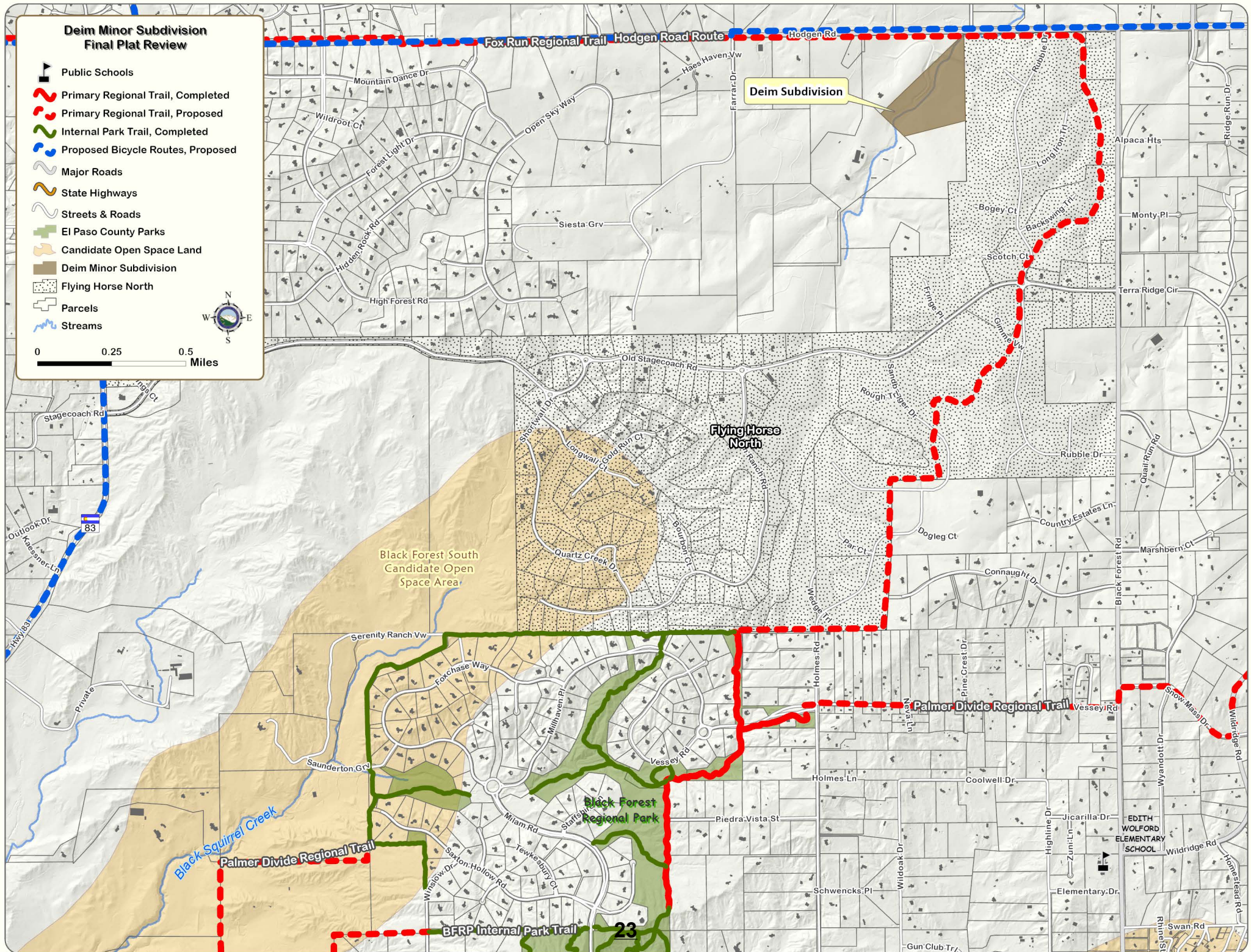
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Deim Minor Subdivision Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the southern side of Hodgen Road and outside of the future right-of-way and known utility easements, that allows for the construction, maintenance, and public access of the Fox Run Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

Deim Minor Subdivision Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Land
- Deim Minor Subdivision
- Flying Horse North
- Parcels
- Streams



0 0.25 0.5
Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

May 14, 2025

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:	Deim Minor Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-015	Total Acreage:	35.05
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.29
Connie and Josh Deim	Vertex Consulting Services, LLC	Regional Park Area:	2
348 Galaxy Drive	Nina Ruiz	Urban Park Area:	1
Castle Rock, CO 80104	5825 Delmonico Drive, Suite 320	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80919	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 4 Dwelling Units = 0.078
Total Regional Park Acres: 0.078

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Community:	0.00625 Acres x 4 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020
Total Regional Park Fees: \$2,020

Urban Park Area: 1

Neighborhood:	\$119 / Dwelling Unit x 4 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 4 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 Deim Minor Subdivision Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the southern side of Hodgen Road and outside of the future right-of-way and known utility easements, that allows for the construction, maintenance, and public access of the Fox Run Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

Park Advisory Board Recommendation:



Vertex Consulting Services, LLC
5825 Delmonico Dr., Suite 320
Colorado Springs, CO 80919
719-733-8605

**Deim Subdivision
Letter of Intent**

February 5, 2025

PCD File # XXXXXX

Connie & Josh Deim
348 Galaxy Drive
Castle Rock, CO 80104

Planner: Vertex Consulting Services, LLC
5825 Delmonico Dr., Suite 320
Colorado Springs, CO 80919
719-733-8605
Nina.ruiz@vertexcos.com

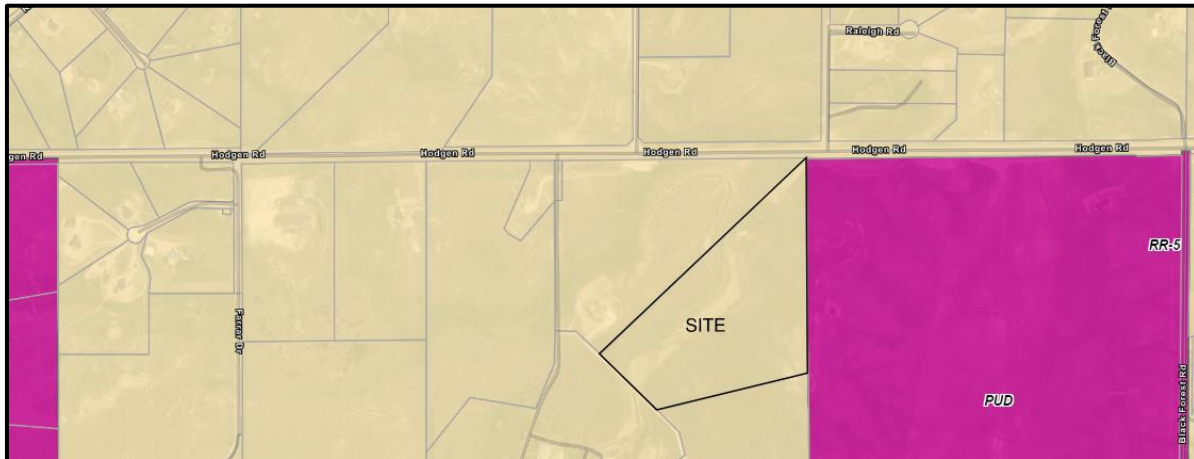
Tax Schedule No: 5100000509

Acreage: 35.05 Acres

Zoning: RR-5 (Residential Rural)

Site Location, Size, Zoning:

Vertex Consulting Services, LLC, on behalf of Josh & Connie Deim, is respectfully submitting an application for a 4-lot subdivision within the RR-5 zoning district. The proposed subdivision is compatible with the surrounding planned and existing developments and is consistent with the Your El Paso Master Plan.



Utilities

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve the lots within the subdivision. The new dwelling will be served by an individual onsite wastewater treatment system and individual well. The Onsite Wastewater Treatment System (OWTS) Report demonstrates the soils are suitable for OWTS design and construction. The Water Resources Report prepared by Monson, Cummins, Shohet & Farr, LLC identifies there is adequate water in terms of quantity, quality, and dependability to support the BoCC making a finding of sufficiency.

Request:

1. A request for approval of a 4-lot minor subdivision within the RR-5 zoning district.
2. A request for a waiver of the requirement for all lots to gain access from a public roadway pursuant to Section 8.4.4 (E).

Justification:

The pages that follow address each one of the criteria included within Sections 7.3 (waiver), and 7.2.1 (minor subdivision) of the El Paso County Land Development Code.

Waiver

Section 8.4.4 (E) of the Code requires all lots to be served by a public road. The Land Development Code defines a public road as:

“Road, Public — A road located in a public right-of-way or easement and open to the public for travel and accepted for maintenance by El Paso County or another governmental jurisdiction.”

The plat depicts a 60-foot right-of-way being dedicated to El Paso County at the request of the Department of Public Works. However, El Paso County will not accept this right-of-way for ownership and maintenance until the adjacent property owners have also dedicated right-of-way to El Paso County from Hodgen Road to the subject property and the roadway is brought up to County standards.

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

The purpose and intent of the portions of the Code to be waived are to ensure safe, legal access. Legal access is being provided via easement. The existing private road is a well-constructed gravel road meeting all fire apparatus radii. Two of the eight parcels taking access off of the private road are owned by the Cherokee Metropolitan District. The well and tank site is located at the terminus of the private road. The road has been constructed and maintained to allow the Cherokee machinery and staff to access the two parcels for regular inspection and maintenance of their critical infrastructure. All other aspects of the Code remain in force. A maintenance agreement has been submitted with this subdivision.

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

The waivers will not result in the need for additional waivers.

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

Sundance Ranch Lane is an existing private road. The existing private road is accessible by emergency responders and meets the turning radius for a fire truck.

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.

Sundance Ranch Lane is a private loop road serving 8 parcels. The 8 parcels include 2 parcels with dwellings, 2 Cherokee Metropolitan District parcels, and 4 vacant parcels. Converting this existing roadway from a private to public roadway would require either condemnation by El Paso County or that all parcel owners dedicate right-of-way and participate in the construction of the road. Not all parcel owners are in agreement today, therefore, it is not possible for the owners of the proposed Subdivision to cause the conversion.

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

As stated above, it is not possible for the applicant to cause the private roadway to become public without consent from all lot owners.

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

All standards of the RR-5 zoning district will be met.

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

See Master Plan section below for further information regarding how the proposed subdivision is in compliance with the Master Plan.

Below is an analysis of how the requested waiver meets the criteria specifically for Private Road Allowances included in Section 8.4.4.E of the Code:

(1) Use of Private Roads Generally Limited. Private roads shall normally be confined to closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public.

The private road is an existing dead-end private road. The private road will only be utilized by those within the subdivision, therefore, the road is not needed for the convenience or safety of the general public.

(2) Private Roads Require Waiver. The use of private roads is limited and allowed only by waiver. In granting a waiver to allow private roads, the BoCC shall make written findings supporting the use of private roads and may require the owner to enter into a Private Road Maintenance Agreement or create covenants whereby the lot owners are required to maintain the private roads.

There is an existing property owners association maintenance agreement in place.

(3) Private Roads to Meet County Standards. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*

Pedestrian walkways are not required for local rural roads, which is the standard being waived. Utility easements have been provided on the plat drawing.

- *Design speed where it is unlikely the road will be needed for use by the general public;*
The road will not be utilized by the general public as it is a private loop road utilized by only those addressed off of Sundance Ranch Lane.
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
Maintenance is being provided by the property owners who are addressed off of Sundance Ranch Lane per the maintenance agreement.
- *Maximum and minimum block lengths; and*
Not applicable.
- *Maximum grade.*

Not applicable.

Minor Subdivision (Preliminary Plan & Final Plat Criteria)

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

Please review the Master Plan analysis below.

The subdivision is consistent with the purposes of the Land Development Code (“Code”).

Section 1.4 of the Land Development Code identifies the purpose of the Code. Below is the Code citation with the italic wording indicating how the proposed subdivision furthers the intended purpose.

“This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County. More specifically, it is the purpose of this Code to:

- Implement the Master Plan and related elements.
See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan.
- Promote predictability, consistency and efficiency in the land development process for residents, neighborhoods, businesses, agricultural and development interests.
The application has been submitted and reviewed in compliance with the Land Development Requirements and applicable procedures.
- Ensure appropriate opportunities for participation and involvement in the development process by all affected parties.
Adjacent property owners were notified of the request by El Paso County. No responses have been received to date.
- Be fair to all by ensuring due consideration is given to protecting private property rights, the rights of individuals and the rights of the community as a whole.
The requested subdivision will not infringe upon the rights of the surrounding properties.
- Guide the future growth and development of the County in accordance with the Master Plan.
See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan
- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
The proposed subdivision will result in an additional 30 ADT, which the surrounding roadway network can handle. Please review the traffic impact study submitted in support of the subdivision for further analysis. The proposed lots will each have their own access points onto the private road. The water and wastewater reports submitted with the subdivision application demonstrate sufficient water and that wastewater can

be treated with an onsite wastewater treatment system. A 25 foot trail easement has been depicted on the final plat at the request of El Paso County Parks. Park and school fees will be paid at the time of plat recordation.

- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
All standards are being met.
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.
Commitment letters have been submitted for fire protection, electric service, and natural gas service. The road impact fee will be paid at the time of building permit for any new dwelling proposed.
- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County in order to preserve the integrity, stability, and beauty of the community and the value of the land.”

There floodplain and jurisdictional dam areas have been preserved as no-build on the final plat.

The subdivision is in conformance with the subdivision 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.

All design considerations listed in Section 8.4.1 of the Land Development Code have been met. The floodplain has been depicted as a no-build area on the plat.

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 the Code.

The water resources report prepared by James Tilton recommends sufficient water in terms of water quantity, quality, and dependability.

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 the Code.

An onsite wastewater treatment system report has been submitted and identifies the proposed lots may be served by individual septic systems.

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 floodplain has been depicted as a no-build area on the plat.

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

The drainage report prepared by All Terrain identifies no drainage improvements are required for the proposed subdivision.

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.

Due to the size and scale of the subdivision, impacts related to the proposed subdivision will be negligible, therefore, no public improvements are required.

Legal and physical access is or will be provided to all parcels by public rights of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM. 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 therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

Legal physical access is being provided to each lot from an existing private road. The plat depicts a 60-foot right-of-way dedication to El Paso County. Please review the traffic impact study submitted in support of the subdivision for further analysis regarding the negligible traffic impacts. A 25-foot El Paso County trail easement has been depicted along Hodgen Road at the request of El Paso County Parks. The floodplain has been depicted as a no-build area on the plat.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

The Black Fores Fire Protection District has provided a commitment letter. Commitment letters have also been provided by Mountain View Electric Association as well as Black Hills Energy. The existing County roadway network is capable of handling the anticipated additional 30 Average Daily Trips.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

The Fire Protection Report meets all requirements of Section 6.3.3, Fire Protection and Wildfire Mitigation. The subject property is not treed and does not require wildfire thinning. Pursuant to BoCC resolution 13-503 minor subdivisions are exempt from the IFC and requirement to provide cisterns.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.

The proposed subdivision meets all applicable sections of Chapters 6 and 8 of the Code including drainage, fire protection and wildfire mitigation, transportation systems, water supply, wastewater disposal, and geology and soils standards.

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 of the Code.

The only anticipated off-site impact is additional traffic, however, the three additional dwellings will not generate a significant amount of traffic and the existing roadway network can easily handle the additional traffic. Please review the traffic impact study submitted in support of the subdivision for further analysis regarding the negligible traffic impacts

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 proposed subdivision will be served by the existing private road and will not require any public infrastructure improvements.

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

The mineral rights have not been severed from the land.

Master Plan Elements

Below is an analysis of the various El Paso County Master Plan elements.

Your El Paso County Master Plan Analysis

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested subdivision, as identified below.

Key Area Analysis

The subject property is not identified in the Plan as being within a Key Area.

Priority Development Areas

In addition to supporting and being in compliance with the applicable Areas of Change and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed subdivision is also in total alignment with the Large Lot Priority Development Area designation found in Chapter 4 of the Plan.

Page 49 of the Plan explains the importance of establishing Priority Development Areas:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.”

The specific Large-Lot Residential Priority Development Area the subject property is within the “Black Forest/ North Central Area” subsection. This area is further defined on page 54:

“Black Forest/North Central Area

Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when

moving to the County.

- Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents.
- The County should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community.
- Commercial nodes should be considered where appropriately served by the transportation network in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.”

The subject property is not treed, however, the property does include a floodplain. The floodplain has been preserved in a no-build area. As discussed above, the proposed minimum lot size of 5-acres and overall density of one dwelling unit per 8.76 acres is consistent with the existing surrounding character.

Key Area Analysis

The subject property is not within a key area.

Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” (Emphasis added)

The subject property is currently vacant and is surrounded by other 35-acre parcels immediately adjacent to the west and south. Immediately adjacent to the north is the High Plains subdivision, with lot sizes approximately 5-acres in size. Immediately adjacent to the east is the Flying Horse North development, which is a large master planned development with lot sizes ranging from 14,000 square feet to 5 acres. The Flying Horse Sketch Plan depicts densities adjacent to the Deim

Subdivision as one dwelling unit per 5-acres. The proposed subdivision includes lot sizes ranging in size from 5 acres to 15 acres in size. The Master Plan anticipates some redevelopment as long as the character can be maintained. As discussed above, the proposed subdivision is in conformance with the existing rural residential densities of the surrounding properties.

Placetype Analysis

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large-Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

- Single-Family Detached Residential (typically 2.5 acre lots or larger)

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail
- Commercial Service
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

"The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape." (emphasis added)

The placetype specifically identifies lot sizes of 2.5 acres or greater as being supported within the placetype. The proposed lots significantly exceed the 2.5 acre limitation. **Additionally, the**

drainageway and floodplain have been depicted on the plat as no-build, preserving the natural beauty.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan identifies the current supply and demand forecasts at full build out (year 2060) for each of the Planning Regions. The Table indicates that the current water supplies for Region 2 amounts to 13,607 AF of water per year with 2060 being 20,756 AF of water per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A Water Resources Report has been submitted with the subdivision application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts Fox Run Trail along Hodgen Road. A 25 foot wide El Paso County trail easement was requested and has been depicted on the final plat drawing. Fees in lieu of dedication will also be provided with the subdivision.

2024 Major Transportation Corridors Plan (MTCP)

The 2024 MTCP depicts Hodgen Road as a Major Collector roadway with an ultimate right-of-way width of 180 feet (2065 MTCP). A traffic impact study was not required pursuant to ECM Appendix B, ECM Chapters 1.6 and 1.16 as the proposed subdivision will not result in traffic in excess of 100 ADT or 10 trips at the peak hour, there are no additional minor or major roadways being proposed, there will be no change in the type of traffic to be generated, the subdivision will not result in a change to the LOS for Hodgen Road, and there is no proposed access onto a State Highway. However, a Traffic Memo was prepared to analyze the existing private road to ensure no safety hazards exist.

Other Topical Elements of the County Master Plan

The proposed subdivision is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

DEIM SUBDIVISION
REPLAT OF PARCEL C, LAND SURVEY PLAT BY RECEPTION NO. 220900262,
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PARCEL DETAILS

Address: 0 SUNDANCE RANCH LN, COLORADO SPRINGS, CO 80908
APN/Parcel ID: 5100000509
Owner of Record: Connie Diem and Josh Diem
Phone: 719-271-0737

OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being being all the owners, mortgagees, beneficiaries of deeds of trust and holders of the land described herein, have laid out, subdivided, and platted said land into Lots and easements as shown hereon unto the name and style of POWERS RANCH SUBDIVISION.
Connie Diem and Josh Diem.

_____, Owner _____ Date _____

_____, Josh Diem, Owner _____ Date _____

State of Colorado)
County of El Paso) ss

The foregoing plot was Acknowledged before me on this _____ day
of _____, 20____, A.D. by Connie Diem and Josh Diem, owners.

Witness my hand and official seal

Notary Public

My Commision Expires: _____.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of MCLEAN SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on this _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

_____, Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director

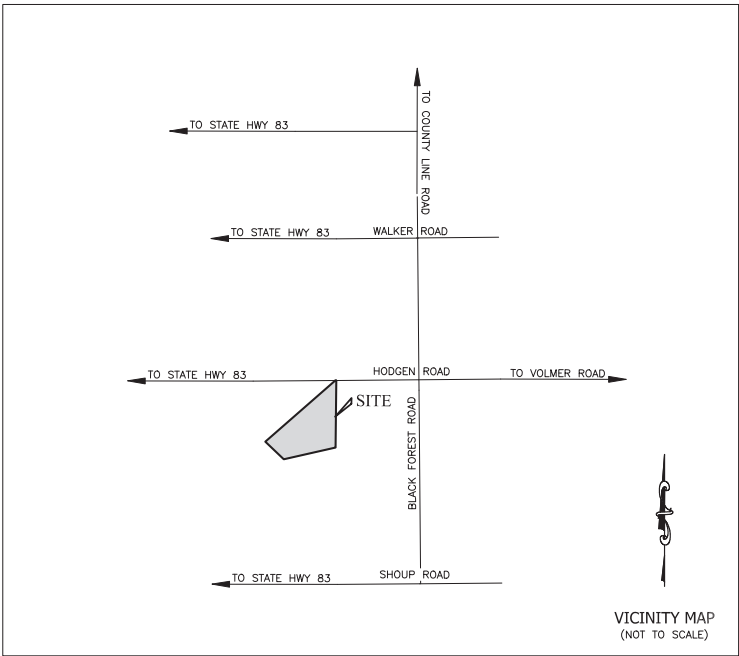
FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____



PLAT NOTES

- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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.
- 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.
- Ingress and egress to Hodgen Road with current Private drive serving lot 1, and lot 2 with Access easement as graphically depicted on sheet 2.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0305G, effective date of 12/7/2018, indicates a portion of this parcel of land to be located in Zone A (without base flood elevation) and Zone AE (with BFE or Depth 7438.2 feet - LOMR 18-08-0702P Eff. 04-2019). Approximate location is graphically depicted per the aforementioned Federal Emergency Management Agency, Flood Insurance Rate Map.
- All Property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements are specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow of runoff shall not be placed in drainage easements.
- Individual investigations for new building sites and septic systems will be required prior to construction.
- Easement For Construction, operation, maintenance and inspection of a floodwater retarding structure, as further described by Reception No. 279336. Said easement location graphically depicts the area within subject parcel.

SURVEYOR'S CERTIFICATE

I, Danny Radic, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____.

_____, Surveyor's Name, (Signature) _____ Date _____
Colorado Registered PLS #38759

SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was completed on January 17, 2025.
- The overall subject parcel contains a gross calculated area of 1,527,000 square feet (35.06 acres) of land, more or less. Subject parcel to be divided into 4 lots as shown hereon.
- This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping, LLC. relied upon Title Commitment RND55120007, with an effective date of 12/12/2024 at 5:00 P.M. as provided by Land Title Guarantee Company and Old Republic National Title Insurance Company.
- Bearings are based on the East line of the Northwest quarter of Sec.30 T11S R65W in the 6th principal meridian, monumented on the North end with a found 2-1/2" aluminum cap in range box marked correctly as the N1/4 of Sec.30, found 0.6' below grade, and on the South end with a found 2" aluminum cap marked correctly as the C1/4 Sec.30, found flush with grade, and is to bear S.00°38'14"W., a measured distance of 2654.84' feet.
- Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping, LLC. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

LEGAL DESCRIPTION

A PORTION OF NORTHWEST QUARTER OF SECTION 30 IN THE TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S.00°38'14"W. COINCIDENT WITH THE EAST LINE OF THE NW1/4 OF SAID SECTION 30, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND DESCRIBED HEREIN; THENCE S.00°38'14"W. COINCIDENT WITH THE EAST LINE OF THE NW1/4, A DISTANCE OF 1,544.73 FEET; THENCE S.77°17'12"W., A DISTANCE OF 1,208.00 FEET; THENCE N46°25'12"W., A DISTANCE OF 579.83 FEET; THENCE N.48°52'19"E., A DISTANCE OF 2,144.86 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO.

(Per title commitment RND55120007, with an effective date of 12/12/2024 at 5:00 P.M. as provided by:
Land Title Guarantee Company and Old Republic National Title Insurance Company

AREA OF CONCERN

(AOC#1): Portion of fencing falls Easterly of subject parcel and said Tract D, as graphically depicted on this Subdivision Plat, causing an area of concern.

CLERK AND RECORDER:

State of Colorado)
County of El Paso) ss

I certify that this instrument was filed for record in my office at _____ O'Clock _____ M., this _____ day of _____, 20____, A.D. and is duly recorded in plat book _____, at page number _____, under Reception No. _____, of the records of El Paso County, Colorado.

Fee: _____.

By: _____
El Paso County Clerk and Recorder

DATE: April 14, 2025				REVISIONS			
No.	Remarks	Date	By	No.	Remarks	Date	By
Field: TJM	Drawn: TJM/DDR	Checked: DDR		PROJECT No.: 24106			

PDC File No: MS xxxx

APEX Land Surveying and Mapping LLC.

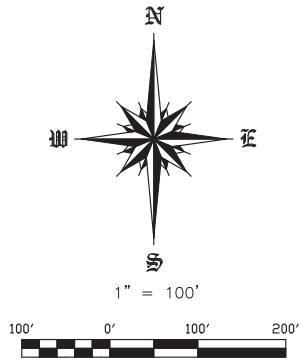
5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

APEX
LAND SURVEYING AND MAPPING, LLC

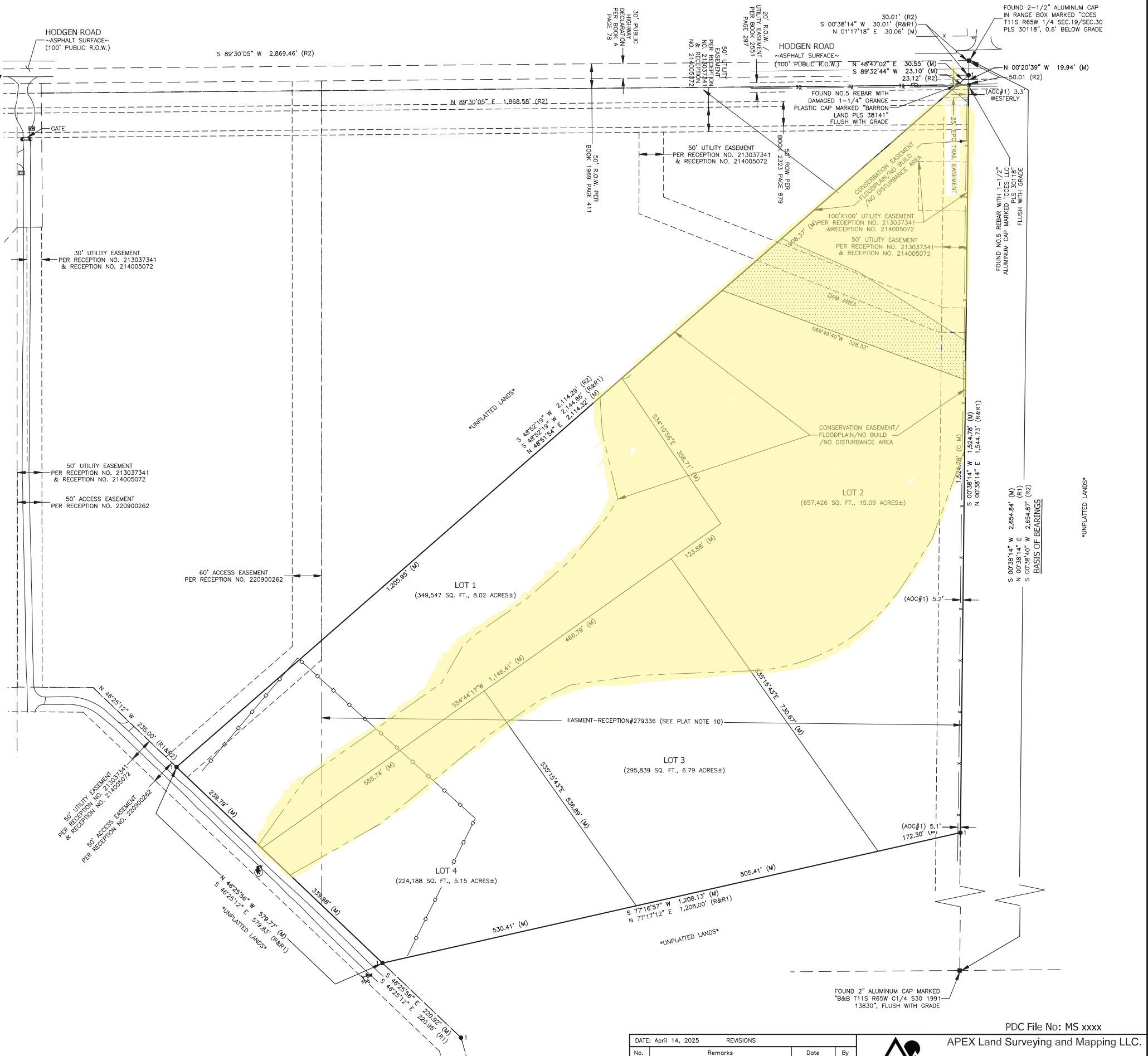
SHEET 1 OF 2

DEIM SUBDIVISION

REPLAT OF PARCEL C, LAND SURVEY PLAT BY RECEPTION NO. 220900262,
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- MONUMENT FOUND AS NOTED
 - 1● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS30130", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
 - (R) RECORD VALUE PER SPECIAL WARRANTY DEED AT RECEPTION NO.221019706
 - (R1) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO.220900262 BY ALESSI AND ASSOCIATES INC.
 - (R2) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO.224900131 BY BARRON LAND
 - (M) MEASURED VALUE
 - (AOC#...) AREA OF CONCERN
 - (TYP.) TYPICAL
 - ⊕ FIRE HYDRANT
 - ⊕ WATER MANHOLE
 - ⊕ UNDERGROUND WATER SIGN
 - ⊕ WATER VALVE
 - ⊕ UTILITY POLE
 - ⊕ STREET SIGN
 - ⊕ BREAK SYMBOL
 - FLOODPLAIN NO BUILD LINE - SEE SURVEYOR'S NOTE #2
 - oe OVERHEAD ELECTRIC LINE
 - FENCE REMNANTS (T-POSTS)
 - x BARBED-WIRE FENCE
 - GRAVEL DRIVEWAY



Danny Radic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC.

DATE: April 14, 2025		REVISIONS	
No.	Remarks	Date	By
Field: TJM	Drawn: TJM	Checked: DDR	

PDC File No: MS xxxx

APEX Land Surveying and Mapping LLC.

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

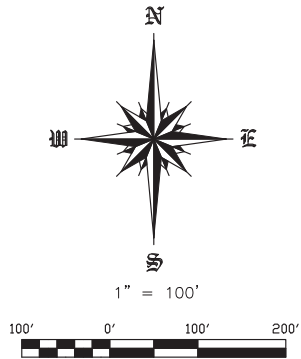
APEX
LAND SURVEYING AND MAPPING LLC

PROJECT No.: 24106

SHEET 2 OF 2

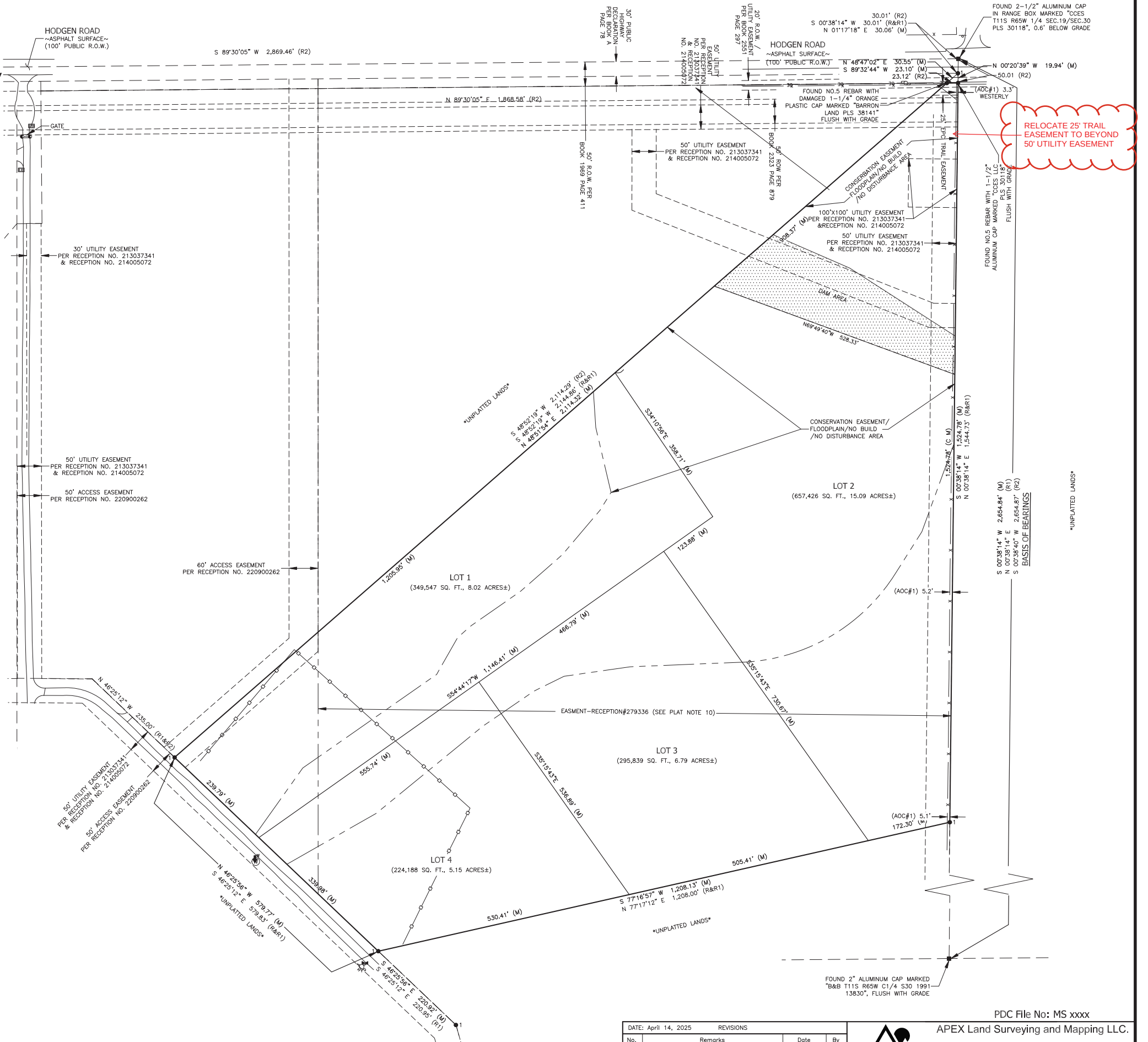
DEIM SUBDIVISION

REPLAT OF PARCEL C, LAND SURVEY PLAT BY RECEPTION NO. 220900262,
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- MONUMENT FOUND AS NOTED
- 1● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS30130", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- (R) RECORD VALUE PER SPECIAL WARRANTY DEED AT RECEPTION NO.221019706
- (R1) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO.220900262 BY ALESSI AND ASSOCIATES INC.
- (R2) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO.224900131 BY BARRON LAND
- (M) MEASURED VALUE
- (AOC#...) AREA OF CONCERN
- (TYP.) TYPICAL
- ⊕ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊕ UNDERGROUND WATER SIGN
- ⊕ WATER VALVE
- ⊕ UTILITY POLE
- ⊕ STREET SIGN
- ⊕ BREAK SYMBOL
- FLOODPLAIN NO BUILD LINE - SEE SURVEYOR'S NOTE #2
- oe OVERHEAD ELECTRIC LINE
- FENCE REMNANTS (T-POSTS)
- x BARBED-WIRE FENCE
- GRAVEL DRIVEWAY



RELOCATE 25' TRAIL EASEMENT TO BEYOND 50' UTILITY EASEMENT

Danny Radic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC.

DATE: April 14, 2025		REVISIONS	
No.	Remarks	Date	By
Field: TJM	Drawn: TJM	Checked: DDR	

PDC File No: MS xxxx

APEX Land Surveying and Mapping LLC.

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

APEX
LAND SURVEYING AND MAPPING, LLC

PROJECT No.: 24106

SHEET 2 OF 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Monument Ridge East Filing No. 1 Final Plat

Agenda Date: May 14, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services, LLC., on behalf of Monument Ridge East, LLC., for endorsement of the Monument Ridge East Filing No. 1 Final Plat, which consists of 37 single-family residential lots on approximately 59.48 acres and includes 13 tracts for open space, stormwater detention, and future multi-family residential development. The property is zoned RM-12 and RS-6000 for multi- and single-family residential land uses and is located north of Monument, southeast of the intersection of Monument Hill Road and County Line Road. .

The 2022 El Paso County Parks Master Plan shows 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.

Endorsed in June 2025, the Monument Ridge East Preliminary Plan only listed 3.52 acres, or 5.6%, of open space, and appropriately, Filing No. 1 Final Plat only lists 1.39 acres of open space. However, the Preliminary Plan appeared to show a far greater amount of open space, and the attached Landscape Plans show numerous areas associated with wetlands protection, native vegetation areas, trail corridors, and various landscape tracts. These Landscape Plans, however, do not show the proposed open areas associated with the forthcoming apartment complex. Staff recommends that the applicant recalculate the proposed open space areas and assign specific open space uses that reflect the true nature of each tract.

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 this Final Plat.

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 Monument Ridge East Filing No. 1 Final Plat: (1) recalculate open space acreage and assign specific uses to each open space tract; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$18,685 and urban park purposes in the amount of \$11,211 to be paid at time of the recording of this Final Plat.

Monument Ridge East Filing No. 1 Final Plat 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



Monument
Ridge East

Town of
Monument

Town of
Monument

Forest Lakes
Candidate Open
Space Area

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

May 14, 2025

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 Filing No. 1 Final Plat	Application Type: Final Plat
PCD Reference #:	SF-25-014	Total Acreage: 59.48
		Total # of Dwelling Units: 37
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 1.56
Monument Ridge East, LLC	Vertex Consulting Services, LLC	Regional Park Area: 2
5055 List Drive	Craig Dossey	Urban Park Area: 1
Colorado Springs, CO 80919	5865 Delmonico Drive, Suite 320	Existing Zoning Code: RM-12, RS-6000
	Colorado Springs, CO 80919	Proposed Zoning Code: RM-12, RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 37 Dwelling Units = 0.718
Total Regional Park Acres: 0.718

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 37 Dwelling Units =	0.14
Community:	0.00625 Acres x 37 Dwelling Units =	0.23
	Total Urban Park Acres:	0.37

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 37 Dwelling Units = \$18,685
Total Regional Park Fees: \$18,685

Urban Park Area: 1

Neighborhood:	\$119 / Dwelling Unit x 37 Dwelling Units =	\$4,403
Community:	\$184 / Dwelling Unit x 37 Dwelling Units =	\$6,808
	Total Urban Park Fees:	\$11,211

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 Filing No. 1 Final Plat: (1) recalculate open space acreage and assign specific uses to each open space tract; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$18,685 and urban park purposes in the amount of \$11,211 to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

Monument Ridge East

Final Plat

Letter of Intent

April 22, 2024

PCD File No:

Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919

OWNER: Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919

PLANNER: Vertex Consulting Services, LLC
5865 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
719-733-8605
craig.dossey@vertexcoss.com

PROPERTY LOCATION:
Southeast of the Interstate 25 and County Line Road interchange

TAX SCHEDULE NOS:
7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010

ACREAGE:
59.48 acres

CURRENT ZONING:
RM-12 and RS-6000

REQUEST AND SITE SIZE:

Vertex Consulting Services, LLC, on behalf of Monument Ridge East, LLC, is respectfully submitting an application for approval of a Final Plat for the six parcels listed above which comprise a total of 59.48 acres. The plat depicts 37 lots and 13 tracts for open space, detention, and future developments. The lots range in size from 6,000 square feet to 29,319 square feet. The property is located on the east side of Interstate 25, south of County Line Road and is bisected by the planned extension of Misty Acres Boulevard.

OVERLAY ZONING:
There is no overlay zoning applicable to the subject property.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS
The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.3 of the El Paso County Land Development Code as described below:

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

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. However, that is not the case with this final plat request, as identified below.

Chapter 3 Land Use

Key Area Analysis: “Tri-Lakes Key Area” and “Potential Areas for Annexation”

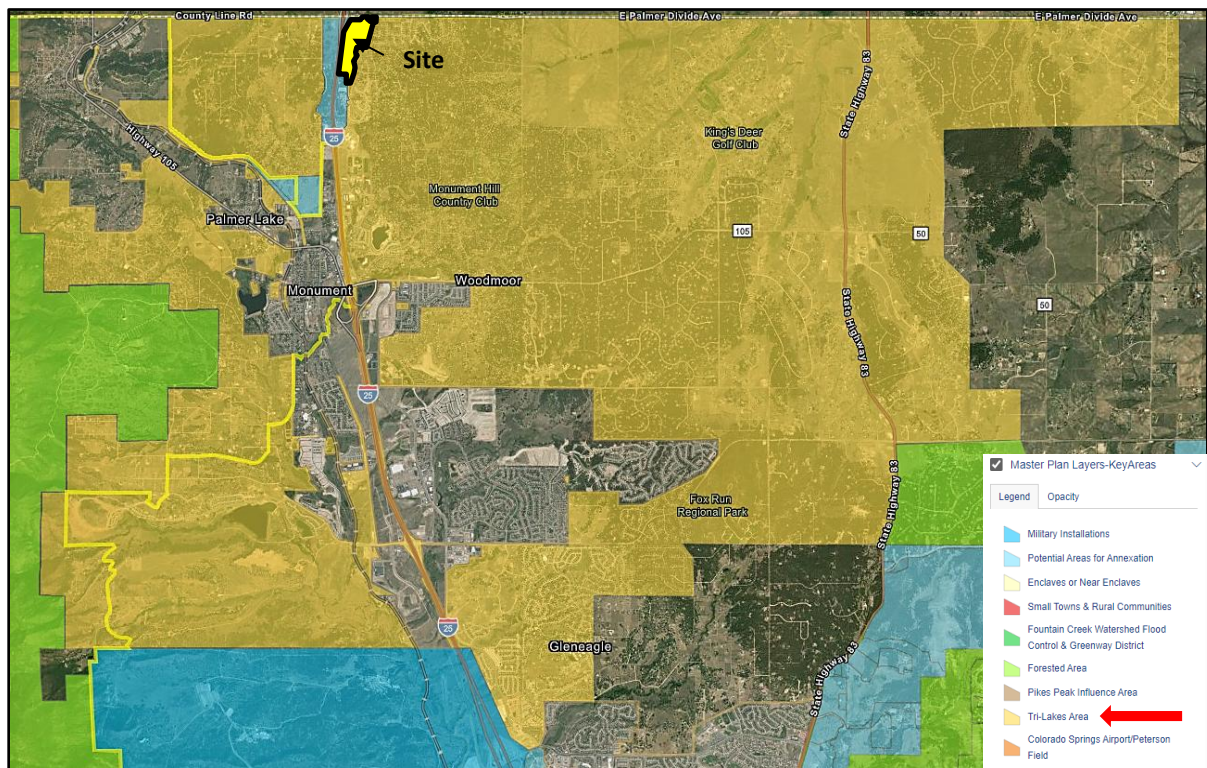
“Tri-Lakes” Key Area

A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. ***Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.*** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with ***a mixture of housing options***, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. ***Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*** (emphasis added)

The proposed final plat will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. In addition, the final plat proposes to implement the two different zoning districts, RM-12 and RS-6000. The two different zoning districts will allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

The map on the next page shows the relative location of the site with respect to the rest of the Tri-Lakes Key Area. The context provided by this exhibit indicates the importance of supporting the final plat implementation of the RM-12 and RS-6000 zoning due to the immediate adjacency of the site to Interstate 25, which is even more pertinent when compared to the rest of the Key Area. Other locations in the Tri-Lakes Key Area would not be appropriate for increased residential densities due to concerns over use-to-use or even zoning-to-zoning compatibility such as in areas located to the east that are currently zoned RR-5 or RR-2.5. As the Tri-Lakes Key Area continues to build out the most logical location for meaningful residential growth is along the Interstate 25 corridor, whether within the incorporated boundaries of Towns of Monument or Palmer Lake, or on centralized services in unincorporated El Paso County, as would be the case with this site.



“Potential Areas for Annexation” Key Area

The remaining portion of the property that is located outside the boundaries of the “Tri-Lakes” Key Area is within the “Areas for Potential Annexation” Key Area. The Plan describes the Potential Areas for Annexation as follows:

“A significant portion of the County’s expected population growth will located in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and **accommodate new development**. This will either occur through new development within existing municipal

limits or the annexation of subdivisions in unincorporated parts of the County.”

“This Key Area outlines the portions of the County that are ***anticipated to be annexed as development occurs***. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.”

The challenge for owners of land located within the “Potential Areas for Annexation” Key Area is that the final decision as to whether to annex the land into the respective incorporated city or town lies exclusively with the city or town itself.

One of the main reasons for annexing land into a municipality is to obtain centralized water and wastewater service, which can help justify an overall increase in development intensity, whether that be as more intense commercial or industrial development or higher density residential development, as was the intent of the landowner in requesting annexation into the Town of Monument. Centralized water and wastewater services can, however, still be provided to developments in the County via a special district. In this case, Woodmoor Water and Sanitation District was already going to provide water and wastewater service to the development even if annexed into the Town of Monument due to Monument’s inability to serve new development on the east side of Interstate 25 in this area. Woodmoor Water and Sanitation District has confirmed its commitment to providing municipal-level water and wastewater services to the proposed development.

The intent of the Key Area designation of the land as a “Potential Area for Annexation” can still be maintained with inclusion of the land into the Woodmoor Water and Sanitation District. All of this suggests that development of the subject property in unincorporated El Paso County is equivalent if not more sustainable in this area of the County than it might have otherwise been in the Town of Monument.

Area of Change Analysis: “Minimal Change: Developed” and “New Development”

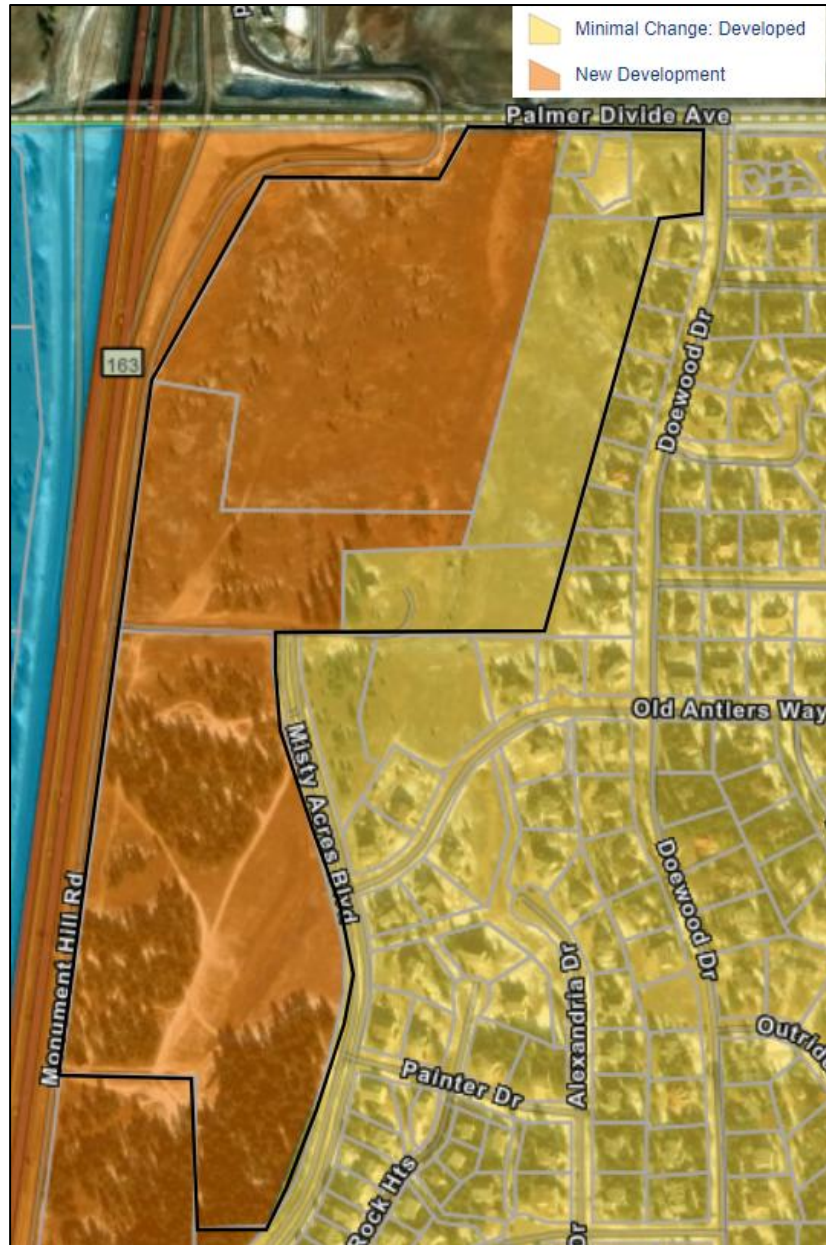
The subject property is identified in the Areas of Change map within the Plan as being primarily with the “New Development” area of change with a smaller portion within the “Minimal Change: Developed” area of change (see the map on the next page for the delineation of the two areas).

“New Development” Area of Change

Page 21 of the Plan characterizes areas of “New Development” by stating:

“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. ***Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary***

one such as an employment hub or business park adjacent to an urban neighborhood.”
(Emphasis added)



Your El Paso Master Plan identifies only 9% of land within unincorporated El Paso County as being within an Area of Change for “New Development.” For comparison purposes, 90% of unincorporated El Paso County is expected to see minimal change, if any. These areas are comprised of 70% as “Minimal Change: Undeveloped”, 6% as “Minimal Change: Developed”, and the remaining 14% as “Protected/Conservation Area”. Page 20 of the Plan states the following:

“As El Paso County plans for growth and development over the coming decades, it is anticipated that some areas of the County will change more significantly than other areas.”

Further down on page 20 the Plan goes on to focus the discussion of change specifically on the need to address housing affordability, without regard for existing demographics or localized preferences, when it says:

“A key factor in identifying areas of new development, particularly for residential uses, is affordability. Housing affordability is addressed in Chapter 4 Housing & Communities page 58).”

These statements indicate that the proposed final plat to implement the RS-6000 and RM-12 zoning, which will allow for new development to occur on the property, is consistent with the “New Development” Area of Change designation and are even more uniquely supported by the Plan as an opportunity to help address the County-wide issue of housing affordability. This is particularly critical in the Tri-Lakes Area of the County which is generally void of any form of affordable housing or even mid-level housing. The proposed subdivision is residential in nature and would provide an appropriate transition between existing residential to the east and Interstate 25 to the west. The residential “character” of the area is, therefore, maintained.

“Minimal Change: Developed” Area of Change

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The mapping of the boundary of the “Minimal Change: Developed” Area of Change on the property is not consistent with the actual developed status of the property. The exhibit provided above shows an aerial image of the property underlying the Area of Change designations. The aerial image clearly shows that no development has occurred on the property, which suggests that all of the property probably should have been designated as “New Development.”

Placetype Analysis: “Suburban Residential”

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- Single-Family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development ranging from neighborhoods located immediately east of the subject property all the way east to Furrow Road and beyond as well as north to the Douglas County/El Paso County line. Similarly, single family residential is found west of the property from properties along Beacon Lite Road to the Town of Palmer Lake. These areas are typical of the Suburban Residential Placetype Designation. It is important to note, however, that the Suburban Residential Placetype also includes single-family attached and multi-family residential as supporting land uses, which would be consistent with the proposed final plat as evidenced by the list of allowed land uses included above. Roughly six (6) square miles (or approximately 3,956 acres) of Suburban Residential Placetype-designated land located in this area of the County is already predominately developed with single family residential dwellings, suggesting that there is almost an overabundance of existing single family residential in the area when compared to the supporting single-family attached and multi-family residential land uses, of which there is basically none in the same area.

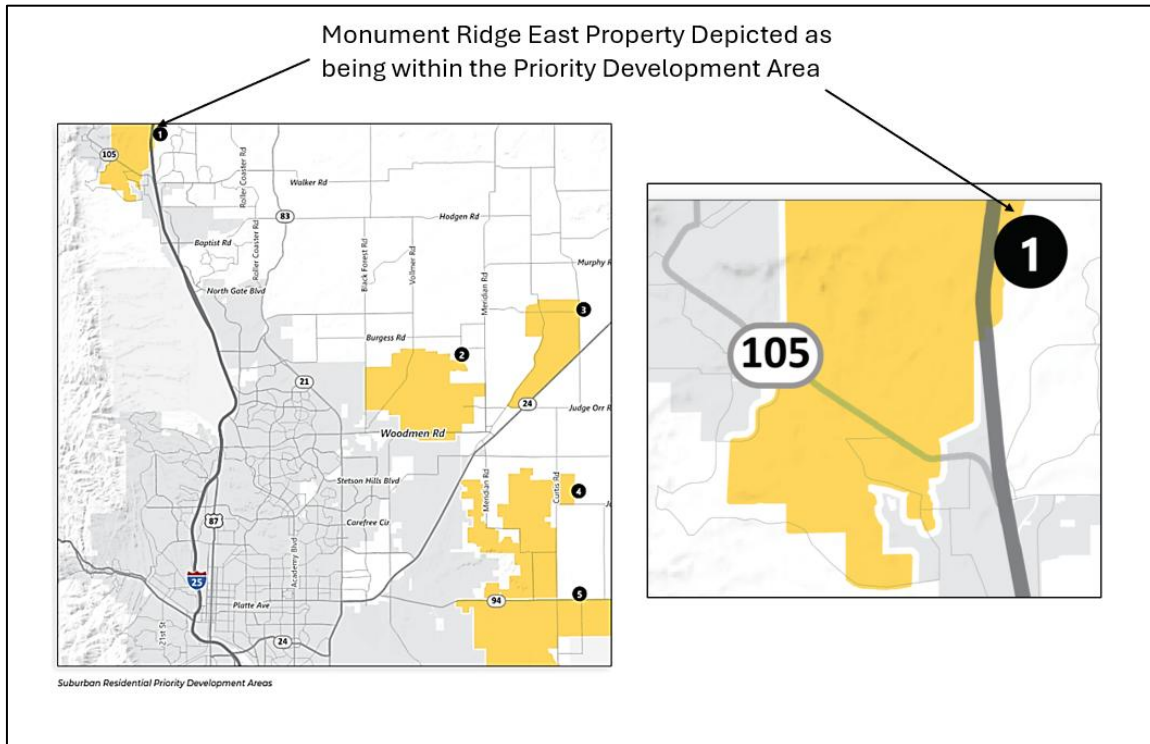
The 59.48 acres that make up the proposed final plat are estimated to represent less than 2% of the land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the sprawling single-family residential development that existing in this area today, but it can also be characterized as “Supportive” in terms of its size and scale in the context of the overall surrounding Suburban Residential Placetype area.

Inclusion of compatible, but not necessarily the same, residential land uses such as multi-family and single-family attached within the Suburban Residential Placetype demonstrates the overall vision of the Master Plan. No better location exists in this area, or perhaps even throughout the County as a whole, to locate a subdivision that is aimed at providing new, market-driven residential dwellings than the subject property, which just so happens to be conveniently located immediately adjacent to Interstate 25.

Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed subdivision and concurrent rezoning requests are also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The Monument Ridge East property is identified as being within the Highway 105 & Interstate 25 Priority Development Area. Page 52 of the Plan describes this area as follows:

“The area is located between Monument, Woodmoor, and Palmer Lake. Due to its proximity to these communities, this area has largely developed to match that community’s style of suburban residential and should continue to do so without impediment. It would also be supported by commercial and public services, both of which are important factors when considering denser development. ***Furthermore, increased density at the north end of the County would help support residents who commute north for work every day.***” (emphasis added)



The Suburban Residential Priority Development Areas section then goes on to support well-planned higher-density residential development in this area by stating:

“Single-family attached and detached housing units should be developed in a cohesive manner that establishes a seamless transition between different housing types, as opposed to large, isolated clusters or blocks of a single type of housing. Maintaining this mixed development pattern should be prioritized by the County to preserve the existing residential character of this area.”

The proposed RS-6,000 zoned lots are located between the proposed RM-12 zoned lots and the existing single family residential lots to the east, and the plat depicts a minimum of 15,000 square foot lots adjacent to the existing residences. This results in the establishment of a seamless transition along the property’s only shared border with existing residential development. Furthermore, the proposed development can be served by centralized services which justifies “increased density” so as to support residents who commute north to the Denver metropolitan area for work every day.

The multi-family and attached single family supporting land use allowance in the Suburban Residential Placetype found in Chapter 3 of the Plan combined with the encouraging and prioritizing language in Chapter 4 supporting increased residential density on the subject property as a “Priority Development Area” result in a County master plan that overwhelming supports the proposed subdivision request. Housing availability and affordability is one of the main issues facing the Pikes Peak Regional today. Projects like the Monument Ridge East subdivision cannot by itself resolve that issue, but it can be part of the solution. The housing

solutions for the otherwise homogenously developed Tri-Lakes Area are evident throughout the Master Plan as discussed above. It is through this subdivision request that the applicant is championing those solutions for the Tri-Lakes Area and proposing to aid the County as a whole as it continues to address this ever-increasing Countywide housing challenge.

El Paso County Water Master Plan

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Woodmoor Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report, prepared by Whitehead Engineering, LLC, dated April 2024, has been provided in support of the final plat application. The Report projects 37 detached single family residential lots on 18.96 acres and 305 multi-family attached units on 40.52 acres and an annual water demand of 105.23 acre-feet (93,948 gallons). Woodmoor Water and Sanitation District has provided a commitment letter to provide water service to the proposed subdivision. Woodmoor has calculated water demand projections that have been accepted by the State Water Engineer's Office for both single family and multi-family residential homes based upon actual usage within the District, which are as follows:

Single Family Equivalent (SFE)	= 0.3584 ac-ft/year
Multiple Family Equivalent (MFE)	= 0.2688 ac-ft/year

The District has adequate water supplies to provide reliable service to the proposed subdivision without injuring other water rights pursuant to the District's decreed water rights. A finding of sufficiency in terms of water quantity, quality, and dependability was made with the preliminary plan.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts the property as having "local access" within five (5) miles of two parks, Palmer Lake Recreation Area and Fox Run Regional Park. The Plan does not depict any planned trails or open space within or adjacent to the subject property. Land dedication, or fees in lieu of land dedication will be required at the final plat.

2024 Major Transportation Corridors Plan (MTCP)

Map 14. The 2040 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) doesn't identifies Interstate 25 to the west of the project as a "Freeway" and it depicts several other "Collector" level roads in the area. No new roadways or roadway classification upgrades are depicted for any of the roads within or immediately serving the

proposed development.

A northern extension of Misty Acres Boulevard connecting to County Line Road has been planned for well over two decades but is not depicted on the 2024 MTCP. Nevertheless, the applicant is proposing to construct the planned extension of Misty Acres Boulevard and will seek County Road Impact Fee credits therefrom. The anticipated intersection of Misty Acres Boulevard and County Line Road will likely need to be phased from a three-way stop-controlled intersection to a signalized intersection. The fourth leg of the intersection coming from north of County Line Road in Douglas County is not anticipated at this point since the property in that area is subject to a conservation easement.

At the request of the County, the applicant also plans to construct an easterly extension of Monument Hill Road through the proposed development as a connection to Misty Acres Boulevard. This connection has also been planned for some time and will eliminate the dead-end terminus of Monument Hill Road that exists today.

Other Topical Elements of the County Master Plan

The proposed subdivision is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

The Master Plan for Mineral Extraction, and specifically Map 1 Aggregate Resource Evaluation, identifies the property as having “Upland Deposits” which is defined as including “sand, gravel with silt and clay, remnants of older stream deposited on topographic highs or beach like features.” Map 2 of the Plan, which is the Exclusive Version of the Aggregate Resource Evaluation, more or less dismisses the property from potential mineral resources excavation by identifying the major of the property as “Platted and/or Developed.” Lastly, Map 3, which is the Residual Version of the Aggregate Resource Evaluation, only preserves the drainage area and wetlands as having potential “Upland Deposits.” Preservation of the wetlands is required and the drainage areas are being protected via located them within tracts thereby eliminating the potential for commercially viable mineral extraction on the property now or into the future.

The Mineral Rights Affidavit submitted in support of the final plat application identifies that there is not a separate mineral rights owner(s) on the subject property that would be impacted by the approval and development of the proposed subdivision.

The subdivision is consistent with the purposes of the Land Development Code;

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-related issues within the County. The subdivision will allow for orderly development of the

property pursuant to the recently approved rezoning and will be financially supported by an Colorado Revised Statutes Title 32 special district for the purposes of construction facilities and infrastructure necessary to serve the development.

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

The subdivision is in full conformance with the approved preliminary plan.

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 subdivision meets all standards and checklists.

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 water sufficiency was made at the time of the 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;

The service commitment letter provided by Woodmoor Water and Sanitation District No. 1 discussed above also includes a commitment to provide wastewater service to the development. Woodmoor's wastewater treatment system is regulated by the State of Colorado, specifically the Colorado Department of Public Health and Environment.

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)];

A Soils and Geology Study, dated March 7, 2023, was prepared by Entech Engineering, Inc. and was submitted as a supporting document to this final plat application. The conclusion of the Study was that "This site was found to be suitable for the proposed development." Entech did identify that there were areas on the property that will impose constraints on development and land use, and highlighted that those areas include artificial fill, potentially expansive soils, shallow groundwater, seasonally wet, potentially seasonally wet, and potential areas of shallow bedrock. In conclusion, however, Entech stated the following:

"In general, it is our opinion that the development can be achieved if the observed geologic conditions on site can be properly mitigated with site grading and engineering design."

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

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the final plat stage of development and all applicable design criteria requirements have been implemented in the associated final drainage plan. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure comply with the requirements of the Code and ECM.

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;

Access will generally be provided by public rights-of-way including County Line Road, Misty Acres Boulevard, Monument Hill Road, and internal publicly dedicated roadways as well as internal publicly accessible roadways proposed to be owned and maintained by the anticipated special district. All lots and tracts depicted on the associated final plat map will have direct access to a public road or a publicly accessible road.

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

The property is served by the Tri-Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff's Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site and will provide increased access to neighboring residential areas via connection of Monument Hill Road and Misty Acres Boulevard. The internal roadways that will be constructed within the RM-12 zoning area are not proposed to be dedicated to the County and will instead be owned and maintained by the anticipated special district. The internal roadways within the RS-6000 zoning area as well as the extensions of Monument Hill Road and Misty Acres Boulevard are all proposed to be constructed to the County's standards and dedicated to the County for ongoing ownership and maintenance.

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

Fire hydrants will be installed within the subdivision. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

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 offsite impacts will be mitigated with the construction of the roadway and drainage improvements.

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;

Park and school fees will be paid at the time of plat recordation.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code; and

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, and grading and erosion control plan which document compliance with both chapters, as applicable.

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

There are no known severed mineral rights.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required. The applicant intends to apply for Road Impact Fee credits for the design and construction of the Misty Acres Boulevard and Monument Hill Road extensions and any other qualifying improvement.

MONUMENT RIDGE EAST FILING #1
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

MONUMENT RIDGE EAST, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING OWNER OF THE FOLLOWING SIAD TRACT OF LAND;

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22"EAST, A DISTANCE OF 1918.34 FEET;

THENCE SOUTH 00°13'38"EAST, A DISTANCE OF 186.22 FEET TO THE TRUE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING NORTH 89°46'22" EAST, A DISTANCE OF 82.81 FEET:

THENCE NORTH 30°14'22" EAST, A DISTANCE OF 106.84 FEET;

THENCE NORTH 89°36'57" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

- 1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;
- 2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;
- 3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;
- 4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;
- 5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID 'HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

- 1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;
- 2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;
- 3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;
- 4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 224.59 FEET;

THENCE NORTH 15°34'40" WEST, ALONG THE EASETRLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN MISTY ACRES FILING 1 UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY RECORDERS OFFICE;

THENCE SOUTH 74°25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID MISTY ACRES BOULEVARD;

- 1) THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 375.61 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH 01°01'49" EAST;
- 3) THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH 24°26'06" WEST;

THENCE SOUTH 89°49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00°47'39" EAST, A DISTANCE OF 443.01 FEET;

THENCE NORTH 89°06'43" WEST, A DISTANCE OF 394.96 FEET, TO THE EASTERLY RIGHT OF WAY OF MONUMENT HILL ROAD RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

LEGAL DESCRIPTION CONTINUED

THENCE ALONGSAID EASTERLY RIGHT OF WAY OF SAID MONUMENT HILL ROAD THE FOLLOWING 4 COURSES;

- 1) THENCE NORTH 07°26'20" EAST, A DISTANCE OF 1273.66 FEET;
- 2) THENCE NORTH 07°25'02" EAST, A DISTANCE OF 733.89 FEET;
- 3) THENCE NORTH 29°57'52" EAST, A DISTANCE OF 675.33 FEET;
- 4) THENCE NORTH 89°46'22" EAST, A DISTANCE OF 417.09 FEET TO THE TRUE 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.

SAID PARCEL CONTAINS 66.12 ACRES MORE OR LESS.

THAT THE OWNERS PRESENTS PLATTED AND SUBDIVIDED AS SHOWN HEREON, UNDER THE NAME OF MONUMENT RODGE FILING 1, AND DO HEREBY CONVEY IN TO EL PASO COUNTY IN THE STATE OF COLORADO FOR THE USE OF THE PUBLIC THE STREETS SHOWN HEREON, ALSO THE EASEMENTS ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN HEREON

OWNERS CERTIFICATE

MONUMENT RIDGE EAST, LLC. AS OWNER OF THIS TRACT OF LAND , HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2025 A.D.

MONUMENT RIDGE EAST, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025, BY _____ OF MONUMENT RIDGE EASE LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2025

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

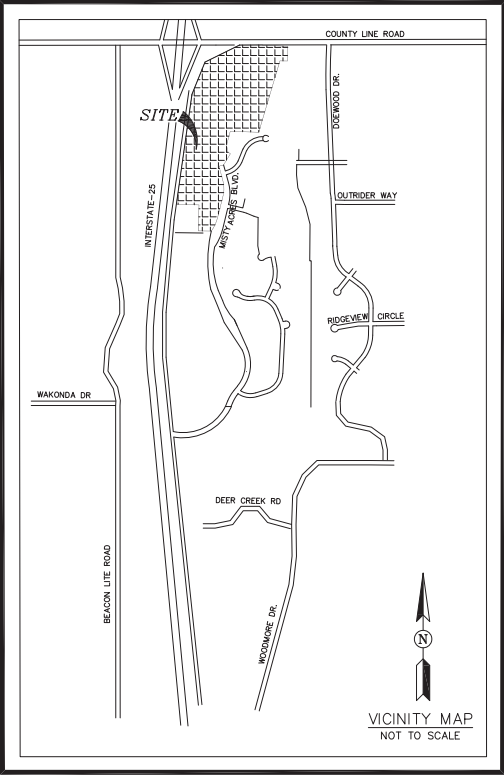
BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY COLORADO, ASSUMED BEARING OF S 00°06'21" E

SURVEYOR'S NOTES

1. THE CLIENT DID NOT REQUEST FURTHER INFORMATION ABOUT FURTHER RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY.
2. THIS SURVEY MADE WITHOUT BENEFIT OF UPDATED ABSTRACT OR TITLE POLICY AND MAY BE SUBJECT TO OTHER EASEMENTS, CONDITIONS, RIGHTS, ETC. WHICH HAVE DEVELOPED SINCE THE DATE OF DATA REFERENCED IN THE SURVEYOR'S STATEMENT.

TRACT AREA TABLE			
TRACT	SQ FT	ACRES	OWNERSHIP
A	58567.41	1.35	MONUMENT RIDGE METRO DISTRICT
B	60575.04	1.39	MONUMENT RIDGE METRO DISTRICT
C	65357.15	1.50	MONUMENT RIDGE METRO DISTRICT
D	26411.00	0.61	MONUMENT RIDGE METRO DISTRICT
E	77961.84	1.79	MONUMENT RIDGE METRO DISTRICT
F	53328.82	1.22	MONUMENT RIDGE METRO DISTRICT
G	47549.56	1.09	MONUMENT RIDGE METRO DISTRICT
H	17718.93	0.41	MONUMENT RIDGE METRO DISTRICT
M	72862.12	1.67	MONUMENT RIDGE METRO DISTRICT
N	11585.31	0.27	MONUMENT RIDGE METRO DISTRICT
O	176.67	0.004	MONUMENT RIDGE METRO DISTRICT
P	2137.76	0.05	MONUMENT RIDGE METRO DISTRICT
R	6295.13	0.15	MONUMENT RIDGE METRO DISTRICT



PLAT NOTES

1. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
2. 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.
3. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
4. 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 Preble's Meadow Jumping Mouse.
5. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
6. No driveway shall be established unless an access permit has been granted by El Paso County.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
9. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be 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.
10. At the time of approval of this project, this property is located within the Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
11. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.
12. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS APPROVALS

This plat for Monument Ridge Filing #1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2025, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

COUNTY PLANNING APPROVALS

This plat for Monument Ridge Filing #1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2025, subject to any notes or conditions specified hereon.

COUNTY PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S STATEMENT:

I, DARYL DEAN DECORA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF BEAR CREEK SURVEYING, INC. IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND WITHIN EL PASO COUNTY, COLORADO.

NOTICE: ACCORDING TO THE LAWS OF THE STATE OF COLORADO, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT WAS FIRST DISCOVERED. 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.

RECORDERS CERTIFICATE

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., ON THIS _____ DAY OF _____, 2025, A.D. IN BOOK _____ AT PAGE _____ OF EL PASO COUNTY, COLORADO. RECEPTION NUMBER _____

_____, CLERK AND COUNTY RECORDER

BY: _____

ITS: _____

PARK FEES: _____

SCHOOL FEES: _____

DRAINAGE FEES: _____

	BEAR CREEK SURVEYING INC. 95 South Bear Creek Road, Bayfield, CO 81222 P.O. Box 2015, Bayfield, CO 81222 ph(970)884-5069	CLIENT: MONUMENT RIDGE EAST, LLC		
		MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO	SUBMISSION DATE: 4/02/25
		MONUMENT RIDGE EAST FILING #1		REVISION DATES:
				↑
PROJECT #: 21-041	DRAFTED BY: DBH	DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	SHEET #:	
	CHECKED BY: BJS			

ROW:
LINE & CURVE TABLES

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L133	127.07	S74°13'43"E	L160	487.45	S89°15'42"E
L135	26.84	N89°46'22"E	L161	242.35	N14°00'25"E
L136	9.15	S60°13'38"E			
L137	555.27	S00°13'38"E			
L138	10.02	S29°45'36"E			
L139	42.72	S59°45'36"E			
L141	151.08	S89°15'42"E			
L143	642.58	N15°46'17"E			
L148	227.93	S32°47'52"W			
L149	106.84	S30°14'22"W			
L150	259.32	S89°36'57"W			
L151	11.00	N00°19'37"W			
L152	182.88	N89°17'54"W			
L153	87.26	N89°40'12"W			
L154	157.65	N88°29'26"W			
L155	25.03	N00°25'30"E			
L156	224.60	S00°43'11"W			
L157	129.45	S89°48'16"W			
L158	983.09	N15°46'17"E			
L159	284.74	N15°45'03"E			

Curve Table		
Curve #	Length	Radius
C7	541.63	715.00
C14	62.83	225.00
C15	90.11	175.00
C16	35.33	27.00
C18	481.30	835.00

TRACTS:
LINE & CURVE TABLES

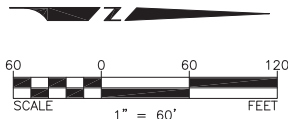
Line Table			Line Table			Curve Table		
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius
L175	179.64	N89°15'42"W	L192	173.82	S00°17'39"E	C27	114.54	60.00
L176	20.63	S14°55'33"W	L275	8.12	S68°53'19"W	C28	153.95	55.00
L177	88.49	N89°15'42"W	L276	88.80	S89°46'22"W	C29	30.38	55.00
L178	35.34	S89°15'42"E	L277	39.92	N00°23'03"W	C69	9.82	55.00
L179	307.81	S89°15'42"E	L278	98.48	N04°35'38"E	C70	23.02	55.00
L180	1201.00	S15°46'17"W	L279	42.88	N25°35'07"E	C71	89.77	155.00
L182	615.00	N15°46'17"E	L280	121.40	N10°23'26"E			
L183	30.07	N74°13'43"W	L281	91.24	N02°07'51"W			
L184	30.07	S74°13'43"E	L282	55.69	N08°54'13"E			
L185	365.00	N15°46'17"E	L283	121.32	N09°03'22"W			
L186	40.03	S00°17'35"E	L284	47.80	N74°13'43"W			
L187	6.12	S37°14'07"W	L285	97.76	N15°46'17"E			
L188	101.85	S40°11'32"E	L286	138.29	S15°46'17"W			
L189	41.27	N89°35'17"E	L287	115.58	N74°13'43"W			
L190	80.16	S14°32'38"W	L331	33.94	S40°11'32"E			
L191	56.24	S00°19'37"E						

LOT LINES:
LINE & CURVE TABLES

Line Table			Line Table			Line Table			Line Table			Line Table			Curve Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius
L1	123.00	N74°13'43"W	L21	97.00	N74°13'43"W	L41	50.00	S15°46'17"W	L61	78.82	N89°15'42"W	L82	100.00	N15°46'17"E	L102	100.00	S15°46'17"W
L2	50.00	N15°46'17"E	L22	65.00	N15°46'17"E	L42	50.00	S15°46'17"W	L62	103.64	S00°44'18"W	L83	150.00	N74°13'43"W	L103	100.00	N15°46'17"E
L3	123.00	N74°13'43"W	L23	39.00	S15°46'17"W	L43	123.00	N74°13'43"W	L63	50.00	N89°15'42"W	L84	100.00	S15°46'17"W	L104	150.00	N74°13'43"W
L4	50.00	S15°46'17"W	L24	123.00	N74°13'43"W	L44	50.00	S15°46'17"W	L64	103.64	S00°44'18"W	L85	100.00	N15°46'17"E	L105	100.00	S15°46'17"W
L5	50.00	S15°46'17"W	L25	65.00	S15°46'17"W	L45	50.00	S15°46'17"W	L65	50.00	N89°15'42"W	L86	150.00	N74°13'43"W	L106	75.33	N15°46'17"E
L6	123.00	N74°13'43"W	L26	97.00	S74°13'43"E	L46	123.00	N74°13'43"W	L66	22.26	N89°15'42"W	L87	100.00	S15°46'17"W	L107	156.10	N74°13'43"W
L7	50.00	N15°46'17"E	L27	50.00	S15°46'17"W	L47	50.00	S15°46'17"W	L67	113.82	N30°14'24"E	L88	100.00	N15°46'17"E	L108	100.00	S15°46'17"W
L8	50.00	S15°46'17"W	L28	123.00	N74°13'43"W	L48	50.00	S15°46'17"W	L68	35.33	N74°16'39"W	L89	150.00	N74°13'43"W	L109	49.66	S74°13'43"E
L9	123.00	N74°13'43"W	L29	50.00	S15°46'17"W	L49	123.00	N74°13'43"W	L70	109.09	S32°47'55"W	L90	100.00	S15°46'17"W	L110	113.84	N00°17'38"W
L10	50.00	N15°46'17"E	L30	50.00	S15°46'17"W	L50	50.00	S15°46'17"W	L71	66.77	N58°59'37"W	L91	100.00	N15°46'17"E	L111	235.94	S89°18'35"E
L11	50.00	S15°46'17"W	L31	123.00	N74°13'43"W	L51	50.00	S15°46'17"W	L72	64.34	S15°46'17"W	L92	150.00	N74°13'43"W	L112	124.60	S00°41'25"W
L12	123.00	N74°13'43"W	L32	50.00	S15°46'17"W	L52	123.00	N74°13'43"W	L73	150.00	N74°13'43"W	L93	100.00	S15°46'17"W	L113	129.45	S89°48'16"W
L13	50.00	N15°46'17"E	L33	50.00	S15°46'17"W	L53	50.00	S15°46'17"W	L74	101.00	S15°46'17"W	L94	100.00	N15°46'17"E	L114	56.58	N89°18'35"W
L14	50.00	S15°46'17"W	L34	123.00	N74°13'43"W	L54	50.00	S15°46'17"W	L75	141.07	N74°13'43"W	L95	150.00	N74°13'43"W	L115	100.01	N00°17'38"W
L15	123.00	N74°13'43"W	L35	50.00	S15°46'17"W	L55	123.00	N74°13'43"W	L76	100.00	N15°46'17"E	L96	100.00	S15°46'17"W	L116	237.78	S89°18'35"E
L16	50.00	N15°46'17"E	L36	50.00	S15°46'17"W	L56	50.00	S15°46'17"W	L77	150.00	N74°13'43"W	L97	100.00	N15°46'17"E	L117	100.00	S00°45'24"W
L17	50.00	S15°46'17"W	L37	123.00	N74°13'43"W	L57	50.00	S15°46'17"W	L78	100.00	S15°46'17"W	L98	150.00	N74°13'43"W	L118	26.79	N00°17'38"W
L18	123.00	N74°13'43"W	L38	50.00	S15°46'17"W	L58	123.00	N74°13'43"W	L79	100.00	N15°46'17"E	L99	100.00	S15°46'17"W			
L19	50.00	N15°46'17"E	L39	50.00	S15°46'17"W	L59	50.00	S15°46'17"W	L80	150.00	N74°13'43"W	L100	100.00	N15°46'17"E			
L20	39.00	S15°46'17"W	L40	123.00	N74°13'43"W	L60	53.58	S15°46'17"W	L81	100.00	S15°46'17"W	L101	150.00	N74°13'43"W			

MONUMENT RIDGE EAST FILING #1

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	USE
A	58567.41	1.35	DRAINAGE
B	60575.04	1.39	OPEN SPACE
C	65357.15	1.50	DRAINAGE
D	26411.00	0.61	DRAINAGE
E	77961.84	1.79	DRAINAGE
F	53328.82	1.22	DRAINAGE & UTILITY
G	47549.56	1.09	DRAINAGE
H	17718.93	0.41	DRAINAGE
M	72862.12	1.67	DRAINAGE
N	11585.31	0.27	DRAINAGE
O	176.67	0.004	ACCESS & UTILITY
P	2137.76	0.05	UTILITY
R	6295.13	0.15	UTILITY

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	6150.00	0.14	21 5182.18 0.12
2	6150.00	0.14	22 6933.15 0.16
3	6150.00	0.14	23 7976.70 0.18
4	6150.00	0.14	24 15019.14 0.35
5	6150.00	0.14	25 15000.00 0.34
6	6150.00	0.14	26 15000.00 0.34
7	7995.00	0.18	27 15000.00 0.34
8	7995.00	0.18	28 15000.00 0.34
9	6150.00	0.14	29 15000.00 0.34
10	6150.00	0.14	30 15000.00 0.34
11	6150.00	0.14	31 15000.00 0.34
12	6150.00	0.14	32 15000.00 0.34
13	6150.00	0.14	33 15000.00 0.34
14	6150.00	0.14	34 15000.00 0.34
15	6150.00	0.14	35 15047.98 0.35
16	6150.00	0.14	36 29319.30 0.67
17	6150.00	0.14	37 23686.04 0.54

Line Table			Curve Table		
Line #	Length	Direction	Curve #	Length	Radius
L162	226.03	N32°47'55"E	C19	619.71	775.00
L163	32.94	N00°13'38"W	C20	34.60	775.00
L164	719.19	N00°13'38"W	C22	446.72	775.00
L165	112.03	N59°45'36"W	C24	102.98	200.00
L167	142.64	N89°15'42"W	C25	82.43	63.00
L169	685.14	S15°46'17"W	C26	55.85	200.00
L170	473.34	S15°46'17"W			
L171	28.00	S74°13'43"E			
L172	178.07	N74°13'43"W			
L174	94.77	S89°46'22"W			



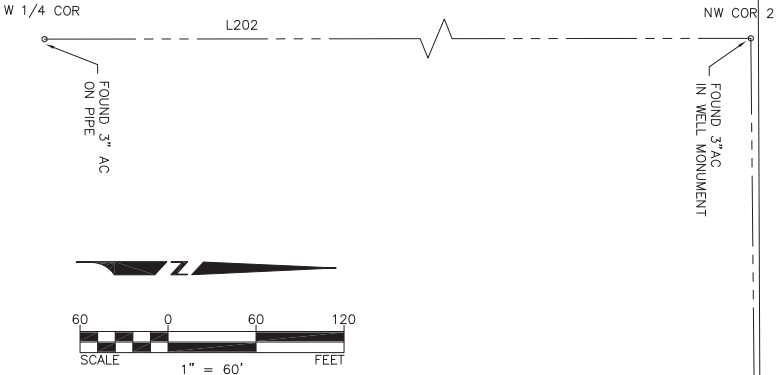
BEAR CREEK SURVEYING INC.
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

PROJECT #: 21-041

DRAFTED BY: DBH
CHECKED BY: BJS

MONUMENT RIDGE EAST, LLC			
MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO	SUBMISSION DATE: 4/02/25	
MONUMENT RIDGE EAST FILING #1		REVISION DATES:	
DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919		SHEET #: 1	

MONUMENT RIDGE EAST FILING #1
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



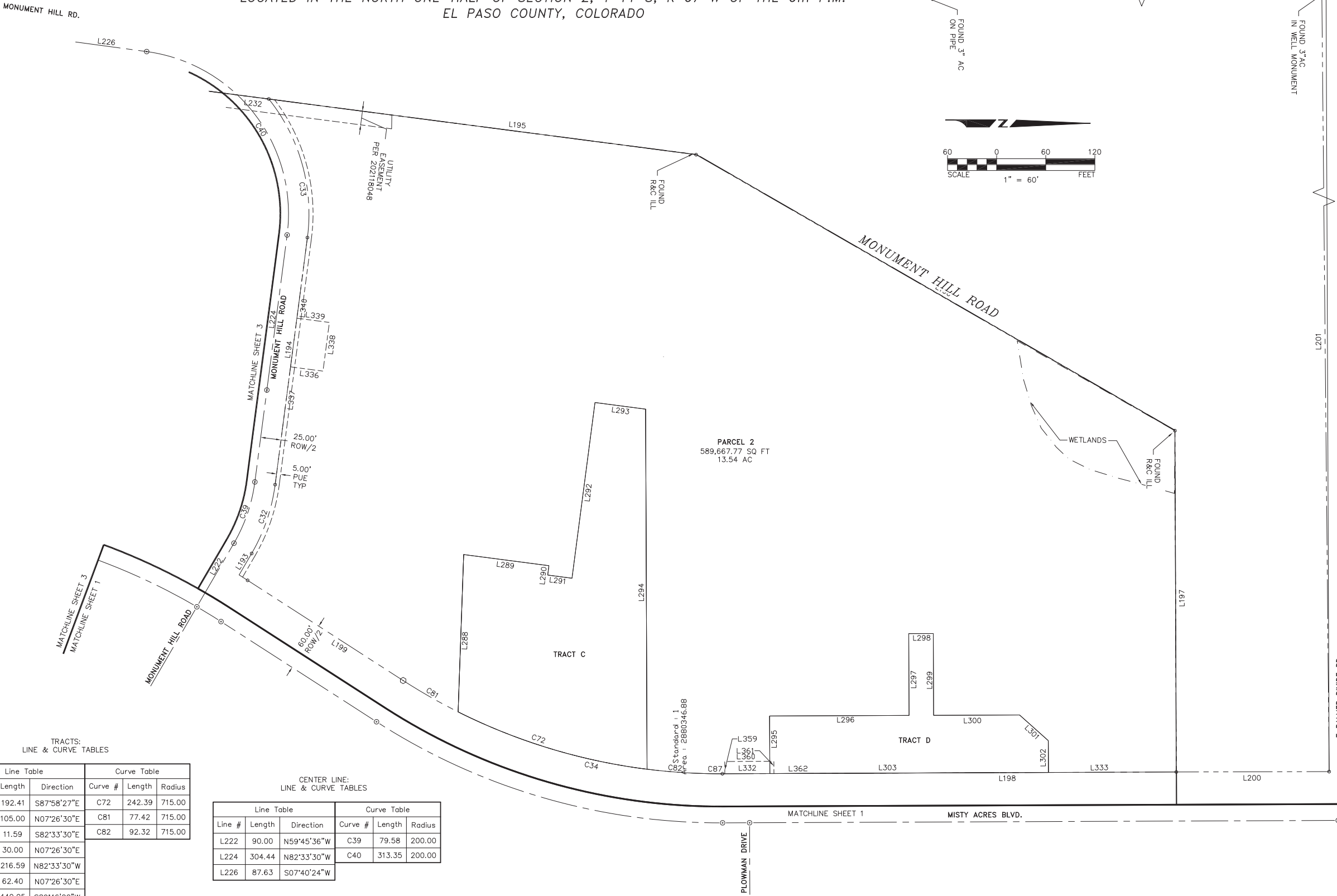
EASEMENT CURVE TABLE		
CURVE	LENGTH	RADIUS
C87	92.32	715.00

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L336	40.00	S07°26'30"W
L337	145.08	N82°33'30"W
L338	60.00	S82°33'30"E
L339	40.00	N07°26'30"E
L340	99.35	N82°33'30"W
L359	15.00	N89°46'22"E
L360	60.00	S00°13'38"E
L361	15.00	S89°46'22"W
L362	340.00	N00°13'38"W

BOUNDARY LINE: LINE & CURVE TABLES					
Line Table			Curve Table		
Line #	Length	Direction	Curve #	Length	Radius
L193	30.37	N59°45'36"W	C32	89.53	225.00
L194	304.44	N82°33'30"W	C33	180.68	225.00
L195	526.51	S07°25'58"W	C34	412.13	715.00
L196	675.33	S29°57'52"W			
L197	417.09	S89°46'22"W			
L198	554.56	N00°13'38"W			
L199	226.03	N32°47'55"E			
L200	186.77	N00°13'42"W			
L201	1918.34	S89°46'21"W			
L202	2767.12	S00°06'21"E			
L232	89.75	S07°25'58"W			
L234	82.81	S89°46'22"W			

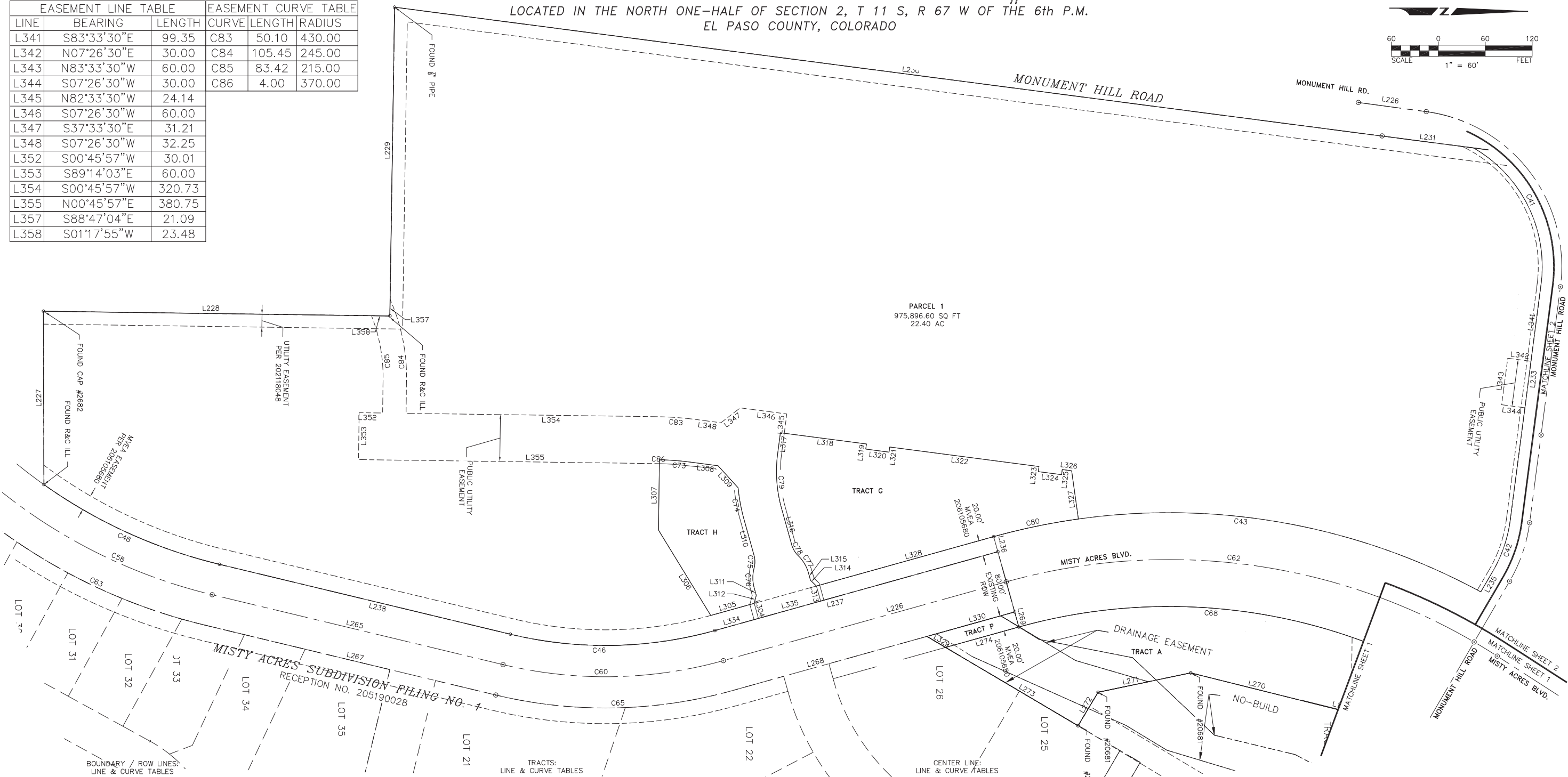
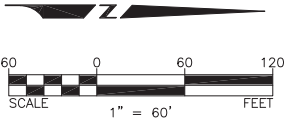
TRACTS: LINE & CURVE TABLES					
Line Table			Curve Table		
Line #	Length	Direction	Curve #	Length	Radius
L288	192.41	S87°58'27"E	C72	242.39	715.00
L289	105.00	N07°26'30"E	C81	77.42	715.00
L290	11.59	S82°33'30"E	C82	92.32	715.00
L291	30.00	N07°26'30"E			
L292	216.59	N82°33'30"W			
L293	62.40	N07°26'30"E			
L294	440.05	S89°46'22"W			
L295	70.39	S89°46'22"W			
L296	170.40	S00°13'38"E			
L297	100.00	N89°46'22"E			
L298	30.00	S00°13'38"E			
L299	100.00	S89°46'22"W			
L300	105.00	S00°13'38"E			
L301	47.08	S41°44'54"W			
L302	38.91	S89°46'22"W			

CENTER LINE: LINE & CURVE TABLES					
Line Table			Curve Table		
Line #	Length	Direction	Curve #	Length	Radius
L222	90.00	N59°45'36"W	C39	79.58	200.00
L224	304.44	N82°33'30"W	C40	313.35	200.00
L226	87.63	S07°40'24"W			



MONUMENT RIDGE EAST FILING #1
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 LINE TABLE			EASEMENT CURVE TABLE		
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS
L341	S83°33'30"E	99.35	C83	50.10	430.00
L342	N07°26'30"E	30.00	C84	105.45	245.00
L343	N83°33'30"W	60.00	C85	83.42	215.00
L344	S07°26'30"W	30.00	C86	4.00	370.00
L345	N82°33'30"W	24.14			
L346	S07°26'30"W	60.00			
L347	S37°33'30"E	31.21			
L348	S07°26'30"W	32.25			
L352	S00°45'57"W	30.01			
L353	S89°14'03"E	60.00			
L354	S00°45'57"W	320.73			
L355	N00°45'57"E	380.75			
L357	S88°47'04"E	21.09			
L358	S01°17'55"W	23.48			



EL PASO COUNTY, COLORADO
FINAL LANDSCAPE PLAN
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF
THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	LT01
LANDSCAPE NOTES	2	LD01
LANDSCAPE DETAILS	3	LD02
LANDSCAPE PLANS	4 - 20	LS01 - LS17

SUMMARY DATA

PROPERTY SIZE	29.19 ACRES
TAX SCHEDULE NO.	7102200013, 7102200008, 7102200006, 7102201001, 7102201014, 7102200010
PROJECT ADDRESS	0 S COUNTY LINE RD
EXISTING ZONING	PUD, CC, CS, C-1, RS-20000
PROPOSED ZONING	RM-12, RS-6000
PROPOSED LOT COUNT	37
LANDSCAPE SETBACKS	SEE PLAN

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 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 TWO 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.

PARCEL E-4:
A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL B AS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO

PROJECT TEAM

OWNER
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919
PHONE: (719)291-2472
EMAIL: NBT.NML@GMAIL.COM

OWNER'S REPRESENTATIVE
WHITEHEAD ENGINEERING, LLC
PHONE: (719)237-4411
EMAIL: DAVID@WHITEHEADENGINEERING.COM

DEVELOPER
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919
PHONE: (719)291-2472
EMAIL: NBT.NML@GMAIL.COM

APPLICANT
VERTEX CONSULTING SERVICES
455 E PIKES PEAK AVE.
COLORADO SPRINGS, CO 80903
PHONE: (719)733-8605
EMAIL: NINA.RUIZ@VERTEXCOS.COM

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100
EMAIL: ANDREA.PAPIERSKI@MATRIXDESIGNGROUP.COM

ENGINEER
PRC ENGINEERING
4465 NORTH PARK DRIVE, SUITE 400A
COLORADO SPRINGS, CO 80907
PHONE: (719)291-2744
EMAIL: RAY@PRCENG.COM

SURVEYOR
BEAR CREEK SURVEYING, INC
95 SOUTH BEAR CREEK ROAD
BAYFIELD, CO 81122
PHONE: (970)884-5069
EMAIL: BRENTSMITH.BEARCREEKSURVEYING@GMAIL.COM

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS							
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED	
			REQ.	PROV.			
PD	EAST PALMER DIVIDE AVE	URBAN INTERCHANGE/INTERSECTION	25'	25'	800'	1 / 20	
ME	MISTY ACRES BLVD - EAST	NON-ARTERIAL	10'	10'	1906'	1 / 30	
MW	MISTY ACRES BLVD - WEST	NON-ARTERIAL	10'	10'	2927'	1 / 30	
MS	MONUMENT HILL ROAD - SOUTH	NON-ARTERIAL	10'	10'	567'	1 / 30	
MN	MONUMENT HILL ROAD - NORTH	NON-ARTERIAL	10'	10'	517'	1 / 30	
MHE	MONUMENT HILL ROAD - EAST	NON-ARTERIAL	10'	10'	1398'	1 / 30	

NO. OF TREES	SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
PD	40	40	--	--	--	50%
ME	64	64 (3 EXISTING)	--	--	--	50%
MW	98	98 (1 EXISTING)	--	--	--	50%
MS	19	19	--	--	--	50%
MN	18	18	--	--	--	50%
MHE	47	47	--	--	--	50%

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 D4 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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

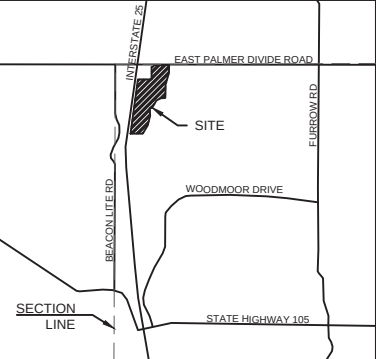
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

SHEET TITLE:

TITLE SHEET

LT01

SHEET 1 OF 20

GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. 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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3" DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE PLANTING NOTES

1. ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. 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.
4. 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.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC. SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
7. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
8. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED FORESTER.
9. THE CONTRACTOR SHALL PROVIDE ALL 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.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
DETENTION/ WETLAND MIX	ARKANSAS VALLEY SEED	45% REED CANARY GRASS 25% IMPROVED MEADOW BROME 25% GARRISON CREEPING FOXTAIL 5% CLIMAX TIMOTHY	IRRIGATED	SEEDING PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	IRRIGATED	SEEDING PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED

SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. 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 INCH 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.
3. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED 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.
4. 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 SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF 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 SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
5. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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.
 - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. 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.
9. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - A. HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - D. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
10. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE 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.
11. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS 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 RESEEDD DURING THE SAME SEASON.
12. ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE

2025-03-31 11:48

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	AM	90	ACER GINNALA AMUR MAPLE	1.5" CAL.	B&B	20'	15'
	RN	43	ROBINIA NEOMEXICANA NEW MEXICO LOCUST	1.5" CAL.	B&B	15'	15'
	TT	6	TILIA TOMENTOSA SILVER LINDEN	2" CAL.	B&B	50'	40'
EVERGREEN TREES							
	PE	48	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PA	53	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	PZ	15	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	60'	35'
ORNAMENTAL TREES							
	KP	39	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
DECIDUOUS SHRUBS							
	ATC	6	ATRIPLEX CANESCENS FOURWING SALTBUSH	#5 CONT.	CONT.	5'	3'
	ENB	160	ERICAMERIA NAUSEOSUS 'BABY BLUE' DWARF RABBITBRUSH	#5 CONT.	CONT.	2'	2'
	PBP	64	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	#5 CONT.	CONT.	2'	5'
	RTA	16	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	#5 CONT.	CONT.	1.5'	8'
EVERGREEN SHRUBS							
	AXC	96	ARCTOSTAPHYLOS X COLORADOENSIS PANCHITO MANZANITA	#1 CONT.	CONT.	1.5'	4'
	PIR	120	PICEA ABIES 'REPENS' NEST NORWAY SPRUCE	#5 CONT.	CONT.	2'	4'
	PLG	92	PICEA ABIES 'LITTLE GEM' LITTLE GEM NORWAY SPRUCE	#5 CONT.	CONT.	2'	3'
ORNAMENTAL GRASSES							
	PVS	110	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	#1 CONT.	CONT.	3'	1.5'
	STN	160	STIPA NEOMEXICANA NEW MEXICO FEATHERGRASS	#1 CONT.	CONT.	2'	2'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

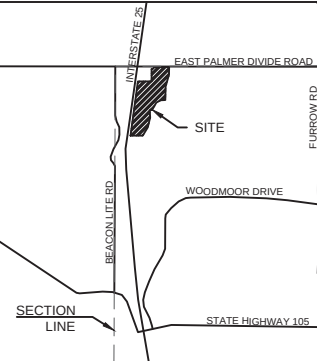
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

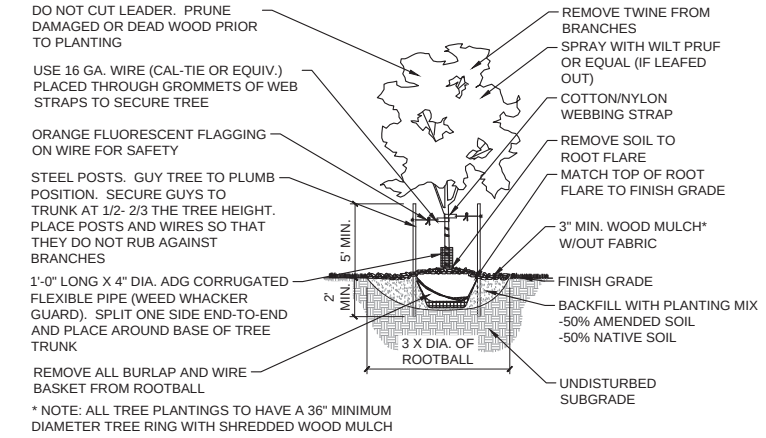
SHEET TITLE:

LANDSCAPE
DETAILS

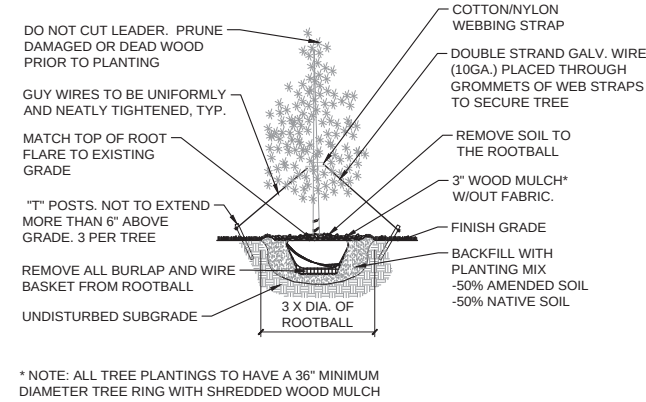
LD01

SHEET 2 OF 20

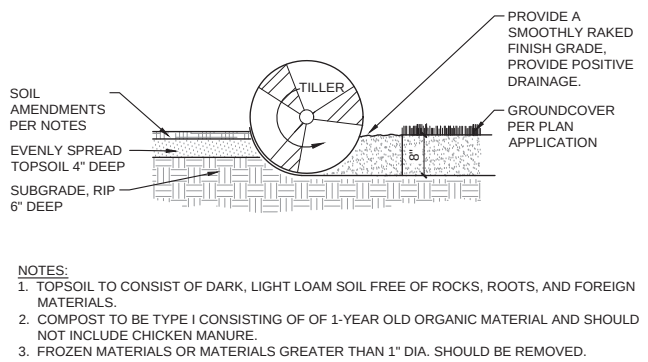
FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\LD01.DWG



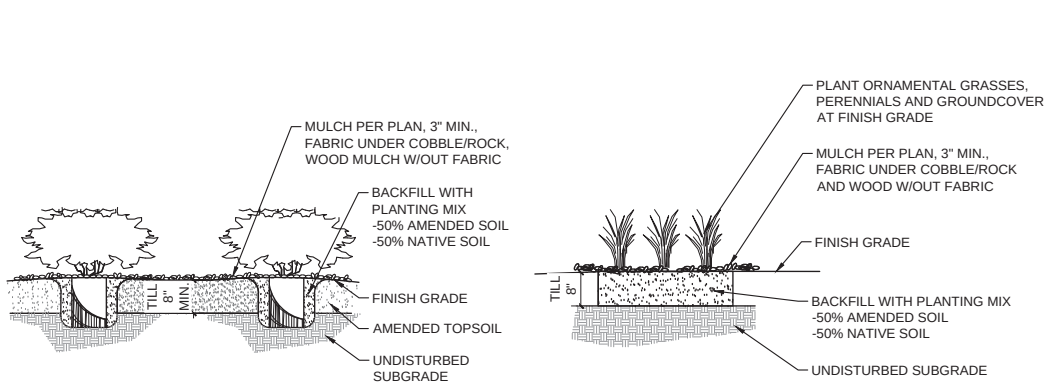
1 DECIDUOUS TREE
NTS MS-STD-LS-01



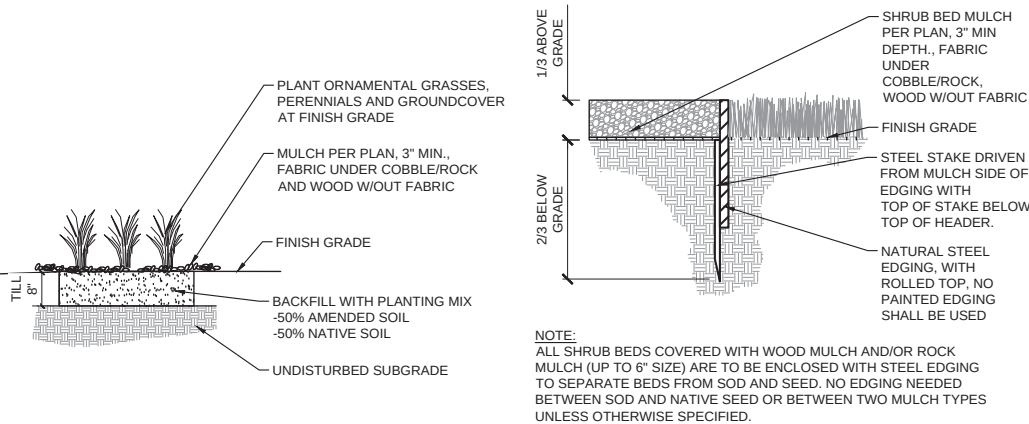
2 EVERGREEN TREE
NTS MS-STD-LS-02



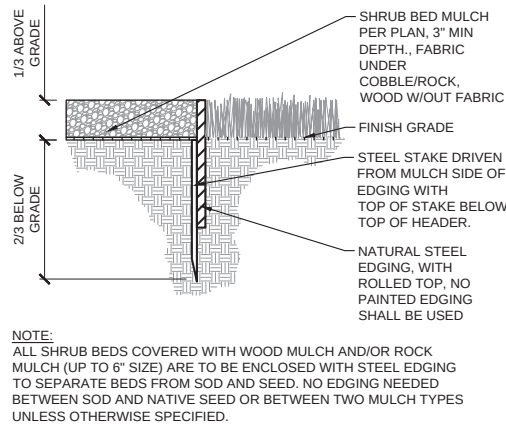
3 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



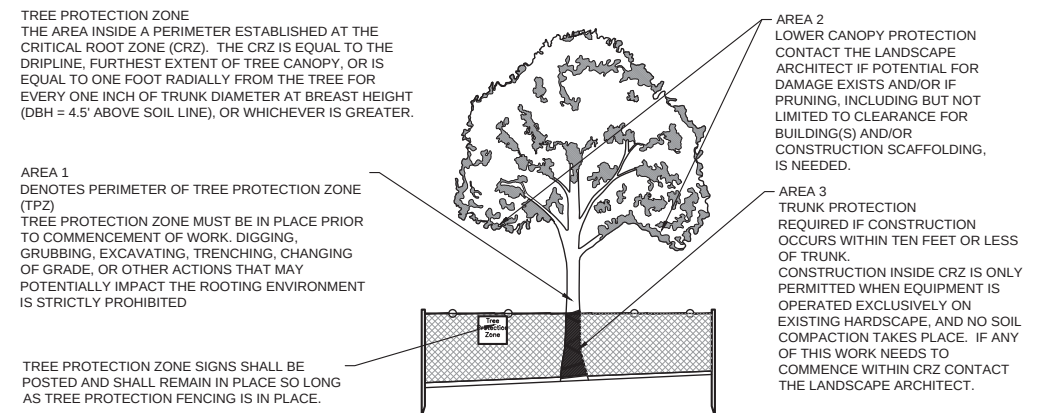
4 SHRUBS
NTS MS-STD-LS-03



5 GRASSES AND PERENNIALS
NTS MS-STD-LS-04



6 STEEL EDGING
NTS MS-STD-LS-12



7 EXISTING TREE PROTECTION
NTS MS-STD-LS-11

- NOTES:
1. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES, APPROVED BY LANDSCAPE ARCHITECT, AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION. ONCE APPROVED, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT.
 2. NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION ZONE.
 3. WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 50-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 10 GALLONS PER INCH CALIPER.
 4. MINIMUM TREE PROTECTION ZONE, AREA 1 FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
 - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
 - CHAIN LINK FENCING MAY BE ALLOWED WHERE HEAVY CONSTRUCTION ACTIVITY IS ADJACENT TO EXISTING TREES.
 - "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE DURING THE ENTIRE COMMENCEMENT OF CONSTRUCTION.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

SECTION LINE

INTERSTATE 25

EAST PALMER DIVIDE ROAD

EUROVIEW ROAD

WOODMOOR DRIVE

STATE HIGHWAY 105

PROJECT:

**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

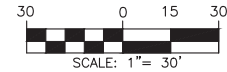
APPROVED BY: AP

SHEET TITLE:

**LANDSCAPE
DETAILS**

LD02

SHEET 3 OF 20



2025-04-02 11:20

- 69,231 SF

APPROVAL:

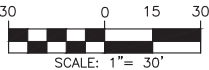
The map shows a shaded area labeled 'SITE' located east of Interstate 75 and north of Woodmoor Drive. East Palmer Divide Road runs horizontally across the top. Furrow Road runs vertically on the right side. Woodmoor Drive runs horizontally below East Palmer Divide Road. State Highway 105 runs horizontally at the bottom. A vertical line labeled 'SECTION LINE' is on the left side of the map.

REVISION HISTORY:

DRAWING INFORMATION:

SHEET TITLE:

SHEET 4 OF 20



2025-04-02 11:20

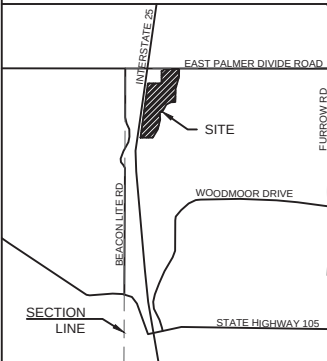
— — — EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



Matrix

OWNER/DEVELOPER:
MONUMENT
5055 LIST DRIVE
COLORADO SPRINGS

APPROVAL:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
-------------	-------------

DRAWN BY: JH

CHECKED BY: AP

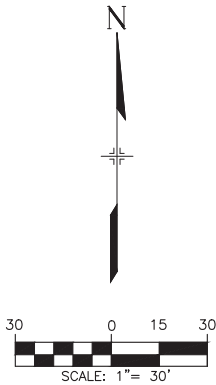
APPROVED BY: AP

SHEET TITLE:

FINAL LANDSCAPE PLAN

LS02

SHEET 5 OF 20



2025-04-02 11:20



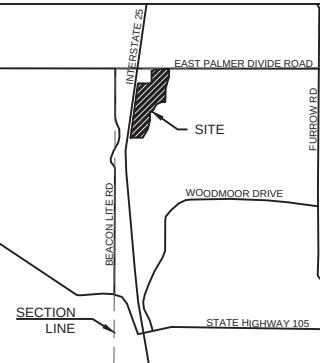
Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

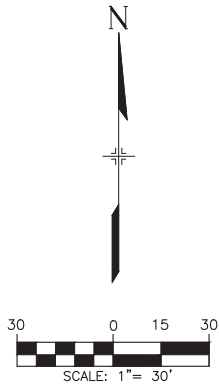
APPROVED BY: AP

SHEET TITLE:

FINAL LANDSCAPE PLAN

LS03

SHEET 6 OF 20



2025-04-02 11:20

	<u>EXISTING TREE TO REMAIN</u>	4
	<u>3/4" ROCK</u> TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	<u>1 1/2" ROCK</u> TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	<u>2-4" COBBLE</u> TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	<u>EDGING</u> 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

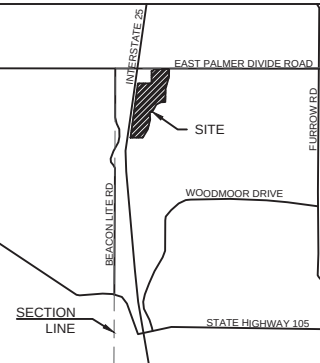
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT: MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

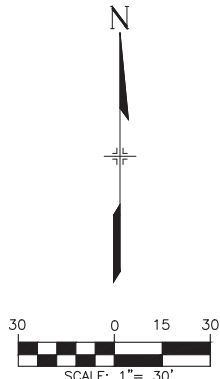
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

FINAL LANDSCAPE PLAN

LS04

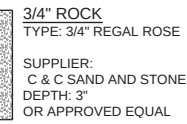
SHEET 7 OF 20



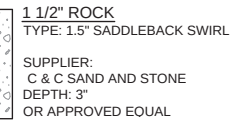
2025-04-02 11:20



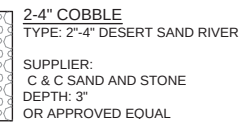
4



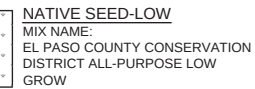
14,412 SF



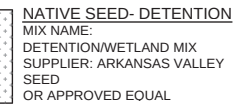
69,231 SF



1,200 SF



594,196 SF



69,541 SF

EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:	
--------------	--

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



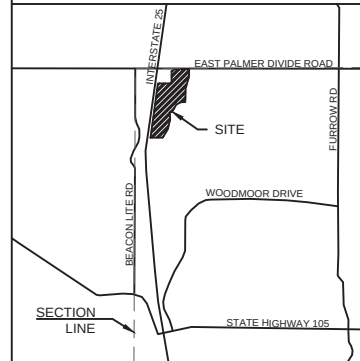
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
-------------	-------------

DRAWN BY: JH

CHECKED BY: AP

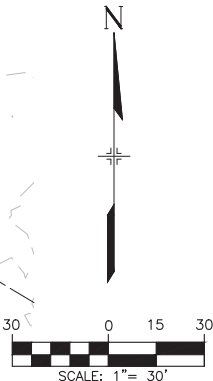
APPROVED BY: AP

SHEET TITLE:

FINAL LANDSCAPE PLAN

LS05

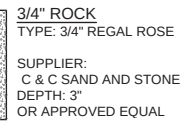
SHEET 8 OF 20



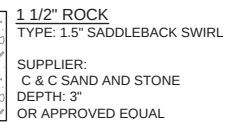
2025-04-02 11:20



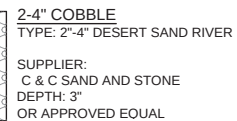
4



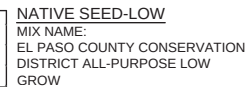
14,412 SF



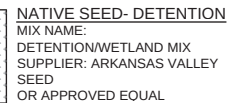
69,231 SF



1,200 SF



594,196 SF



69,541 SF

— — — EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

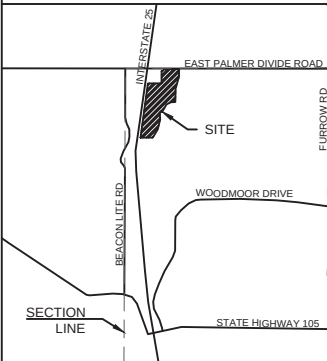
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
-------------	-------------

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

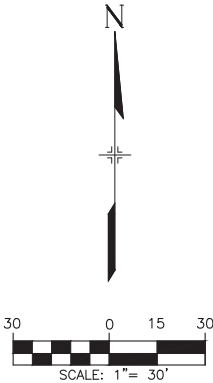
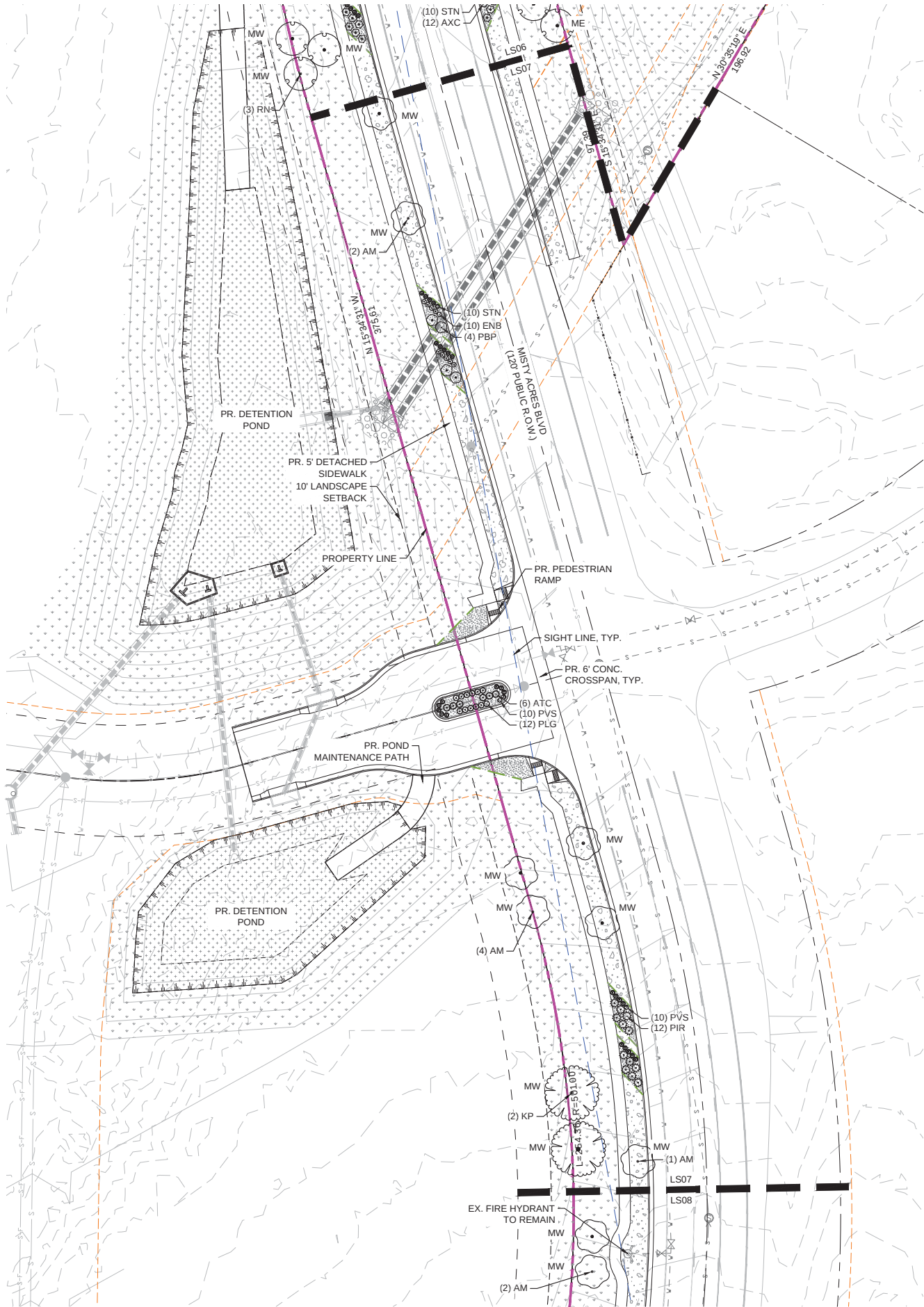
SHEET TITLE:

FINAL LANDSCAPE PLAN

LS06

SHEET 9 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\501.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 25.1669.002
DRAWN BY: JH
CHECKED BY: AP
APPROVED BY: AP

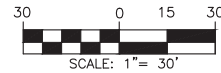
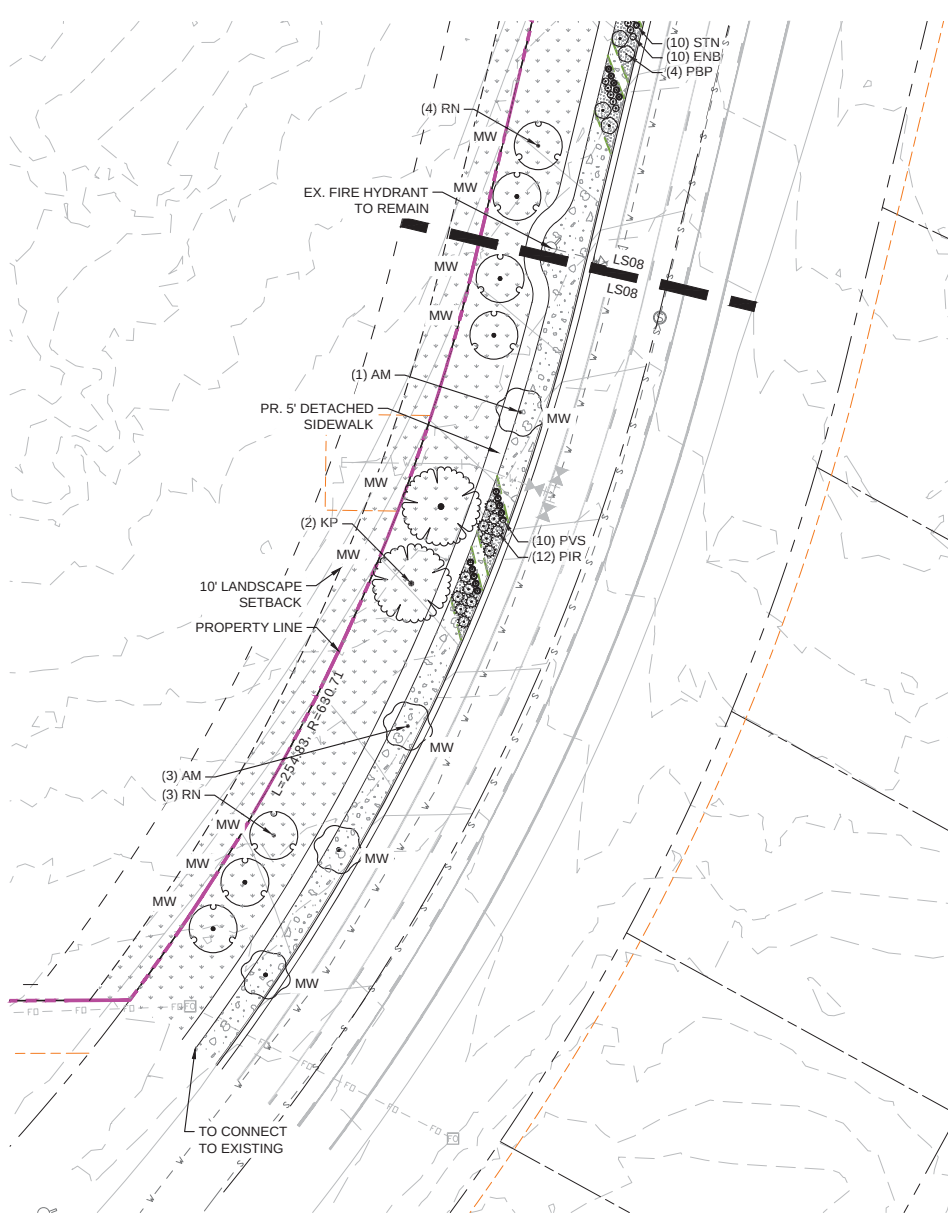
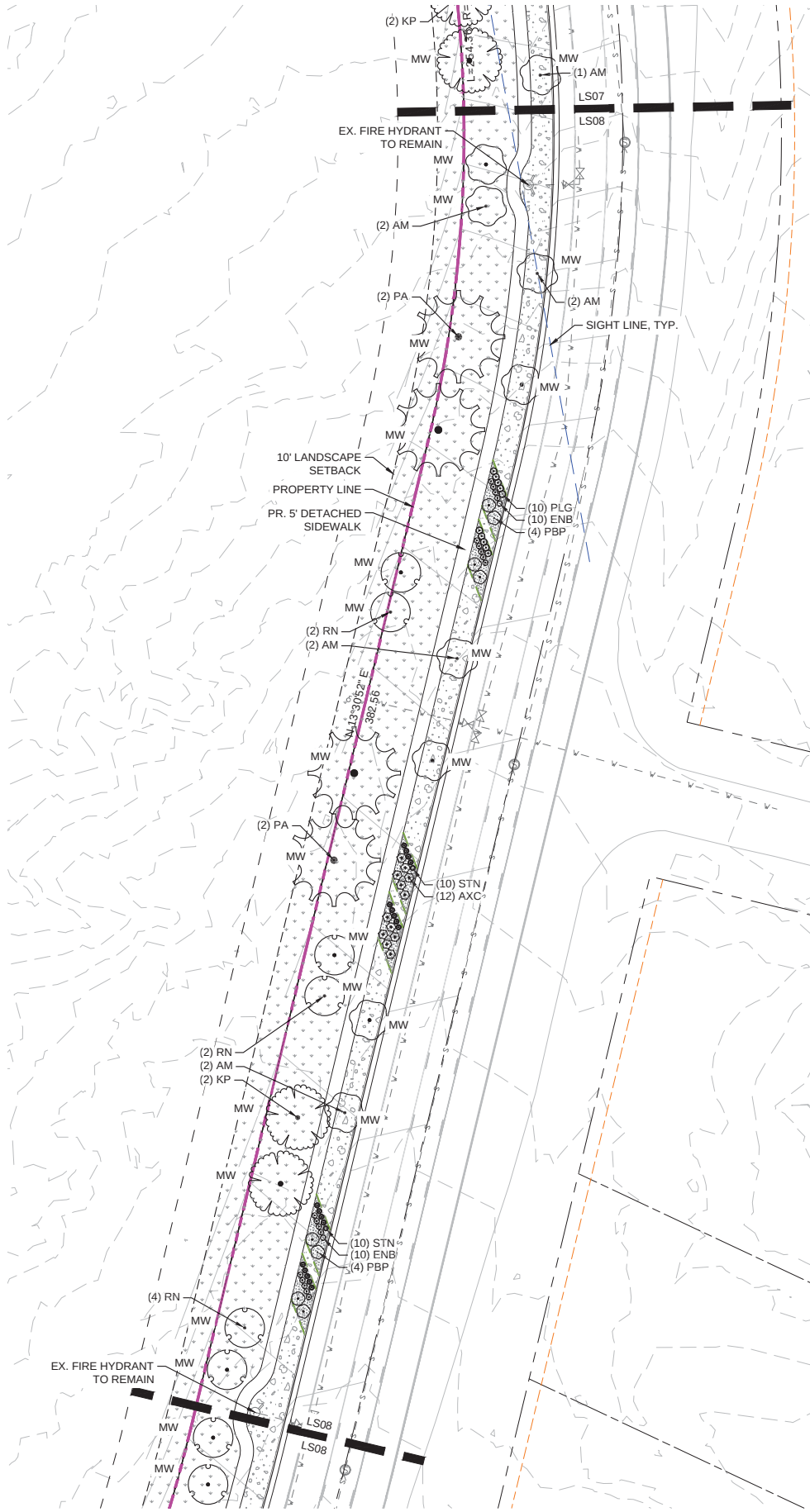
SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS07

SHEET 10 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\501.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

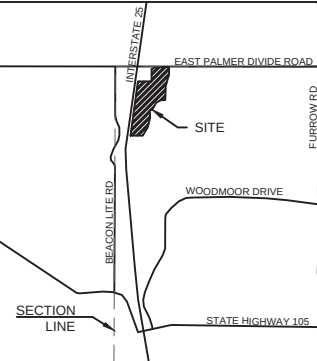
2025-04-02 11:20

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:


PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

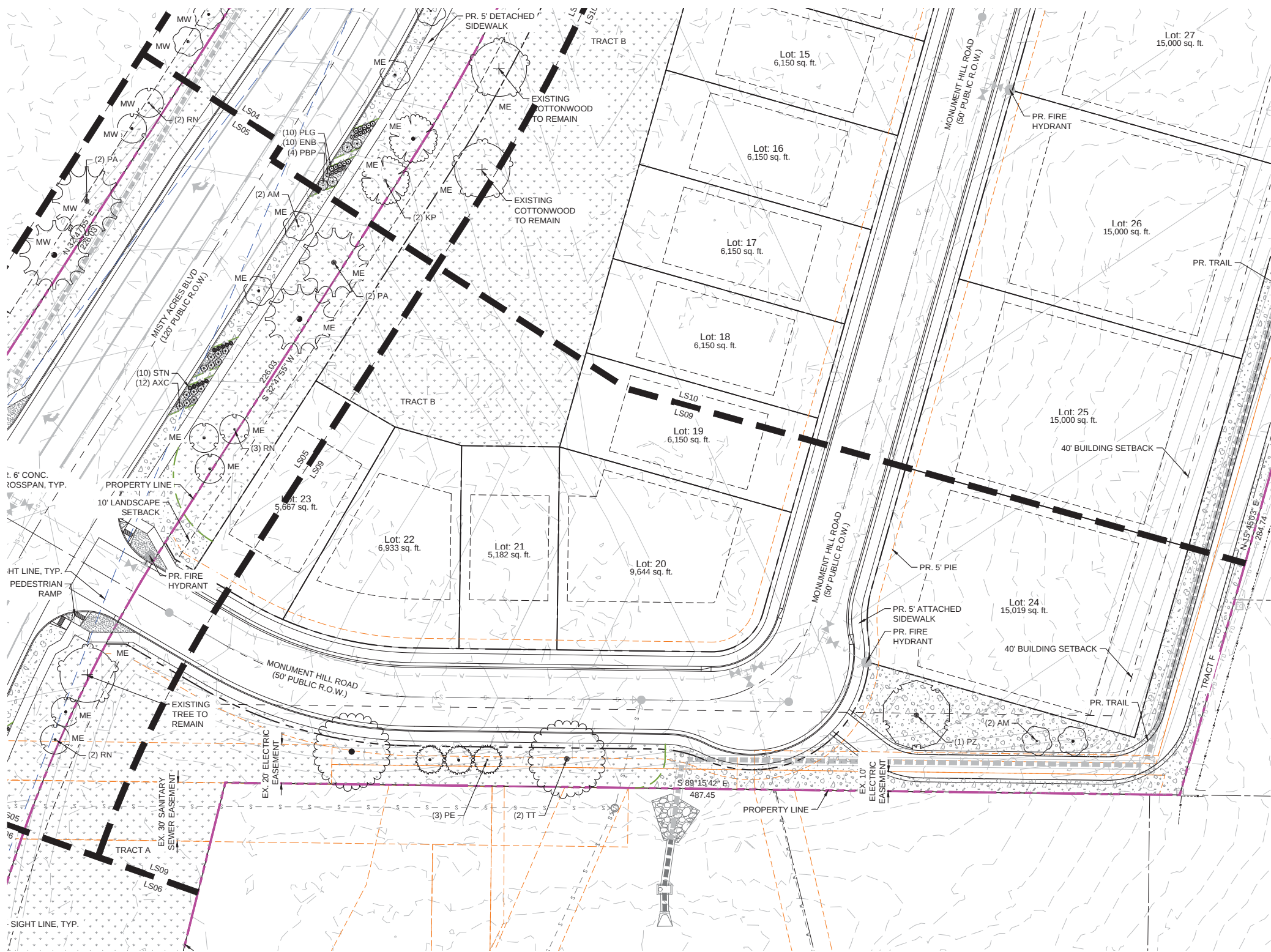
SHEET TITLE:

**FINAL LANDSCAPE
PLAN**

LS08

SHEET 11 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\LS09.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

2025-04-02 11:20

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

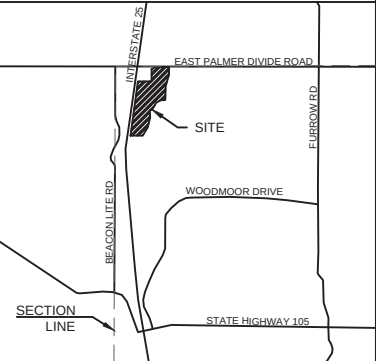
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

**FINAL LANDSCAPE
PLAN**

LS09

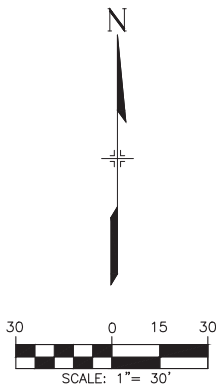
SHEET 12 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\501.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	



CONSULTANTS:

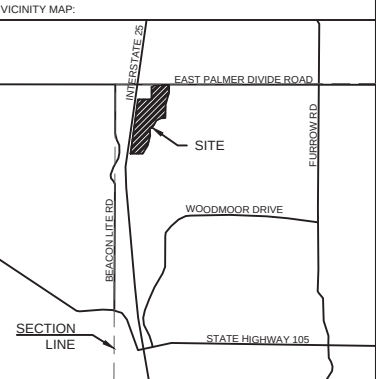
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:



PROJECT:

**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO
APRIL 2, 2025

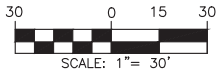
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

FINAL LANDSCAPE
PLAN

LS10
SHEET 13 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\501.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

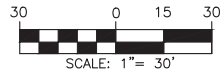
SHEET TITLE:

**FINAL LANDSCAPE
PLAN**

LS11

SHEET 14 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\501.DWG



2025-04-02 11:20

LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

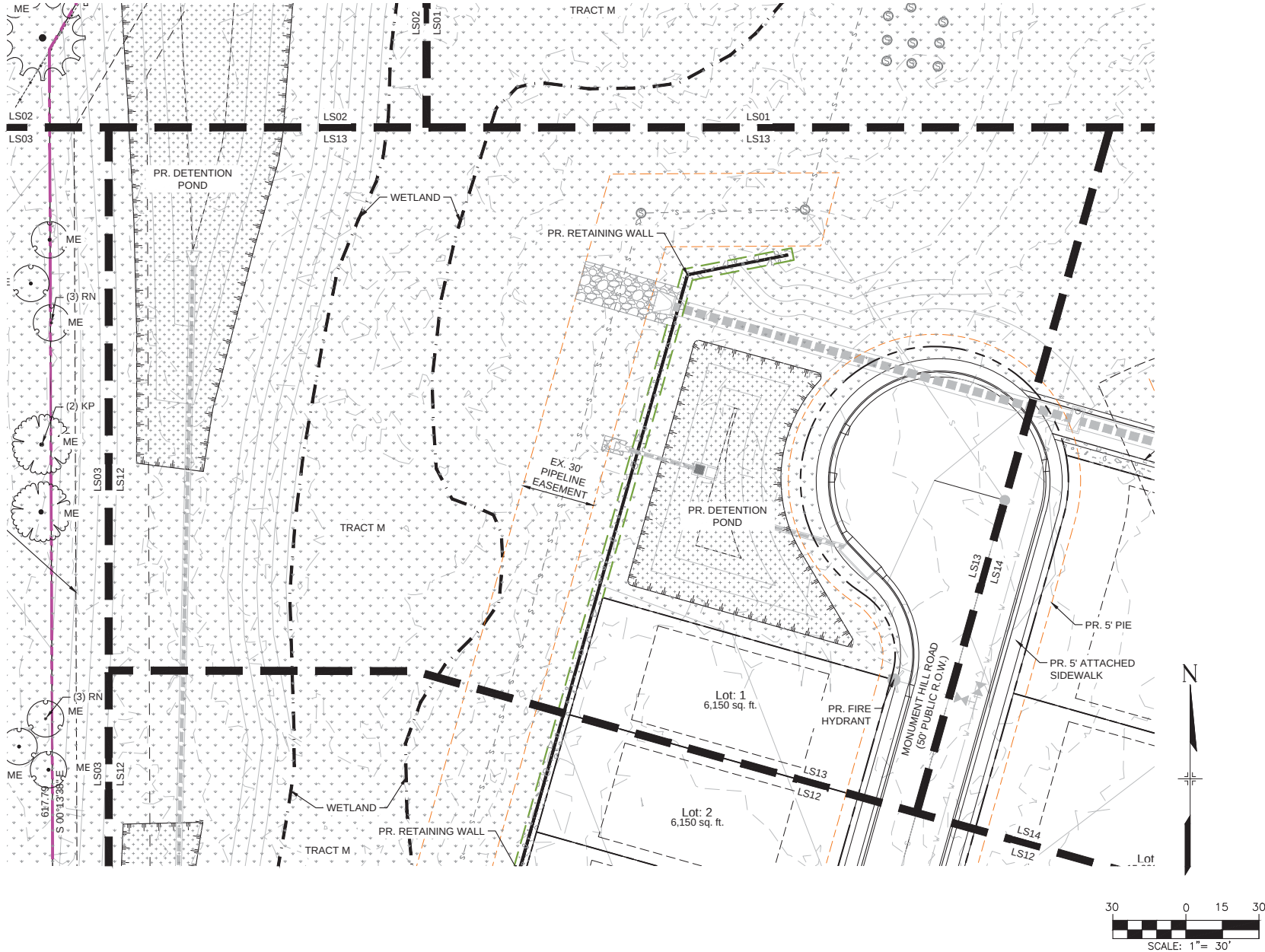
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

SHEET TITLE:

**FINAL LANDSCAPE
PLAN**

LS12

SHEET 15 OF 20



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

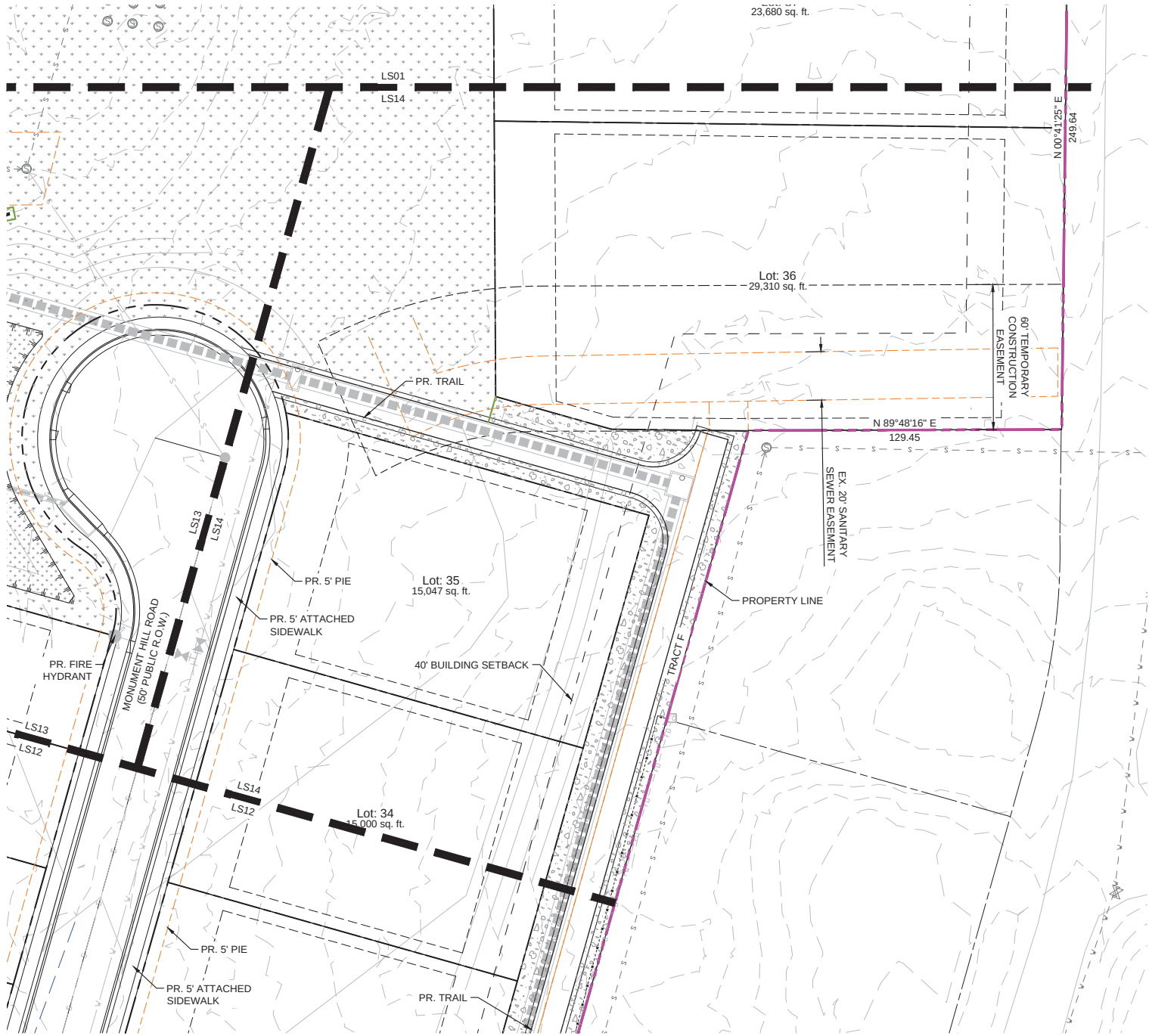
SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS13

SHEET 16 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 LANDSCAPE PLAN\501.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

**FINAL LANDSCAPE
PLAN**

LS14

SHEET 17 OF 20



2025-04-02 11:20

— — — EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



MONUMENT RIDGE EAST, LLC

E 26



MONUMENT RIDGE EAST

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

PROJECT NO: 25.1669.002

DRAWN BY: JH

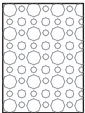
CHECKED BY: AP

APPROVED BY: AP

--	--

SHEET 18 OF 20



LEGEND		
	<u>EXISTING TREE TO REMAIN</u>	4
	<u>3/4" ROCK</u> TYPE: 3/4" REGAL ROSE	14,412 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	<u>1 1/2" ROCK</u> TYPE: 1.5" SADDLEBACK SWIRL	69,231 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	<u>2-4" COBBLE</u> TYPE: 2"-4" DESERT SAND RIVER	1,200 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	<u>EDGING</u> 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

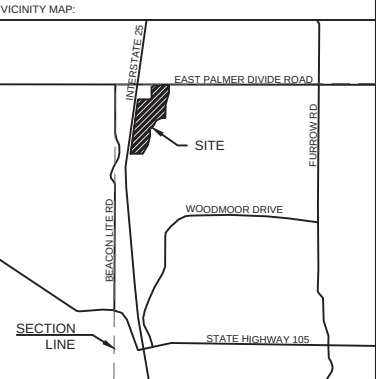
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL: _____



PROJECT: MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

LANDSCAPE PLAN

LS16

SHEET 19 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\501.DWG



2025-04-02 11:20

LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	69,231 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,200 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	594,196 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	69,541 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

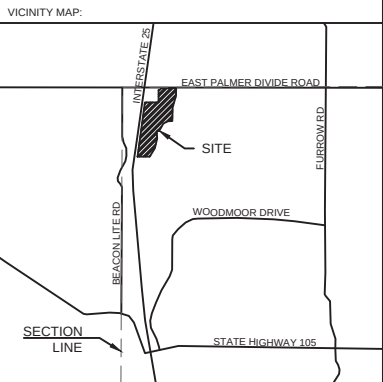
 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:



PROJECT:

**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

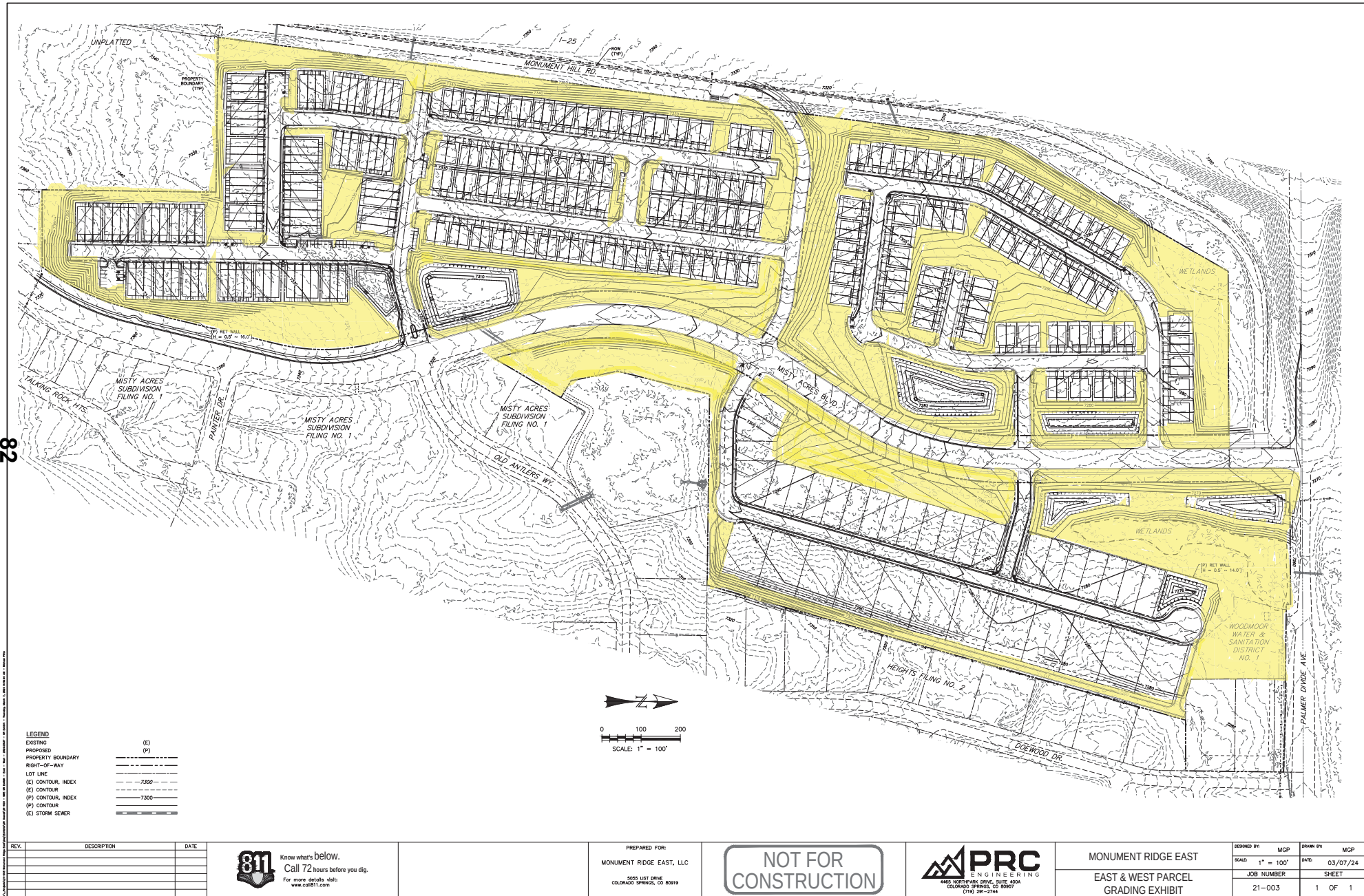
DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

LANDSCAPE PLAN

LS17

SHEET 20 OF 20



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 - 26 Officer Elections

Agenda Date: May 14, 2025

Agenda Item Number: #7 - A

Presenter: Chairperson

Information: **Approval: X**

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting. The 2025 - 26 officers include:

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

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

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

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

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

Recommended Motion:

Move to elect _____ as the _____ for the Park Advisory Board for the 2025 - 2026 year.



Park Fee Advisory Committee Dissolution



Land Development Code

Land Development Code (LDC) Section 8.5.2

- ▶ That a part of the public need for both regional and urban parks, trails and open space generated by the influx of new subdivisions should be provided by a mandatory dedication of land, fees in lieu of land or a combination of land and fees as a condition of preliminary plan or final plat approval

Park Dedication Requirements

- ▶ Regional Park Lands = 0.01940 acres x dwelling unit
- ▶ Community (urban) = 0.00625 acres x dwelling unit
- ▶ Neighborhood (urban) = 0.00375 acres x dwelling unit

Land Development Code

Park Fees in Lieu of Park Land Dedications

- ▶ When dedication of required regional park, open space, regional trail or urban park lands is not deemed feasible or not in the public interest, the BoCC shall require the applicant to pay to El Paso County a fee in lieu of land
- ▶ Fees in lieu of land shall be established each year by resolution of the BoCC. Fees in lieu of land for regional park, open space, regional trail, or urban park purposes shall be based on the same subdivision category standard used to establish land dedication requirements



Park Fees Methodology

Step 1

- ▶ Working with the Office of the El Paso County Assessor, establish a median per acre market value based upon residential land sales over past 10 years.
 - ▶ Regional Parks = \$26,036 / Acre
 - ▶ Community Parks = \$30,922 / Acre
 - ▶ Neighborhood Parks = \$33,419 / Acre

Step 2

- ▶ Using the established median, multiply by the required acres per residential DU established for park land dedications in the LDC
 - ▶ Regional Park = 0.01940 acres x \$26,036 = \$505 per DU
 - ▶ Community (urban) = 0.00625 acres x \$30,922 = \$193 per DU
 - ▶ Neighborhood (urban) = 0.00375 acres x \$33,419 = \$125 per DU





Park Fees Methodology

Step 3

- ▶ Committee, Boards, Endorsement
 - 1. County Leadership Review
 - 2. Park Fee Advisory Committee Review
 - 3. Park Advisory Board Endorsement
 - 4. Board of County Commissioners Approval
 - ▶ Informal & Formal



Summary

Land Development Code sets park fee

- ▶ Park fee methodology is established by the LDC ensuring accuracy and consistency when determining annual park fees. PFAC does not set fee rates.

Process includes two public hearings

- ▶ PFAC is redundant as park fees are reviewed by dept staff, county leadership, Park Advisory Board, and Board of County Commissioners (Informal & Formal).

PFAC Recruitment delaying fee process

- ▶ PFAC recruitment has been challenging, postponing annual establishment of Park Fees. EPC is currently using 2023 park fee rates due to vacancies.



Recommendation

Parks recommends dissolving the Park Fee Advisory Committee

- ▶ Transparency is preserved
- ▶ Improves county efficiency
- ▶ Consistent annual review of park fees

Next Steps

- ▶ Work with County Attorney to draft BoCC Resolution
- ▶ Park Advisory Board endorsement
- ▶ BoCC Approval

ACTION PLAN

PARK OPERATIONS DIVISION

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

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Hire Asset Management Specialist	Objective 1 - Infrastructure	Status pending
Jason Meyer	Asset Management Plan	Complete park system facility condition index	Objective 1 - Infrastructure	Status pending
Jason Meyer	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	Status pending
Jason Meyer	Advance Recovery Projects	Advance NRCS and FEMA funded projects across the park system	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Design
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	Objective 1 - Infrastructure	Design
Jason Meyer	Fountain Creek Sidewalks & Paving	Sidewalk and paving improvements to Duckwood Active Use Area	Objective 1 - Infrastructure	Status pending
Ross Williams	Homestead Ranch Regional Park	Complete trail improvements	Objective 1 - Infrastructure	Status pending
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Status pending
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	In-Progress
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	In-Progress
Ross Williams	Paint Mines Fencing	Complete installation of wood fencing	Objective 1 - Infrastructure	Bid Process
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Design

RECREATION AND CULTURAL SERVICES DIVISION

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

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
April 2025 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2025</u>				<u>2024</u>	<u>2023</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 104,020	\$ 75,980		\$ 103,089	\$ 136,871	
County Fair / Fairgrounds		\$ 301,000	\$ 133,495	\$ 167,505		\$ 143,958	\$ 127,382	
Total		\$ 481,000	\$ 237,515	\$ 243,485		\$ 247,047	\$ 264,253	
<u>Fundraising Revenue</u>		<u>2025</u>	<u>2025</u>			<u>2024</u>	<u>2023</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 106,500	\$ (26,500)		\$ 107,500	\$ 27,500	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 17,500	\$ 27,500		\$ 47,500	\$ 57,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 9,973	\$ 27		\$ 6,195	\$ 5,971	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 5,015	\$ 19,985		\$ 2,827	\$ 2,608	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000	
Total		\$ 200,000	\$ 208,988	\$ (8,988)		\$ 244,022	\$ 163,579	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	10	1626	N/A	10	1072	11	966	
February	11	893	N/A	15	898	15	778	
March	86	2997	N/A	15	292	51	1306	
April	325	10789	4.33	278	7613	299	10619	
May								
June								
July								
August								
September								
October								
November								
December								
Total	432	16305	4.33	318	9875	376	13669	

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes						37	1935	
Athletic Fields		64	1983	29	1270	35	1316	
Pavilions		34	1299	27	1000	1	200	
Trails		2	245	2	150	7	26	
Vendor		5	18	9	32			
Tennis Courts								
Pickleball Courts		3	7	14	54	7	110	
Vita Course								
Meeting Room		5	28	8	92	5	38	
<u>Black Forest Regional Park</u>								
Athletic Fields		6	180	5	150	14	450	
Pavilions		6	170	2	73	2	99	
Vendor								
Tennis Courts / Pickleball Courts		19	76	19	76			
<u>Falcon Regional Park</u>								
Baseball Fields		90	3600	75	1680	81	2775	
Athletic Field		13	585	9	360	27	825	
Vendor						3	12	
<u>Fountain Creek Regional Park</u>								
Athletic Fields				2	200			
Pavilions		21	777	15	817	19	651	
Trails		1	250					
Disc Golf Course						5	455	
Vendor						5	20	
<u>Fox Run Regional Park</u>								
Athletic Fields		33	890	41	1025	28	1025	
Gazebo				1	35	2	125	
Warming Hut						1	20	
Pavilions		16	591	9	340	10	305	
Vendor								
Trails						1	20	
<u>Homestead Ranch Regional Park</u>								
Pavilions		3	57	4	130	1	50	
Athletic Fields				1	100			
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		4	33	6	29	7	112	
<u>Rock Island Trail</u>						1	50	
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		325	10789	278	7613	299	10619	

		2025	2025	2025	2024	2024	2023	2023
<u>Fairgrounds Facility Reservations</u>								
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April		15	1360	N/A	26	6873	18	7161
May								
June								
July								
August								
September								
October								
November								
December								
Total		97	5,495	N/A	84	9,028	52	9,229
<u>Fairgrounds Facility Reservations</u>		2025	2025	2024	2024			
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
4-H Club Leader Meeting		1	20	3	60			
4-H Hitch N' Post Mtg		1	20	1	40			
4-H Club Mtg.		1	20	1	20			
Jr. Livestock Committee Mtg.		1	20	1	50			
Fair Corp Meeting		1	80	2	7			
Fair Advisory Board Mtg.		1	45	3	150			
<u>Grand Stands Building</u>				1	20			
<u>Track</u>				1	200			
<u>Grounds & Stable</u>				2	115			
Camping & Stalling Horses		2	10	1	80			
<u>Livestock Arena</u>				1	20			
Beef Blow N Go		1	100	1	34			
Mini Horse Show		1	25	2	200			
4-H Open Scale & Arena		1	20	1	20			
<u>Whittemore - Fairgrounds</u>				1	25			
UM Rummage Sale		3	900	1	100			
<u>Arena</u>				2	5			
Youth Bull Riding Clinic		1	100	1	5,727			
Month Total Fair Facility Reservations		15	1,360	26	6,873			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250				
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600				
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600				
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540				
Graffiti removal at multiple sites	4/30/2025	Carp Lake Tunnel, Crews Gulch Tunnel	South	\$2,000				
Illegal dumping clean-up	4/30/2025	Maxwell St. & S. Academy	South	\$4,100				
			Total	\$10,690				

<u>Volunteerism</u>		<u>2025</u>		<u>2024</u>		<u>2023</u>		
<u>Total for Year</u>	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April		187	1,123	421	1,724	413	1,701	
May								
June								
July								
August								
September								
October								
November								
December								
Totals		635	3,710	1094	4,819	1,072	4,663	
		<u>2025</u>						
<u>April</u>		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		13	133.5					
Fairgrounds Corporation		5	10					
Fair and Events Center		20	92					
Friends of the Nature Centers		37	355					
Adopt-A-Park / Trail / Volunteer Projects		112	532					
Total		187	1,123					
<u>Programming</u>		<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April		177	14160	4.96	172	4379	161	5139
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	352	18664	4.98	348	11728	338	10699

		2025	2025	2025				
<u>April</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	6	93	5.00				
Habitat	BCNC	19	281	4.90				
Incredible Insects	BCNC	24	313	4.90				
Foothills Field Experience	BCNC	2	57	5.00				
Group Visit: Special Kids, Special Families	BCNC	1	23					
Outreach: MER Event	BCNC	1	40					
Toddling Along	BCNC	1	20	5.00				
Scout: Brownie Hiker Badge	BCNC	1	18					
Bear Den Rental: Lachoki & EPC DHS & BC Garden	BCNC	3	27					
Chocolate Bunny Egg Hunt	BCNC	4	800	4.90				
Group Visit: Liberty Height Senior Group	BCNC	1	15					
Partners in the Outdoors Greenback Cutthroat Trout	BCNC	1	34					
Theatre Across Borders:Adventures of Peter Rabbit	BCNC	1	40					
Bear Den Rental: Aiken Audubon Society	BCNC	1	40					
Storytelling Moonlight Hike at Kane Ranch	BCNC	2	40	5.00				
Training: Trailability & RMFI Crew Leader Training	BCNC	2	43					
Restoration Crew	BCNC	1	25					
Awesome Arthropods	FCNC	1	28	4.90				
Walk the Wetlands	FCNC	45	805	4.90				
Discover the Wetlands	FCNC	18	332	4.95				
Maps & Compass Skills	FCNC	2	35	5.00				
Nature Adventures: Bugs Undercover	FCNC	2	75	5.00				
2s & 3s Outdoors: Rockin' Robins	FCNC	2	57	5.00				
Fountain Creek Restoration Crew & GACU	FCNC	3	33					
Birthday Party: Walk the Wetlands	FCNC	2	47	5.00				
Program Room Rental	FCNC	1	30					
TAB Presents: The Adventures of Peter Rabbit	FCNC	3	47					
Adult Birding Club: Class & Field Trip & eBird Workshop	FCNC	3	35					
Chocolate Bunny Egg Hunt	FCNC	4	680	5.00				
Outreach: Career Fair at New Summit Charter Academy	FCNC	1	300					
Homeschool Fridays: Discover Wetlands	FCNC	1	26	4.95				
Group Visit: Birding Groups	FCNC	3	33					
Group Visit: Evangelical Christian Academy	FCNC	1	22					
Group Visit: Adult Care Groups & Girl Scouts	FCNC	4	56					
Cornhole League	FEC	4	60					
Queen Horsemanship	FEC	1	30					
BST Monster Truck	FEC	2	9000					
Clucking Chicken Trivia Night	FEC	1	100					
Boots in the Park: Skate into Spring	FEC	1	400					
Homesteading Group	FEC	1	20					
TOTALS		177	14160	4.96				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Center	Nature	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645		566	0	0				
February	837		620	0	350				
March	1541		1210	0	0				
April	1270		927	1704	0				
May									
June									
July									
August									
September									
October									
November									
December									
Totals	4293		3323	1704	350				

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

April 2025

General Updates:

- Facility rentals have generated \$104,020, which is 57% of our annual \$180,000 revenue goal.

Special Events:

1. The 21st Pat Tillman Shadow Run was held at Bear Creek Regional Park. This event, which is an enormous running event in Arizona, was held on April 12th in honor of Pat Tillman. Pat Tillman was a fallen Army Ranger and former Arizona State University football player. Since many people are unable to travel to Arizona, "shadow runs" are being held in his honor all over the nation. Approximately 150 runners participated.
2. A fun equestrian event was held in April at Bear Creek Regional Park as well. The annual Poker Run fundraiser, which is an equestrian, biking and running event brought 50 horses, ponies, donkeys and also goats on leashes to the east trail system. A total of 100 people participated.
3. Four commercial photo permits for engagement photography were issued for the Paint Mines Interpretive Park.



The Friends of the Equestrian Skills Course

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905

www.elpasocountyparks.com | parks@elpasoco.com

PARKS & COMMUNITY SERVICES DEPARTMENT

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

**COMMUNITY OUTREACH
Monthly Report – May 2025**

Community Outreach Report

• **El Paso County Fair: Celebrating 120 Years of Tradition:**

We are excited to announce that we have successfully reached our fundraising goal for this year's County Fair! Thanks to the generosity of our sponsors, a total of \$106,500 has been committed to support the event.

- Please save the date for the VIP Luncheon to be held on Opening Day – Saturday, July 12 at 12:00 PM, located at the Fair and Events Center (366 10th Street, Calhan, CO 80808). We look forward to celebrating with you!

Fox Run Nature Center:

Fundraising

- On April 23, the Fox Run Nature Center team hosted a site visit with potential donors.
- El Paso County submitted a grant proposal to Great Outdoors Colorado (GOCO) in March and is currently awaiting award announcements, expected in June.

Community Engagement

- A media production day is scheduled for Thursday, May 15, 9:00 AM–12:00 PM at Fox Run Regional Park. The content gathered will serve as the foundation for a three-month communications campaign focused on awareness, momentum-building, and donor engagement.
- Monthly email newsletters continue to be distributed to a subscriber list of over 200 contacts.
- Project materials, including the website, presentation deck, and handouts, have been updated and finalized.
- Board members are encouraged to review the Fox Run Nature Center brochure included in your packet.

Great American Clean-Up:

Our annual community-wide clean-up event was held on Saturday, May 3, and was supported by a series of preparatory events assisted by County Parks staff.

- Six organized County Parks clean-up events were held at the following locations:
 - Bear Creek Dog Park
 - Bear Creek Nature Center
 - Fountain Creek Nature Center
 - Fountain Creek Regional Park
 - Fox Run Regional Park
 - Black Forest Section 16



PARKS & COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Recreation & Cultural Services Division
MONTHLY REPORT: April 2025

Programs & Special Events:

- Ten tiny figures toddling along across the bridge, into the meadow, and out to the patio was the scene on Saturday, April 12 at Bear Creek Nature Center's **'Toddling Along' Program** for children 2 and under and their grown-ups. We tickled them with grass, listened to the creek, touched and smelled lots of plants and even played and made a picture with mud. A lovely time was had by all! This is the second time Bear Creek has hosted a 'Toddling Along' program and they have proven to be popular. 
- An overnight snowstorm Friday night didn't stop the 'Bunny Guide' from visiting Bear Creek Nature Center on Saturday, April 19 to hide eggs and bring joy to hundreds of families during the beloved **Annual Chocolate Bunny Egg Hunt!** Children enjoyed a rabbit & hare-themed puppet show, searching for eggs along the snowy trail, and meeting live bunnies and a baby goat that were on-site with 4-H members. Approximately 800 people attended the 4 sessions offered throughout the day and made the most of the weather, building "snow bunnies" along the trail and waging spirited snowball fights in the nature center's courtyard. 
- Fountain Creek Nature Center hosted two **Restoration Crews** this month! On April 5, volunteers braved the frosty air to unearth hundreds of Eurasian Teasel rosettes growing in the milkweed meadow. With continued effort, this project will greatly benefit monarch butterflies! On April 29 a group visiting Colorado Springs for a conference spent a teambuilding afternoon removing a stand of invasive Russian Olive trees from the bank of the Nature Pond. They worked hard and made a big difference, clearing the way for native plants to grow in and visitors to enjoy a better view of the park. 

- Fountain Creek Nature Center hosted Theatre Across Borders for an extremely cute production of The Adventures of Peter Rabbit! Families and their children made a vegetable craft then used their imaginations to explore Mr. MacGregor's garden with Peter Rabbit and Jamima Puddleduck. Kids were invited to hop, sing, and be silly with the wonderful characters, celebrating spring and learning! 

Outreach Events and Other Items:

- Partner organizations help us achieve more than we ever could alone, especially when they are working toward the same goals! At the **Colorado Parks and Recreation Association Tradeshow** in Greeley, CO on April 10th, Kylee Taylor of Bear Creek Nature Center and Dan Allen, the City of Colorado Springs Trail Specialist, presented about the 2024 Trailability Program extension in Bear Creek Canyon Park. This collaborative, inter-governmental project created a more



sustainable trail system in Bear Creek Canon Park's extensive meadow system and trails were created with the El Paso County Trailability Program and the City of COS's Trackchair Program in mind. Over 90 attendees learned about the Trailability program and its impact as well as how trails can be built with a broader audience in mind, so all our constituents are able to access the outdoors.

- Presentations galore, our staff does it all and more! The El Paso County Nature Centers were delighted to be part of the **Colorado Parks and Wildlife Partners in the Outdoors Conference** hosted in Colorado Springs. On April 23, four staff members presented the program, "Trailblazing Accessibility: El Paso County's Path to Inclusive Outdoor Experiences," at the Cheyenne Mountain Resort. Participants learned about the free accessible resources provided by the Nature Centers as well as the El Paso County Fair & Events Center and engaged in a breakout session to brainstorm ways they could begin to identify and incorporate more accessible resources at their own site. Additionally, Bear Creek Nature Center's Supervisor, alongside CPW Aquatics biologist, Cory Noble, shared a presentation about the history and current conditions of our Colorado state fish, the greenback cutthroat trout, at Bear Creek Nature Center during the afternoon field trips. We're grateful to share our knowledge, cultural and natural resources, and time with partners across the state as we work toward a better outdoors for all.



- Fountain Creek Nature Center spent a day at New Summit Charter Academy for their **Career Fair!** Hundreds of students, from Kindergarteners through Middle School, visited with the Nature Centers and many dozens of other businesses, organizations, and professions to explore a multitude of options for what they can be when they grow up! At the Nature Centers station, students learned what nature interpreters do, what our favorite parts of the job are, and what type of school we need. All were invited to visit to see where we work. We hope they fall in love with nature!



- **Paint Mines** staff are back in action this spring, with one new and one returning team member on-site. Despite cool, wet, and windy weekends, they made over 1,700 visitor contacts in April and prevented more than 190 people from climbing on the fragile formations. Their presence continues to play a vital role in protecting the park's unique landscape.



- April at the **El Paso County Fair & Events Center** kicked off with a blast from the past at our 90's Trivia Night, where teams competed in a fun-filled evening of nostalgia and pop culture throwbacks. The energy stayed high all month as we hosted double-header Monster Truck Races that brought over 4,000 people to the grounds each day—an unforgettable weekend of roaring engines and family excitement! Youth and agriculture programming was in full swing with the Fair Queen Horsemanship Clinic, a beginner youth bull riding clinic, and several 4-H events including Beef Blow-n-Go and livestock tag-in and weigh-in. We wrapped up the month with our "Boots in the Park: Skate into Spring" fundraiser, which welcomed the community for a joyful day of roller skating, baby animals, local vendors, and old-fashioned carnival games. April was packed with excitement, learning, and community spirit from start to finish!





Special Events and Program Calendar

May 14 - June 11, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
May 13	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 14	Wednesday	Nature Explorers - Nature's Craft Box	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
May 15 - 18	Thursday - Sunday	Pikes Peak Birding & Nature Festival	El Paso County & Beyond	All!, best for adults	Registration Closed. \$40 per person. 4 day festival with events 6am-10pm
May 17	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
May 17	Saturday	Nature Journaling	Bear Creek Nature Center	Adolescents & adults	1-4pm, \$30/ person
May 19	Monday	Homesteading Group	Fair & Events Center	All Ages	Free, 1-3pm
May 20	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 21	Wednesday	Little Wonders - Fancy Flowers	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15am & 1-2:15 pm, \$3/person
May 23	Friday	Cluckin Chicken Musical Bingo	Fair & Events Center	All ages	Free, 6-9pm
May 24	Saturday	Community Science: Bumble Bee Atlas Workshop	Bear Creek Nature Center	All ages	10am-3pm, \$5/person
May 25	Saturday	Free Archery Day	Bear Creek Regional Park	Ages 6+	10am-3pm, FREE, Pre-registration Required
May 31	Saturday	Restoration Crew	Bear Creek Nature Center	Adults or ages 14 and up with adult	9am-noon, free
May 14	Wednesday	Nature Explorers - Nature's Craft Box	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
May 27	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
May 27-29	Tuesday-Thursday	Archery Camp Week 1	Bear Creek Regional Park	Ages 6-17	Camp Full, \$115/camper, 9am-noon
May 29	Thursday	Teen Volunteer Training	Fountain Creek Nature Center	Teens ages 13-18	6-8pm, free!
May 30	Friday	Prairie Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
May 30	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Students in grades Pre-K through 2nd with an adult	\$4 per person, 2-4pm
May 31	Friday	Prairie Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
June 2-6	Monday-Friday	Nature Camp: Scutes, Scales, & Pollywog Tails	Fountain Creek Nature Center	Children entering grades 1-5	Camp Full. \$165 per child. 9am-3pm
June 3	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
June 7	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
June 7	Saturday	Outreach: Get Outdoors Day	Prospect Lake	All! Best for families	Free, 9am-2pm
June 7	Saturday	Outreach: Family Fun Day	Rocky Mountain Dinosaur Resource Center	All! Best for families	Admission to RMDRC, 9am-2pm
June 7	Saturday	Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
June 7	Saturday	Verdant Watercolor Landscapes	Bear Creek Nature Center	Adults or ages 12 and up with adult	10am-12pm, \$40/person
June 9-13	Monday-Friday	Nature Camp: Scutes, Scales, & Pollywog Tails	Fox Run Regional Park	Children entering grades 1-5	Camp Full. \$105 per child. 9am-12pm
June 10	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
June 11	Wednesday	Nature Explorers - Bug Dance	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

**MONTHLY REPORT
APRIL 2025**

Park Planning Division

Capital Project Management / Planning:

Crews Gulch Regional Trail Paving Project – 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. 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 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks has been awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in June or July 2025.

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and was completed in late-April 2025 with the final installation of the guardrails and benches.

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site in March and will develop a scope of work to complete these repairs in 2025.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit design. Public and key stakeholder engagement started in May 2023 and is ongoing. This includes interviews, public meetings, and attendance at community events (28). There are also sign postings, and a project website. Conceptual design work continued throughout 2023. Design Development continued

through 2024. The project was submitted to El Paso County Planning and Community Development for agency review in December 2024. Comments are being submitted and addressed by the project team. Colorado Parks and Wildlife awarded \$1.25 to the project.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024 and a contract was awarded to IS West. Construction began in early July with substantial completion achieved in December. IS West completed punch list items in April 2025. OWTS inspection and testing will be completed in May prior to opening the restrooms to the public.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop design and construction documents. 100% construction documents were delivered in April for final staff comment and review. Final drawings and specifications are due in May.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January with a contract awarded to Olsson in April for \$796,165. The project will start in May and will take approximately 18 months.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This will be the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Drake Lake Natural Area, Falcon Regional Park, and Fountain Creek Regional Trail. Work is anticipated to be completed at these locations in 2025. An IFB to complete trail resurfacing of the Woodlake Trail will be issued in May.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. The project is in the procurement phase with construction planned for late spring or early summer 2025.

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

Santa Fe Open Space Trail Construction Project – The 2024 Capital Improvement Program identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of

singletrack trail on the open space's northwest side, as well as to an overlook on the open space's southern boundary. Trail corridor forestry work has been completed, and the project is in the procurement stage in preparation for trail construction in June 2025.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in 2025.

Willow Springs Ponds (NRCS) – El Paso County received NRCS funds to complete repairs to the Willow Springs Ponds and Duckwood Trailhead from June 2023 flood damages. The design was completed in 2024. Naranjo was awarded a construction contract and work was completed October 2024 – April 2025. 2024. A presentation to the Park Advisory Board is scheduled for May.

Other:

Development Permit Application Reviews - Staff reviewed no development applications for endorsement at the May 2025 meeting and provided internal administrative comments for an additional 10+ applications during April 2025.

Fountain Creek Watershed, Flood Control, and Greenway District - Staff continue 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. A portion of the Fountain Creek Regional Trail will be realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

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, asset management, 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.

Grants - Grants were submitted to Colorado Parks and Wildlife and Great Outdoors Colorado for the Fox Run Nature Center. Awards will be announced in Spring 2025.

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

Park Operations Division

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of April. Seasonal employee training on daily routine and other park related tasks, irrigation inspections and repairs, mowing operations, park grill removal, turf aeration and fertilization, playground inspections, box blading of trails and lots, hammock post installation, and daily illegal camping checks were priorities during the reporting period.

The Recreation and Cultural Services Department hosted one of their quarterly “restoration crew” events on April 26th at Bear Creek Nature Center. Through the coordination of Interpretive Program Coordinator, Kylee Taylor, multiple volunteers hit the nature center trails to remove fallen limbs and debris, collect trash, remove invasive plant species, and re-work sections of declining trail. Park staff assist these events by providing materials, hand tools, and cleaning up large slash piles after each outing.

The Bear Creek Dog Park restroom received an overhaul during April. Ed Green Construction has been hard at work throughout the month and the project is just about complete. The final walk through is scheduled to take place in early May and the restroom will re-open to the public soon after. Deep cleaning of the entire facility, exterior stucco repair, caulking, and painting, new stain on the large timbers, a fresh coat of polyaspartic resin on the interior flooring, new heating units, exhaust fans, toilet paper dispensers, door closers and door paint, and new fencing for the dog holding pen were items addressed in this project.

Park staff continue weekly monitoring visits to Rainbow Falls Historic Site to check for graffiti, remove trash, and provide additional maintenance. The El Paso County Facilities Department contracted Ed Green Construction to install a concrete ADA parking stall at the site. A large section of asphalt and sub layer were removed, new base material was added and compacted, the concrete pad was formed, poured and finished to meet the necessary ADA requirements. The new parking stall will be painted in early May and ready for opening day on May 23rd.

The Downtown team has completed irrigation system startups, including checks and repairs, and all properties have received spring aeration and fertilization.

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 – We have now entered the spring / summer rental season at the County Fairgrounds. The Fairgrounds hosted a large two-day monster truck event. The event drew large crowds and multiple staff members supported prep and were onsite for both days. As part of preparations for the season, staff charged water systems and deep cleaned facilities.

The Fairgrounds has been a busy location this month, in addition to the monster truck event, staff also assisted with support for the Skate into Spring fundraiser event, a Rummage Sale, various 4H events, and a Youth Bull Riding Clinic.

We have now compiled our summer / Fair prep tasks list, and the team has started chipping away at all the items we need to complete to host a successful County Fair.

The primary focus for our parks team this month has been charging our irrigation systems for the growing season. The team spent time making minor repairs to each system and adjusting irrigation heads. The turf is coming out of dormancy and the parks team has started mowing operations at all our locations. We are in the process of acquiring the materials necessary to begin overseeding, fertilization and aeration of each of the park locations with the goal of wrapping up those operations by mid-May.

The parks team added a part-time, year-round staff member to assist with pavilion rental prep and weekend coverage of our park locations. This will allow us to have coverage all seven days of the week at all our east district park locations. The full-time staff members have been training the new employee to get them up to speed on our operations and expectations.

The parks team has been working on a few smaller projects this month to include replacement of a signpost at Falcon Regional Park that had been damaged during a minor auto accident. We are also in the process of pricing materials to complete the final 3 landscape beds in the parking lot at Homestead Ranch Regional Park. We hope to have the decorative rock installed in the remaining beds by mid-May.

North District:

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

Monthly Summary – The North District team was focused on irrigation start-up, spring aeration, road grading, trail box blading, and training of three additional seasonal employees this reporting period. We also hosted three volunteer events this month. The Boy Scouts assisted with painting park tables, Friends of Fox Run Park picked up debris from the New Santa Fe Trail, and The Classical Academy hosted a student workday cleaning up Fox Run Regional Park.

Irrigation systems have been pressured up and audited for any necessary repairs. All irrigated areas have been aerated this spring as well. We have started our weekly mowing at Fox Run and Black Forest Regional parks. The remodeled bathrooms at Fox Run are awaiting the final permitting before they can be utilized, we hope to open them to the public shortly.

The crew completed construction of another puncheon at Pineries Open Space. We will build one additional puncheon on the original trail loop this season. Several hazard trees have been removed from the trail corridor at Pineries Open Space and Fox Run as well. The mountain pine beetle monitoring and removal contract has been awarded for the next three years at the Pineries. All identified trees will be removed by June 1st to prevent additional infestations.

South District:

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

Monthly Summary – The South District team spent time performing trail maintenance, 5S cleaning practices, general parks cleaning, irrigation start up and repairs, gate repairs, and landscape maintenance. Mowing operations are in full swing and staff are working diligently to complete aeration and fertilization efforts.

The team has been going through all gates across our district and making repairs, welding, painting and securing loose hardware. We have completed 8 gates so far and have several more to go. We will continue this for the next month or so to ensure all gates are in good condition.

The south team started a landscape bed renovation project near the horseshoe pit at Fountian Creek Regional Park. We removed the old landscape material, repaired broken irrigation, removed roots, and prepped for new rock. Some of the new rock has been installed. More rock is going to be ordered so that the project can be completed.

Our team dedicated time for 5S cleaning and organizing around our shop and maintenance yard to remove old things we no longer use, old lumber, and obsolete irrigation parts. We spent time reorganizing, labeling, and storing small and large equipment. A new small equipment rack has been installed in the shop, along with new shelving, a new toolbox for hand tools, and complete restoration of the existing tool bench.

Staff spent a significant amount of time working on irrigation startups and repairs. There were several heads that were not working correctly, as well as valve issues throughout the parks. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. This will lead to more even watering across turf areas. An irrigation controller was replaced at Stratmoor Hills Park. All systems are up and running for the growing season.

Our team removed a section of fence from the Willow Springs ponds roundabout and moved a gate to close off the area due to vandalism and trash being dumped in the area. The relocated gate serves as a maintenance access gate for staff.