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El Paso County, CO

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RESOLUTION NO 23-403

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

**RESOLUTION TO APPROVE AN REGIONAL PARK LANDS AGREEMENT
BETWEEN STERLING RANCH METROPOLITAN DISTRICT NO. 1,
CLASSIC SRJ LAND, LLC., AND EL PASO COUNTY**

WHEREAS, a Regional Park Lands Agreement has been proposed between Sterling Ranch Metropolitan District No. 1 ("District"), Classic SRJ Land, LLC., ("Property Owner"), and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Parks and Community Services Department calculated the combined 2022, 2023, and 2024 Regional Park Fees for twelve (12) separate filings within the Sterling Ranch development to be \$930,975; and

WHEREAS, the Property Owner and District provided a plan outlining the development of 10,265 feet or 1.94 miles of concrete trail, identified in the 2022 El Paso County Parks Master Plan as the Sand Creek Primary Regional Trail, which will provide regional recreation opportunities and a pedestrian travel corridor for residents and public citizens living within and outside of Sterling Ranch; and

WHEREAS, the County desires to grant the Property Owner \$930,975 in Regional Park Fee Credits, provided the Property Owner and/or District installs Regional Trail Improvements of an equal or greater value to the waived Regional Park Fees; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Regional Park Lands Agreement at their meeting on November 8, 2023; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Regional Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Regional Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 5th DAY OF DECEMBER, 2023 at Colorado Springs, Colorado.

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

ATTEST:

By: _____
County Clerk and Recorder



By: Carie Baerue
Chair

**REGIONAL PARK LANDS AGREEMENT
STERLING RANCH METROPOLITAN DISTRICT NO. 1
CLASSIC SRJ LAND, LLC.**

THIS REGIONAL PARK LANDS AGREEMENT ("Agreement") is made and entered into this 5th day of December, 2023, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 1 ("District") and CLASSIC SRJ LAND, LLC. ("Property Owner") and EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY, COLORADO ("County").

RECITALS

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

B. Property Owner has completed or is in the process of completing initial sketch plans, preliminary plans, planned unit developments, and/or final plats for portions of Sterling Ranch to be platted as the following, of which are specifically incorporated into this Agreement:

| Filing Number | Number of Residential Lots | Regional Park Fees Per Lot | Estimated or Approved Regional Park Fees | Estimated Recording |
|---|-----------------------------------|-----------------------------------|---|----------------------------|
| Homestead North at Sterling Ranch Filing No. 2 | 74 | \$460 | \$34,040 | 2023 |
| Homestead North at Sterling Ranch Filing No. 3 | 77 | \$460 | \$35,420 | 2023 |
| Sterling Ranch East Filing No. 1 | 294 | \$460 | \$135,240 | 2023 |
| Sterling Ranch East Filing No. 2 | 42 | \$460 | \$19,320 | 2023 |
| Sterling Ranch East Filing No. 3 | 187 | \$505 | \$94,435 | 2023 |
| Sterling Ranch East Filing No. 4 | 238 | \$505 | \$120,190 | 2023 |
| Sterling Ranch East Filing No. 5 | 160 | \$505 | \$80,800 | 2024 |
| Sterling Ranch East Filing No. 6 | 216 | \$505 | \$109,080 | 2025 |
| FourSquare at Sterling Ranch East | 158 | \$460 | \$72,680 | 2024 |
| The Villages at Sterling Ranch East | 250 | \$505 | \$126,250 | 2024 |
| Sterling Ranch Filing No. 4 | 146 | \$460 | \$67,160 | 2023 |
| Sterling Ranch Filing No. 5 | 72 | \$505 | \$36,360 | 2024 |
| Totals: | 1914 | | \$930,975 | |
| *Bold Fees = Final Plat Endorsed by El Paso County Park Advisory Board | | | | |

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Property Owner is required to dedicate regional park lands, or pay fees in lieu thereof, or a combination of both land dedication and fees as a condition of final plat approval. Such fees are normally paid at the time of recording the approved final plat for each filing. Assuming that all 1,914 single-family residential lots are platted as noted in the table above, the

El Paso County Parks and Community Services Department estimates the total Regional Park Fees for the aforementioned filings to be \$930,975.

D. The Property Owner is proposing to construct an 8'-wide publicly accessible regional concrete surfaced trail (the "Regional Trail") to be located as shown in the attached Sterling Ranch Regional Trail Exhibit, which Regional Trail is a portion of that trail identified in the 2022 El Paso County Parks Master Plan as the Sand Creek Primary Regional Trail, which, once completed in full, will connect the City of Colorado Springs' Sand Creek Trail to Black Forest Section 16, Pineries Open Space, and the Palmer Divide Regional Trail.

E. Pursuant to the requirements of the Code, the Property Owner is required to provide public easements for such Regional Trail with the filing of each final plat. As such, 25'-wide trail easements have been dedicated or will be dedicated to El Paso County through the recording of the following Sterling Ranch filings, for the purpose of providing public access, as well as ongoing County maintenance of the Regional Trail, of which are specifically incorporated into this Agreement:

| Filing Number | Tract | Estimated Easement Length | Plat Recording Date | Instrument Number |
|--|-------|---------------------------|---------------------|-------------------|
| Homestead North at Sterling Ranch Filing No. 3 | C | 1,120 | 2023 | N/A |
| Homestead North at Sterling Ranch Filing No. 2 | H | 1,835 | 2023 | N/A |
| Homestead North at Sterling Ranch Filing No. 1 | F | 710 | 2023 | 223715150 |
| Sterling Ranch Filing No. 1 | D | 4,285 | 2018 | 218714151 |
| Sterling Ranch Filing No. 3 | B | 1,205 | 2022 | 222714995 |
| Sterling Ranch Filing No. 4 | G | 1,110 | 2023 | N/A |
| Total: | | 10,265 | | |

F. The County desires to grant the Property Owner \$930,975 in Regional Park Fee Credits, provided that the Property Owner and/or the District constructs the Regional Trail and all associated infrastructure (the "Trail Improvements") as depicted on the attached Regional Trail Exhibit to County standards and grants the required trail easements to El Paso County. As the Property Owner has estimated the value of the urban Park Improvements to be \$932,278, the County acknowledges that the value the of the Trail Improvements exceeds the calculated Regional Park Fees. The Trail Improvements entail the construction of approximately 1.95 miles of concrete-surfaced regional trail, between the northern and southern boundaries of Sterling Ranch along or near the western banks of the Sand Creek drainage channel.

G. Due to the fact that Homestead North at Sterling Ranch Filing No. 2 Final Plat was recorded prior to the approval, execution, and recording of the Agreement, the County desires to refund the Property Owner \$34,040 in paid Regional Park Fees. The Regional Park Fees will be refunded within two months of the recording of the Agreement.

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

1. Regional Trail Development and Obligations. Property Owner shall satisfy its regional park development requirements and obligations for the Property by installing or causing the installation of the Regional Trail and its associated infrastructure as shown in the Regional Trail Exhibit and dedicating the required trail easements pursuant to the terms of this Agreement within those Tracts outlined in the above table. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement. The Property Owner and/or the District shall construct the public trail improvements in accordance with standards for a Regional Trail as specified in the El Paso County 2022 Parks Master Plan.

- a. From and after the date of recordation of this Agreement, the Property Owner shall install or cause to be installed certain Trail Improvements within the designated tracts listed in the table above.
- b. The value of the contribution of Property Owner towards the Trail Improvements constructed shall be equal to or greater than the \$930,975 of estimated Regional Park Fees. The Property Owner has estimated the value of the Trail Improvements to be \$932,278, therefore meeting and exceeding the value of the Regional Park Fees by an approximated ratio of 1.0 to 1.
- c. This Agreement waives only those regional park fees tied to the number of dwelling units included in the Agreement at time of execution and recording. For this Agreement, regional park fees for a maximum of 1,914 dwelling units will be waived upon completion of the Trail Improvements. If dwelling densities increase in those Filings included in the Agreement, the additional dwelling units' regional park fees will not be waived and will be paid or included in a new Regional Park Lands Agreement for other possible trail construction within Sterling Ranch.
- d. The Property Owner has provided a detailed site plan and a design and construction cost estimate for the Trail Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Agreement process. Prior to construction, the Property Owner shall review the trail design with staff from the El Paso County Parks and Community Services Department ("County Parks") for compliance with County Parks adopted standards for construction of such Trail Improvements.
- e. The Trail Improvements shall include but are not limited to: construction of approximately 10,265 linear feet of 8'-foot wide concrete surfaced trail, with a two-foot wide shoulder on either side, except in those instances where the trail is encumbered by the adjacent gravel surfaced vehicular access road; installation of trailside amenities, such as benches, trash and recycling receptacles, pet waste stations, trail wayfinding signage, and landscaping; establishment of associated drainage structures and erosion control measures; and re-establishment of shoulders and disturbed soil with native vegetation seed mix.

- f. A 25'-wide public Regional Trail easements extending approximately 1.95 miles between the northern and southern boundaries of Sterling Ranch along or near the western banks of the Sand Creek drainage channel shall be dedicated to El Paso County for public access to and continuing maintenance of the Regional Trail and shall be dedicated to the County prior to the completion of the Trail Improvements and final acceptance of the Regional Trail by El Paso County at the time of project completion. Such dedication shall be in a form acceptable to the County, such as platted and recorded Final Plats or separate recorded instruments.
- g. The Park Improvements shall be fully completed within five years of the execution of this Agreement. If not completed within five years, the Regional Park Fees in the amount of \$930,975 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the five-year period, El Paso County Parks will not consider future Regional Park Lands Agreement or Urban Park Lands Agreement applications within Sterling Ranch until the Trail Improvements have been completed or fees have been paid.
- h. Upon completion of the Trail Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Regional Park Lands Agreement.
- i. The Trail Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

2. Maintenance. Upon full completion and acceptance of the Trail Improvements by the County, the Regional Trail will be maintained by the County for the benefit of the public, unless otherwise mutually agreed by the Property Owner, the District, and the County, except as specifically set forth below. County maintenance will begin after expiration of the Trail Improvement contractor's one-year warranty and an additional one-year period for naturally occurring (e.g., ground settlement, stormwater runoff) and/or man-made damages (e.g., construction or creek maintenance vehicular traffic) to the trail surface.

During the two-year warranty and break-in period, day-to-day maintenance of the trail and surrounding landscaping shall be performed by the Property Owner, the District, or their designated contractors. The Property Owner or District will be responsible for major maintenance items, such as the replacement of concrete, mitigation of trip hazards, or other trail-surface related maintenance.

After the expiration of the two-year warranty and break-in period, the Property Owner or District shall be responsible for mowing of natural vegetation within two feet of either side of the Regional Trail, as well as snow and ice removal. Property Owner or District shall be responsible for the maintenance of all landscaping within or surrounding the trail corridor, to include all vegetation (e.g., grasses, shrubs, trees, noxious weed removal) and trail amenities, such as benches, dog waste stations, and trail wayfinding signage, unless otherwise mutually agreed upon by the Property Owner, the District, and the County.

3. Installation and Use. All Trail Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards. All trails shall be open for equestrian use; however, equestrian access to pond structures may be limited.

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

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

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

By: Cami Bremer
Cami Bremer, Chair

**STERLING RANCH METROPOLITAN
DISTRICT NO. 1**

By: [Signature]
Title: Asst. Secretary

CLASSIC SRI LAND, LLC.

By: [Signature]
Title: CEO of mortgage

ATTEST

El Paso County, Colorado

APPROVED AS TO FORM:

Lori L. Seagr
El Paso County Attorney's Office



November 1, 2023

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

RE: Sterling Ranch East Regional Trail – Regional Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 1, I respectfully request that the Community Services Department consider our request to enter into a Regional Park Land Agreement with Sterling Ranch Metropolitan District No. 1, with regard to the construction of Sand Creek Regional Trail. It is the developer's intent to construct an 8' wide concrete regional trail along the entire length of Sand Creek through Sterling Ranch and then divert around the edge of the 5-acre lots in the adjacent Pawnee Rancheros subdivision. The part of this trail adjacent to the creek will also function as a 15' wide maintenance road for the channel, which will include 7' of gravel shoulder in addition to the 8' H2O loaded concrete trail. The estimated cost per the attached exhibits of the 8' concrete portion of the trail and trail improvements is \$932,278. The Regional Park fees are \$460 per lot/unit if the Final Plat was submitted in 2022 and \$505 per lot/unit if the Final Plat was submitted in 2023. This investment in the construction of the Regional Trail would equate to the park fees for 1,914 lots/units.

It is requested that the subsequent filings within Sterling Ranch, up to a total of 1,914 lots/units, receive Regional Park Fee credit in lieu of the construction of the Sand Creek Regional Trail to higher specifications than the County's Tier 1 trail standard. The filings that are currently submitted and under review are:

| Filing Number | Number of Residential Lots | Regional Park Fees Per Lot | Estimated or Approved Regional Park | Estimated Recording |
|---|----------------------------|----------------------------|-------------------------------------|---------------------|
| Homestead North at Sterling Ranch Filing No. | 74 | \$460 | \$34,040 | 2023 |
| Homestead North at Sterling Ranch Filing No. | 77 | \$460 | \$35,420 | 2023 |
| Sterling Ranch East Filing No. 1 | 294 | \$460 | \$135,240 | 2023 |
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| Sterling Ranch Filing No. 5 | 72 | \$505 | \$36,360 | 2024 |
| Totals: | 1914 | | \$930,975 | |
| *Bold Fees = Final Plat Endorsed by El Paso County Park Advisory Board | | | | |

Sterling Ranch Metropolitan District No. 1 will install improvements of an equal or greater value through construction of the Regional Trail.

Please see the attached exhibit for the trail improvements along the Sand Creek Channel and Briargate Parkway as well as the attached cost estimate. The exhibits do not include the 8' wide concrete trail segment adjacent to the 5-acre Pawnee Rancheros or trail alignment along Briargate Parkway or Sterling Ranch Road. Cost estimates for the 8' wide concrete trail segment was based on the 8' wide segments of trail shown in the Sand Creek Channel improvements. This segment of trail is not H2O loaded and therefore was estimated at \$33.00 per LF as opposed to \$45.00 per LF of H2O loaded concrete. Briargate Parkway and Sterling Ranch Road trail alignments will be shown on the respective roadway CDs.

The County prepared Regional Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 1 the Regional Urban Park Credits.

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

Thank you,

Sterling Ranch Metropolitan District No. 1

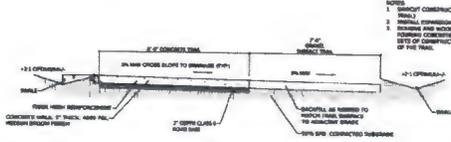

Peggy Libbey, Board Member

| Sterling Ranch Regional Trail | | | | | | | |
|--|--------------|------|-----------------------|-----------------------------|--------------------|------------|----------------|
| ESTIMATE OF PROBABLE CONSTRUCTION COSTS | | | | | | | |
| Client: Sterling Ranch Metropolitan District | | | | Unit Price Date: 2022 | | | |
| Project Name: Sterling Ranch Regional Trail | | | | Date: 04.11.23 | | | |
| Location: Sterling Ranch Regional Trail | | | | Preparer: NES Inc. | | | |
| Drawing Reference: SterlingRanch_Parks Map | | | | | | | |
| | Total Amount | Unit | Material Per Unit | Material Cost | Labor Per Unit | Labor Cost | Total Cost |
| Trails | | | | | | | |
| H20 Loaded Trail 15' Wide (8' concrete) | 11,933 | LF | \$ 45.00 | \$ 536,976 | | | \$ 536,976 |
| Retaining Walls | 4,375 | FF | \$ 32.50 | \$ 142,188 | | | \$ 142,188 |
| Permeant Seed | 87,120 | SF | \$ 0.06 | \$ 5,227 | | | \$ 5,227 |
| ADA Ramps | 6 | Each | \$ 2,250.00 | \$ 13,500 | | | \$ 13,500 |
| Sidewalk (8")* | 2,342 | LF | \$ 33.00 | \$ 77,286 | | | \$ 77,286 |
| Signage Wayfinding | 8 | Each | \$ 1,500.00 | \$ 12,000 | | | \$ 12,000 |
| Bench (with back) | 5 | Each | \$ 2,000.00 | \$ 10,000 | | | \$ 10,000 |
| Pet Waste Station | 5 | Each | \$ 300.00 | \$ 1,500 | | | \$ 1,500 |
| Waste Receptacle | 5 | Each | \$ 1,750.00 | \$ 8,750 | | | \$ 8,750 |
| Recycling Receptacle | 5 | Each | \$ 650.00 | \$ 3,250 | | | \$ 3,250 |
| | | | | \$ 810,677 | | | \$ 810,677 |
| | | | | \$ 810,677 | | | \$ 810,677 |
| | | | Total Material | \$ 810,677 | Total Labor | | \$ 810,677 |
| | | | | Subtotal | \$ | | 810,677 |
| | | | | 15% Contingency | \$ | | 121,602 |
| | | | | Total Estimated Cost | \$ | | 932,278 |
| | | | | Trail Cost / SF | | 11,933 | \$ 78.13 |

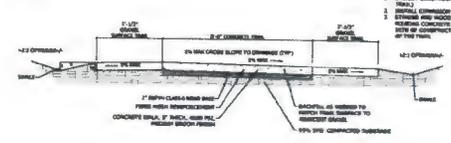
Sterling Ranch Regional Park Lands Agreement - Trail Exhibit

15' H2O LOADED REGIONAL TRAIL

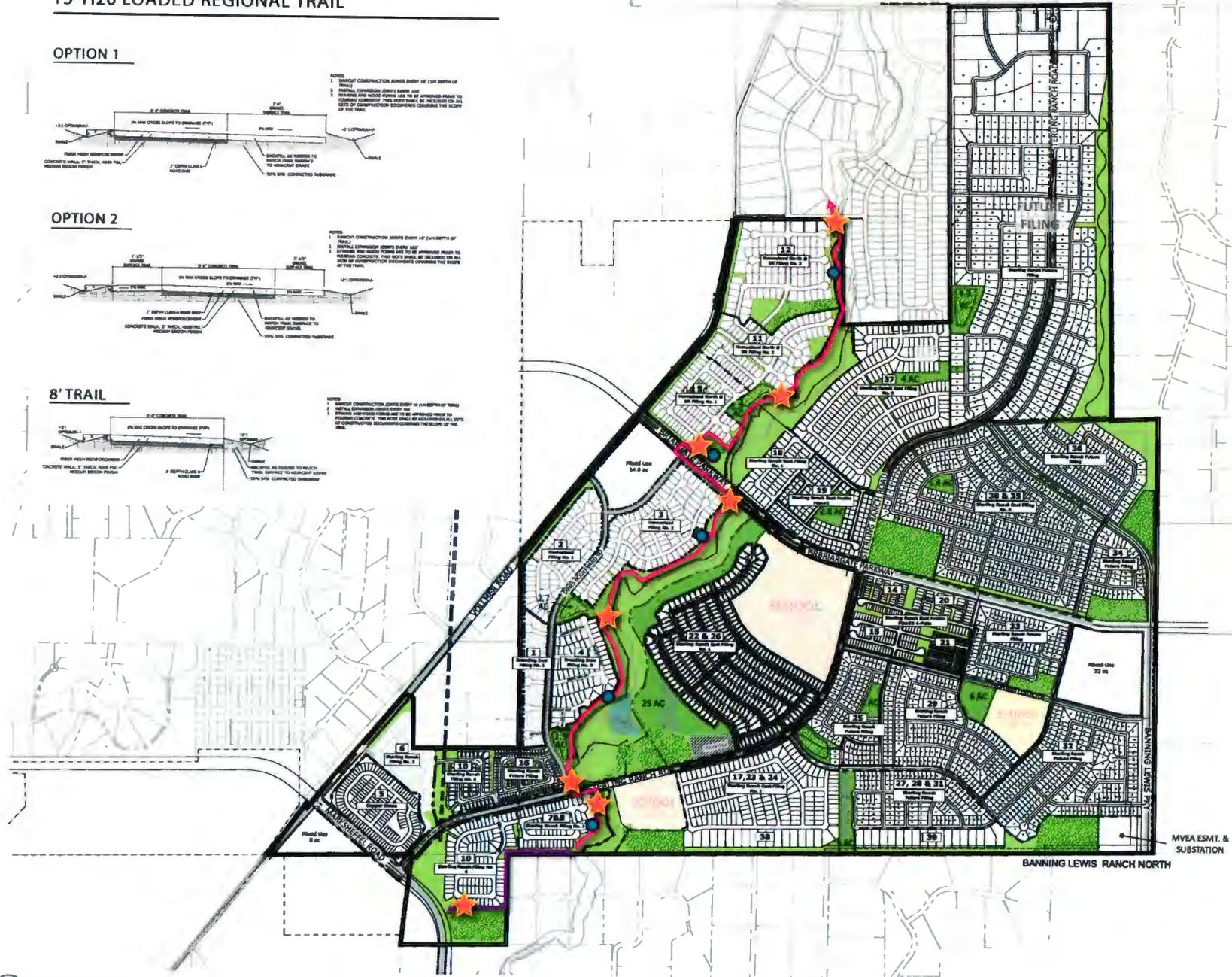
OPTION 1



OPTION 2



8' TRAIL



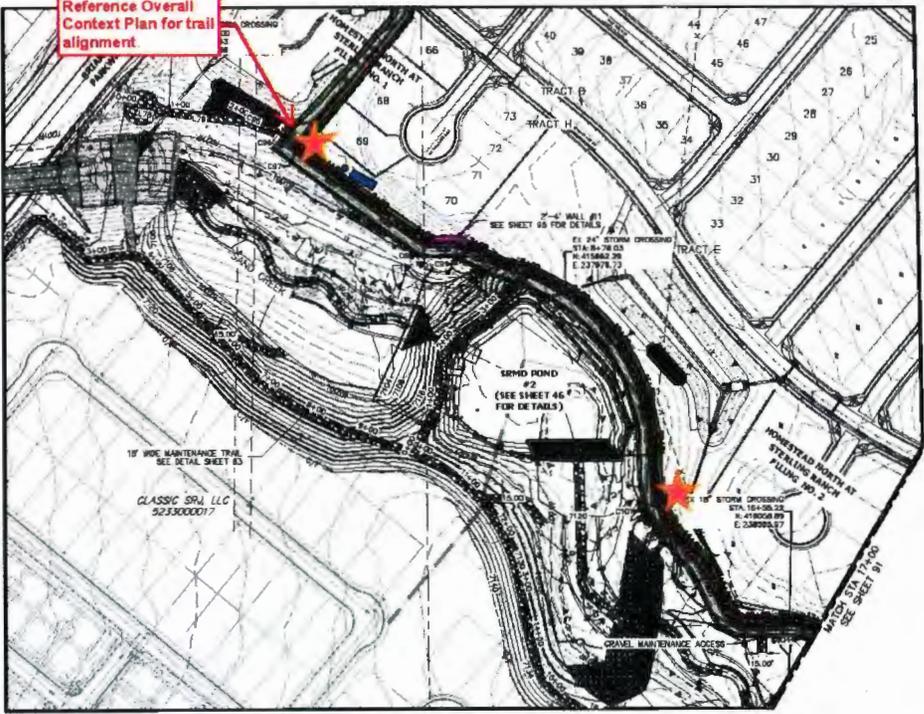
- ### LEGEND
-  15' H2O LOADED GRAVEL MAINTENANCE ROAD INCORPORATING 8' CONCRETE REGIONAL TRAIL, WITH 7' GRAVEL SHOULDER
 -  8' CONCRETE REGIONAL TRAIL (NO GRAVEL SHOULDER)
 -  WAYFINDING / SIGNAGE
 -  BENCHES / PET WASTE STATIONS / TRASH RECEPTACLES / RECYCLING RECEPTACLES

Sterling Ranch Regional Park Lands Agreement - Plat Exhibit

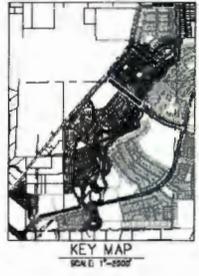


*Areas in gray are not included with the Sand Creek Trail RTA agreement

Reference Overall Context Plan for trail alignment



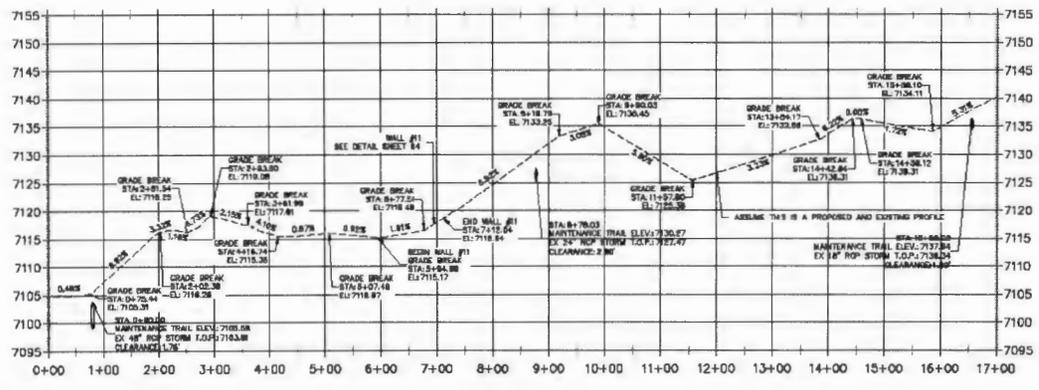
- LEGEND**
- BENCHMARK/ SIGNAGE
 - BENCHES/PET WASTE STATIONS/TRASH RECEPTACLES/RECYCLING RECEPTACLES
 - 10' H2O LOADED GRAVEL MAINTENANCE ROAD INCORPORATING 5' CONCRETE REGIONAL TRAIL
 - 7' WIDE GRAVEL SHOULDER
 - 5' PERMANENT SEEDING
 - PROPOSED RETAINING WALL



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L76 | 82°57'43.74" | 76.44' |
| L78 | 52°21'30.71" | 118.27' |
| L80 | 33°43'30.71" | 8.02' |
| L81 | 32°18'51.71" | 113.62' |
| L82 | 83°38'09.71" | 128.11' |
| L83 | 32°34'38.71" | 24.59' |
| L84 | 32°11'38.71" | 86.48' |
| L85 | 31°14'20.71" | 4.06' |
| L86 | 54°20'51.71" | 81.16' |
| L87 | 35°18'17.71" | 66.61' |
| L88 | 301°10'40.71" | 88.58' |

**WEST MAINTENANCE ACCESS TRAIL PROFILE REACH 3
STA 0+00.00 TO 17+00.00**



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|----------|---------|
| C06 | 8°40'58" | 614.87' | 76.04' |
| C08 | 1°10'27" | 97.30' | 19.24' |
| C07 | 0°58'08" | 3368.10' | 58.75' |
| C05 | 36°40'23" | 50.00' | 33.73' |
| C09 | 3°48'23" | 50.00' | 35.11' |
| C100 | 7°34'05" | 248.70' | 481.22' |
| C101 | 41°21'14" | 428.89' | 149.04' |
| C102 | 18°02'59" | 48.80' | 15.28' |
| C103 | 8°38'09" | 81.50' | 88.85' |
| C104 | 48°41'11" | 85.26' | 84.08' |

- BENCHMARK**
- THE TOP OF AN ALUMINUM SURVEYING COP, BRANDED "NORTH" OF THE SOUTHWEST CORNER OF IMPROVED SUBDIVISION BENCHMARK NORTHING = 41118.873 EASTING = 338187.301 ELEVATION = 7025.42
 - THE TOP OF A RED PINE SURVEYING COP, ALIGNED AT THE NORTHWEST CORNER OF PARCEL BENCHMARK NORTHING = 41288.405 EASTING = 32850.321 ELEVATION = 7022.42
 - THE TOP OF A RED PINE SURVEYING COP, BRANDED "WEST" OF THE SOUTHWEST CORNER OF PARCEL BENCHMARK NORTHING = 41138.881 EASTING = 23388.817 ELEVATION = 7025.16

- NOTES:**
- STEEPEST ALLOWABLE GRADE IS 12%.
 - MAINTENANCE ACCESS TRAILS WITH SLOPES GREATER THAN 10% ARTICULATED CONCRETE WILL BE USED.
- NAME OF BEARINGS:**
- THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 72 SOUTH, RANGE 65 WEST OF THE 10th P.M. IS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM COP STAMPED "S 11824" AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM COP STAMPED "S 11824" SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.89 FEET.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO.

Mark R. Smith

MARK A. SMITH, P.E.
COLORADO P.E. 32214
FOR AND ON BEHALF OF JR ENGINEERING

4/18/23

PREPARED FOR: SR LAND, LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903
DESIGNED BY: JAMES F. MORLEY
APPROVED BY: JAMES F. MORLEY

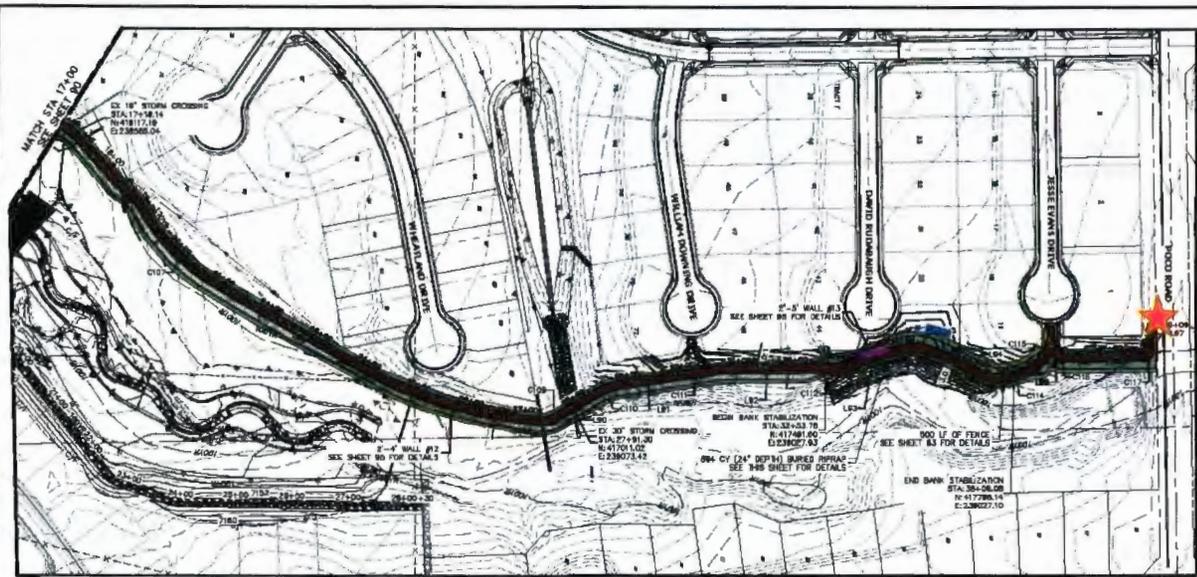
JR ENGINEERING
A Member Company
General: 825-325-2888 • Colorado Springs: 781-466-2888
Fax: (2025) 875-88-8888 • www.jrengineering.com

DATE: 4/18/23
DESIGNED BY: REC
DRAWN BY: REC
CHECKED BY: REC

SAND CREEK RESTORATION

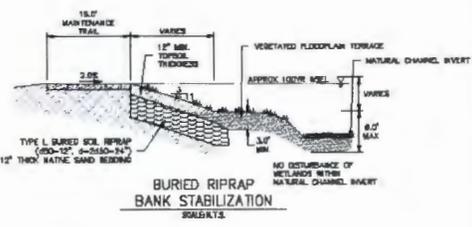
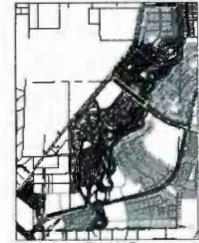
MAINTENANCE ACCESS PLAN & PROFILE

SHEET 80 OF 121
JOB NO. 25186.04

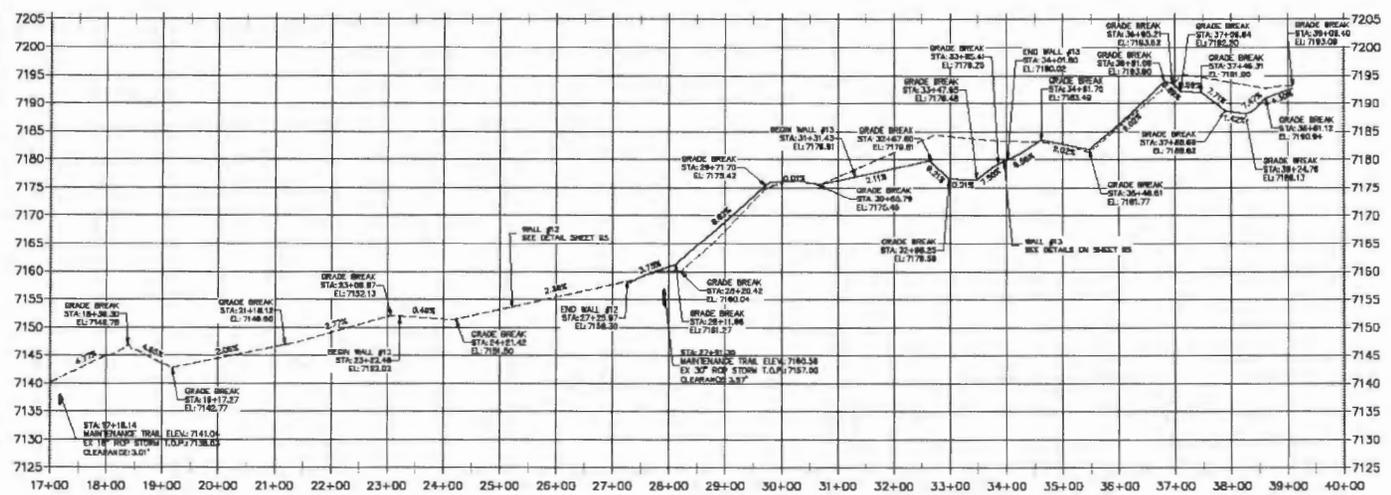


LEGEND

- WAYFINDING/SIGNAGE
- BENCHMARET WASTE STATIONS/TRASH RECEPTACLES/RECYCLING RECEPTACLES
- 15' WIDE GRAVEL SHOULDER MAINTENANCE ROAD INCORPORATING 9' CONCRETE REGIONAL TRAIL
- 9' PERMANENT SEED BED
- PROPOSED RETAINING WALL



**WEST MAINTENANCE ACCESS TRAIL PROFILE REACH 3 (2)
STA 17+00.00 TO 40+00.00**



- BENCHMARK**
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "NO. 1" OF THE SOUTHWEST QUARTER CORNER OF BROWNSVILLE SUBDIVISION NORTHING = 411416.273 EASTING = 328187.071 ELEVATION = 7025.42
 - THE TOP OF A RED PLASTIC SURVEYORS CAP, LUSSELL, IF THE SOUTHWEST QUARTER CORNER OF PINEBLISS PROVEDEN SUBDIVISION NORTHING = 411808.404 EASTING = 328203.121 ELEVATION = 7025.82
 - THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "NO. 1" OF THE SOUTHWEST QUARTER CORNER OF BROWNSVILLE SUBDIVISION NORTHING = 411308.807 EASTING = 327888.817 ELEVATION = 7025.82

- NOTES:**
- STEEPEST ALLOWABLE GRADE IS 12%.
 - MAINTENANCE ACCESS TRAILS WITH SLOPES GREATER THAN 10% ARTICULATED CONCRETE WILL BE USED.

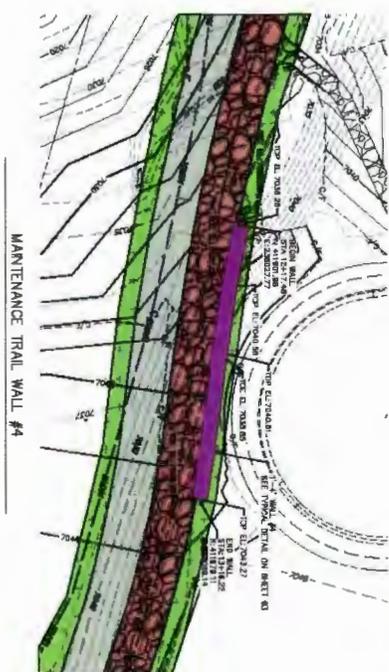
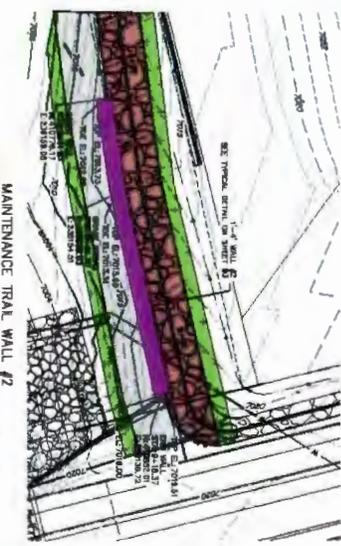
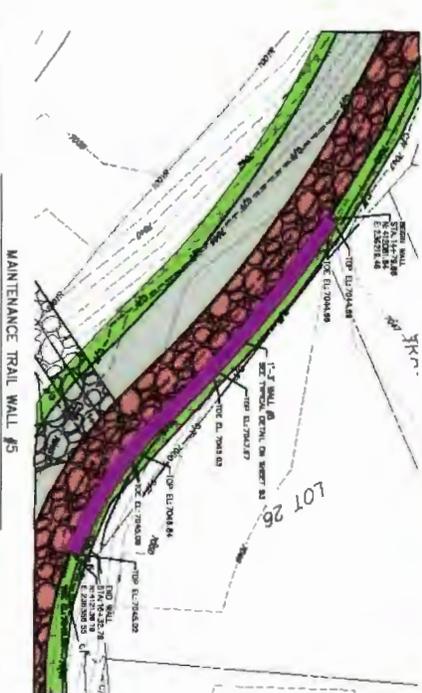
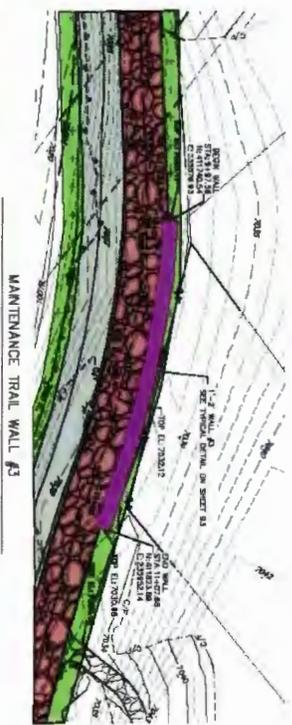
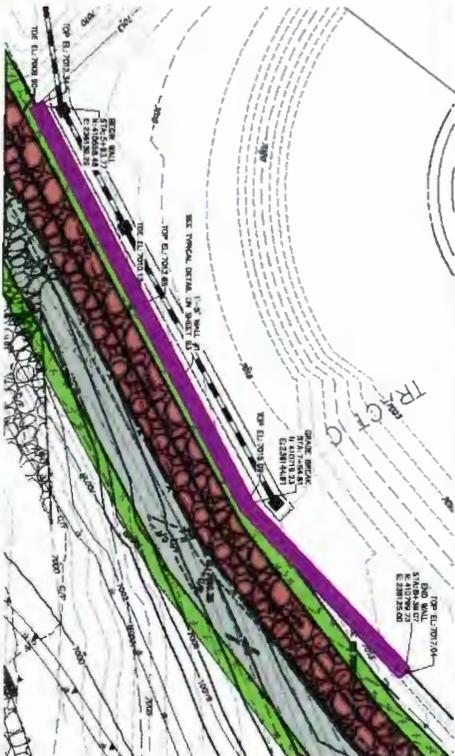
BAND OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH RANGE 85 WEST OF THE 6TH T.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "S 114.84" AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 118.84". SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,723.88 FEET.

ENGINEER'S STATEMENT
PREPARED BY DIRECT SUPERVISION AND TESTIFIED BY ME

Mike A. Branlett 4/5/23

MIKE A. BRANLETT, P.E.
COLORADO P.E. 323314
FOR AND ON BEHALF OF JR ENGINEERING

| | | |
|--|--|---|
| PREPARED FOR SR LAND, LLC 20 BROADVIEW COURT COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024 | JR ENGINEERING A Colorado Company 4000 E. 10th Ave • Colorado Springs, CO 80909 For Calls: 719-588-8888 • www.jrengineering.com | UTIL: MATCH THE USE APPROVED BY THE LOCAL GOVERNMENT. APPROVED FOR USE AS A MAINTENANCE ACCESS TRAIL. |
| | | SHEET 01 OF 121 JOB NO. 25188-04 |



LEGEND

- WATER/UNDERPASSAGE
- REINFORCED CONCRETE
- REINFORCED CONCRETE WITH REBAR
- REINFORCED CONCRETE WITH REBAR AND ORNAMENTAL CONCRETE
- 7" MASONRY
- PROPOSED RETAINING WALL

KEY MAP
SCALE: 1" = 200'

- NOTES:**
1. THE TOP OF ALL EXISTING FOUNDATION CONCRETE SHALL BE FINISHED TO THE FINISHED GRADE OF THE ADJACENT TERRAIN.
 2. THE TOP OF ALL NEW FOUNDATION CONCRETE SHALL BE FINISHED TO THE FINISHED GRADE OF THE ADJACENT TERRAIN.
 3. THE TOP OF ALL NEW FOUNDATION CONCRETE SHALL BE FINISHED TO THE FINISHED GRADE OF THE ADJACENT TERRAIN.
 4. THE TOP OF ALL NEW FOUNDATION CONCRETE SHALL BE FINISHED TO THE FINISHED GRADE OF THE ADJACENT TERRAIN.

811
New York's Database
Call before you dig.

ORIGINAL SCALE: 1" = 20'

ENGINEER'S STATEMENT

I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO AND THAT I HAVE PREPARED THIS PLAN AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF COLORADO.

DATE: 4/18/23

4/18/23

| NO. | REVISION | DATE |
|-----|----------|---------|
| 1 | | 4/18/23 |

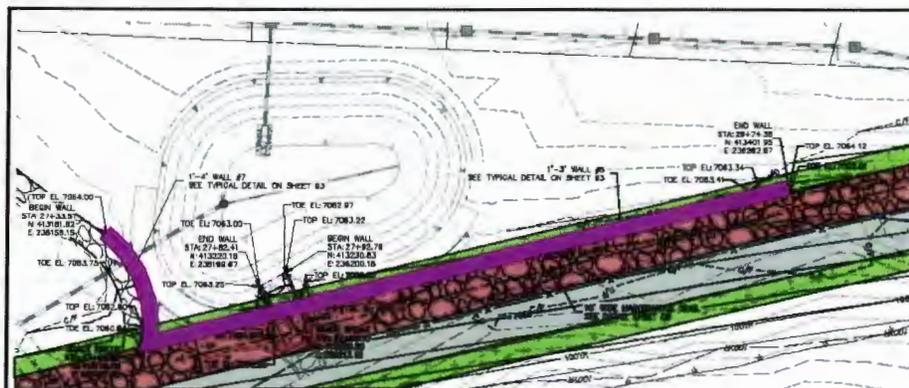
DESIGNED BY: NEO
DRAWN BY: NEO
CHECKED BY:

JR ENGINEERING
A Wetmore Company

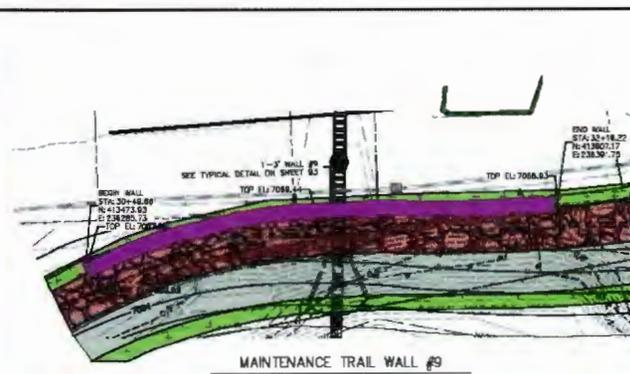
Colorado 970-790-8888 • Colorado Springs 719-599-2581
Fort Collins 970-481-8888 • www.jrengineering.com

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

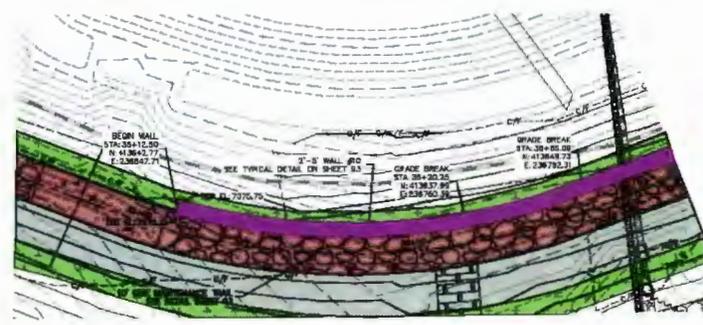
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



MAINTENANCE TRAIL WALLS #7 AND #8



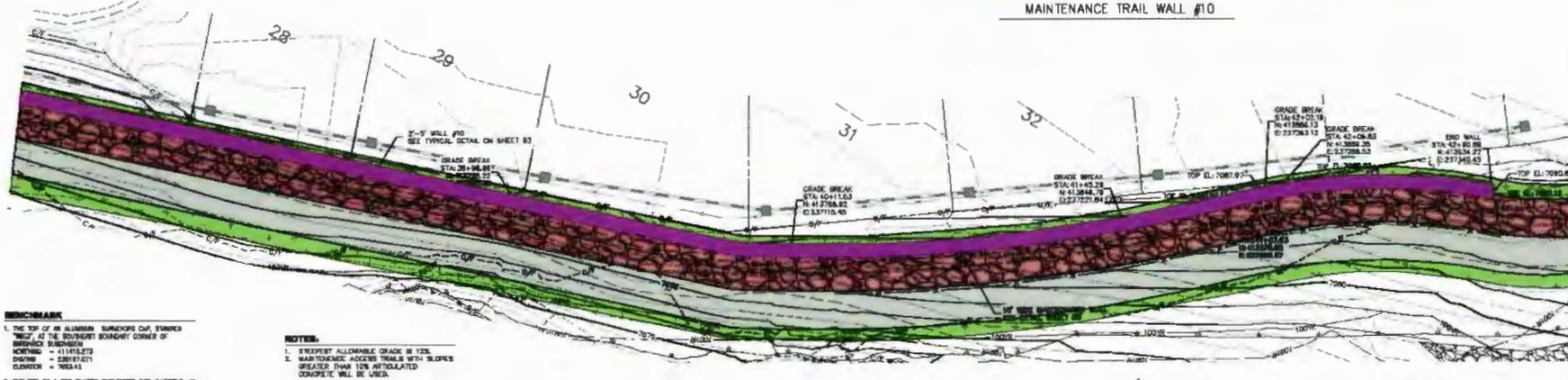
MAINTENANCE TRAIL WALL #9



MAINTENANCE TRAIL WALL #10

LEGEND

- WAYFINDING/STORAGE
- BENCH & PET WASTE STATION/ TRASH RECEPTACLES/ RECYCLING RECEPTACLES
- 12" 100 LOADED GRAVEL MAINTENANCE ROAD INCORPORATING 9" CONCRETE REGIONAL TRAIL
- 7' WIDE GRAVEL SHOULDER
- 5' PERMANENT SEEDING
- PROPOSED RETAINING WALL



MAINTENANCE TRAIL WALL #10

- BENCHMARK**
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "NEST" AT THE SOUTHWEST CORNER OF BUREAU SUBSTATION
 NORTHING = 41165.73
 EASTING = 230197.21
 ELEVATION = 7084.41
 2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ELEVABLE, AT THE SOUTHWEST CORNER OF FRANKLIN BUREAU SUBSTATION
 NORTHING = 41108.44
 EASTING = 23002.131
 ELEVATION = 7083.43
 3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "BENT" AT THE SOUTHWEST CORNER OF BUREAU SUBSTATION
 NORTHING = 41108.44
 EASTING = 23002.131
 ELEVATION = 7083.43

- NOTES**
1. TYPICAL ALLOWABLE GRADE IS 10%.
 2. MAINTENANCE ACCESS TRAILS WITH SLOPES GREATER THAN 10% ARTICULATED CONCRETE WALL IS USED.

BASE OF FINISH
 THE SOUTH LINE OF THE QUARTER SECTION 34, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 5TH PA. AS INDICATED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "S 11254" AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 11254" SAID LINE BEING NORTH 81°14' E, A DISTANCE OF 2,732.88 FEET.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DOCUMENT COMPLETES ALL REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT.
 DATE: 4/18/23
 ENGINEER: MIKE A. BRAMBLETT, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 COLORADO P.E. 32814
 FOR AND ON BEHALF OF JR ENGINEERING



PREPARED FOR: 68 LAND, LLC, 20 BULLDOG AVENUE, 2ND FLOOR, COLORADO SPRINGS, CO 80903. DESIGNED BY: JAMES F. MORLEY. DRAWN BY: JAMES F. MORLEY. DATE: 4/18/23.

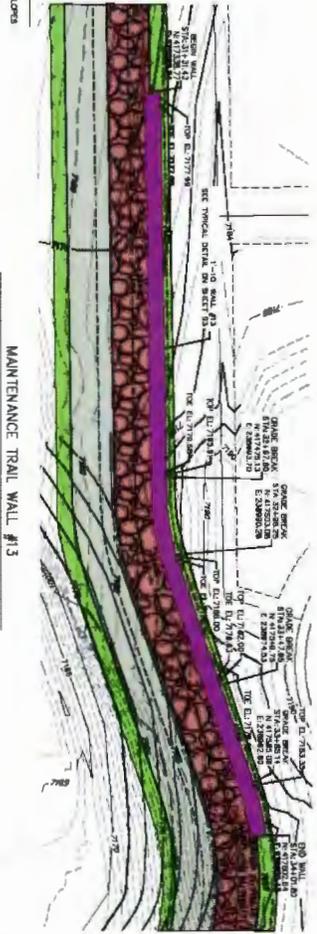
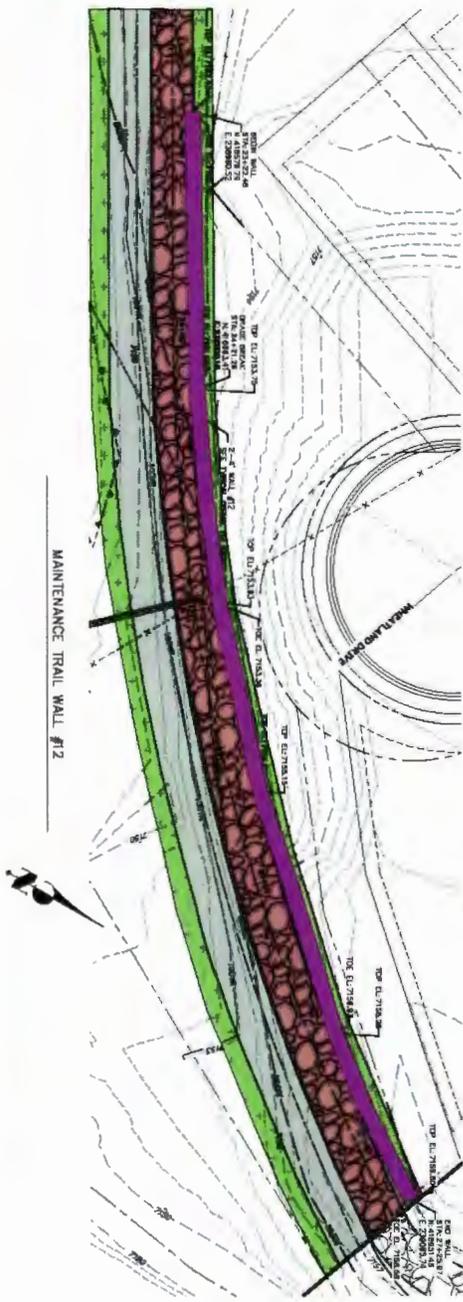
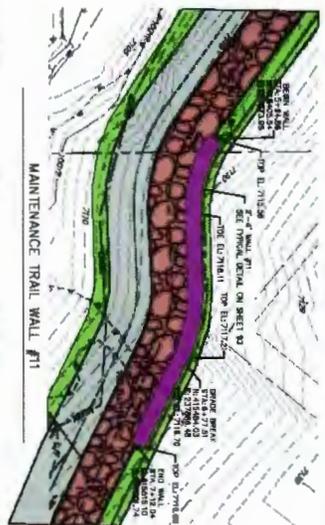
JR ENGINEERING
 A Middle Company
 4050 S. W. 10th St., Suite 100, Denver, CO 80202
 Phone: 303-750-8800 • Fax: 303-750-8801 • www.jr-engineering.com

| NO. | REVISION | DATE | BY |
|-----|----------|---------|-----|
| 1 | | 4/18/23 | NEO |
| 2 | | | NEO |
| 3 | | | NEO |
| 4 | | | NEO |

SAND CREEK RESTORATION
 MAINTENANCE ACCESS PLAN
 & PROFILE

SHEET 94 OF 121
 JOB NO. 25185.04

- LEGEND**
- ★ WYATT MINOR DISBURSE
 - RECYCLED ASPHALT PAVEMENT
 - RECYCLED ASPHALT PAVEMENT (RECYCLED RUBBER)
 - 4" HOI LAYERED GRAVEL
 - 4" HOI LAYERED GRAVEL (INCORPORATING 8% CONCRETE)
 - REGIONAL TRAIL
 - 7" WIDE GRAVEL SHOULDER
 - PERMANENT SEEDING
 - PERMANENT SEEDING
 - PROPOSED RETAINING WALL



- NOTES:**
1. THE TOP OF AN EXISTING SANDSTONE DAM SHOULD BE MAINTAINED AT THE ORIGINAL ELEVATION UNLESS OTHERWISE NOTED.
 2. THE TOP OF A NEW SANDSTONE DAM SHOULD BE MAINTAINED AT THE ORIGINAL ELEVATION UNLESS OTHERWISE NOTED.
 3. THE TOP OF A NEW SANDSTONE DAM SHOULD BE MAINTAINED AT THE ORIGINAL ELEVATION UNLESS OTHERWISE NOTED.

- NOTES:**
1. SANDSTONE DAMS SHALL BE CONSTRUCTED OF SANDSTONE BLOCKS.
 2. SANDSTONE DAMS SHALL BE CONSTRUCTED OF SANDSTONE BLOCKS.
 3. SANDSTONE DAMS SHALL BE CONSTRUCTED OF SANDSTONE BLOCKS.

811
 Call before you dig.
 ORIGINAL SCALE: 1" = 20'

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION
 AND I AM A LICENSED PROFESSIONAL ENGINEER
 IN THE STATE OF COLORADO
 DATE: 4/18/23
 ENGINEER: JAMES F. MORLEY, P.E.
 LICENSE NO. 121

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |

SAND CREEK RESTORATION
 MAINTENANCE ACCESS PLAN & PROFILE

JR ENGINEERING
 A Weathered Company
 General: 970-740-8955 • Colorado Springs 719-590-2980
 Fort Collins 970-485-9888 • www.jrengineering.com

PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.

