

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, December 9, 2020 – 1:30 p.m.**

**Centennial Hall, 200 S. Cascade, Colorado Springs**

| <b><u>Item</u></b> |  | <b><u>Presenter</u></b> | <b><u>Recommended Action</u></b> |
|--------------------|--|-------------------------|----------------------------------|
| <b>1.</b>          | <b>Call Meeting to Order</b>   | Chair                   |                                  |
| <b>2.</b>          | <b>Approval of the Agenda</b>  | Chair                   | Approval                         |
| <b>3.</b>          | <b>Approval of Minutes</b>   | Chair                   | Approval                         |
| <b>4.</b>          | <b>Introductions / Presentations</b>   |                         |                                  |
|                    | A. 2020 Volunteer of the Year  | Chair                   |                                  |
| <b>5.</b>          | <b>Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b> | Chair                   |                                  |
| <b>6.</b>          | <b>Development Applications</b>  |                         |                                  |
|                    | A. Grandwood Ranch Final Plat  | Greg Stachon            | Endorsement                      |
|                    | B. Forest Lakes Filing No. 6 Final Plat  | Ross Williams           | Endorsement                      |

| <b><u>Item</u></b> |  | <b><u>Presenter</u></b>        | <b><u>Recommended Action</u></b> |
|--------------------|--|--------------------------------|----------------------------------|
| <b>7.</b>          | <b>Information / Action Items</b>          |                                |                                  |
|                    | A. 2020 Rainbow Falls Historic Site Report | Todd Marts /<br>Theresa Odello | Information                      |
|                    | B. 2021 Action Plan                        | Tim Wolken                     | Endorsement                      |
| <b>8.</b>          | <b>Monthly Reports</b>                     | Staff                          | Information                      |
| <b>9.</b>          | <b>Board / Staff Comments</b>              |                                |                                  |
| <b>10.</b>         | <b>Adjournment</b>                         |                                |                                  |

RECORD OF PROCEEDINGS

*Minutes of the November 12, 2020  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair  
Alan Rainville, Vice Chair  
Anne Schofield, Vice Chair (via Skype)  
Julia Sands de Melendez (via Skype)  
Kiersten Steel  
Terry Martinez (Conference Call)  
Susan Jarvis-Weber  
Toby Levin

Absent: Jim Cassidy

Staff Present:

Tim Wolken, Community Services Director  
Greg Stachon, Landscape Architect  
Ross Williams, Park Planner

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 Ed Hartl, Chair.
2. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Susan Jarvis-Weber seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the October 14, 2020 meeting minutes. Toby Levin seconded the motion. The motion carried 8 - 0.**
4. Introductions and Presentations:  
  
N/A
5. Citizen Comments:  
  
Judith von Ahlefeldt, citizen, provided an overview of the Black Forest Trail Association and planned new trails in the Black Forest area.
6. Development Applications:

**A. Watermark at Constitution Rezone**

Greg Stachon provided an overview of the Watermark at Constitution Rezone and addressed questions by the Board.

**Alan Rainville recommended that the Planning Commission and Board of County Commissioners include the following condition when considering and / or approving Watermark at Constitution Rezone: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$140,100 and urban park fees in the amount of \$88,500 will be required at time of recording of the Final Plat (2) Recommend the**

applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue. Susan Jarvis-Weber seconded the motion. The motion passed 8 – 0.

**B. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat**

Ross Williams provided an overview of the Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat and address questions by the Board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat. Toby Levin seconded the motion. The motion passed 8 – 0.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Estates at Rolling Hills Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$28,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 8 – 0.

**C. Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat**

Ross Williams provided an overview of the Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat and addressed questions by the Board. Judith von Ahlefeldt commented that she would like the County to pursue additional trail options in the area due to the anticipated population growth.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Preliminary Plan: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$104,608 and urban park fees in the total amount of \$66,080 will be required at the time of the recording of the forthcoming Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat. Toby Levin seconded the motion. The motion passed 8 – 0.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$104,608 and urban park fees in the amount of \$66,080. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. **Urban Park Grant Application – Widefield School District 3, Parks and Recreation – Destination Park**

Ross Williams provided an overview of the Urban Park Grant Application – Widefield School District 3, Parks and Recreation – Destination Park and addressed questions by the Board.

Kiersten Steel moved to endorse the award of a \$25,000 urban park grant to Widefield School District 3, Parks and Recreation, for the development of Destination Park. Alan Rainville seconded the motion. The motion passed 8 – 0.

B. **2021 Facility Use Fee Schedule**

Tim Wolken presented the proposed 2021 Facility Use Fee Schedule. Approximately 2,300 facility reservations are processed annually involving 130,000 participants. Mr. Wolken recommended no changes to the fee schedule for 2021.

Susan Jarvis-Weber moved to endorse the 2021 Facility Use Fee Schedule. Alan Rainville seconded the motion. The motion passed 8 – 0.

## RECORD OF PROCEEDINGS

8. Monthly Reports:

Susan Jarvis-Weber stated that it is good news that special event organizers have started to submit permit applications for 2021 with the hope that COVID – 19 will be less impactful.

9. Board/Staff Comments:

Tim Woken stated that the Board of County Commissioners will consider the County's five-year budget plan on November 17 which includes \$750,000 of ongoing support for capital improvements at County Parks.

Susan Jarvis-Weber stated that she is pleased that water drinking fountains will be replaced by water bottle filling stations at park restrooms. Tim Wolken stated that the project will be completed by the end of the year.

10. Adjournment: **The meeting adjourned at 2:48 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2020 Volunteer of the Year  
**Agenda Date:** December 9, 2020  
**Agenda Item Number:** #4 - A  
**Presenter:** Ed Hartl, Chair, Park Advisory Board  
**Information:** X      **Endorsement:**

#### **Background Information:**

At the December meeting each year, the Park Advisory Board presents a Volunteer of the Year Award to a deserving volunteer who has contributed significantly to El Paso County Parks programs, services and / or facilities.

Previous winners include:

- 2007 – Ron Buchanan
- 2008 - Shirley Gipson
- 2009 - Char Nymann
- 2010 - L'aura Montgomery
- 2011 - Hank Hoover / Jim – Sally Austin
- 2012 - Rise Foster-Bruder
- 2013 - Rex Miller
- 2014 - Rampart Range Rotary Club
- 2015 - Shanti Toll
- 2016 - Sarah Kay
- 2017 - Marc Shendzielos
- 2018 - Randy Fiedler
- 2019 - Mark and Debbie Bibb

We are pleased to announce that Lynn Wilson has been selected as the 2020 Volunteer of the Year. Please find attached a proclamation honoring their service.

#### **Recommended action:**

Information only

# *Resolution*

**WHEREAS,** the El Paso County Park Advisory Board hereby acknowledges the exemplary volunteer services of Lynn Wilson and has selected her for the 2020 El Paso County Parks Volunteer of the Year Award; and

**WHEREAS,** Lynn Wilson has been an active volunteer at the Nature Centers for eight years; and

**WHEREAS,** Lynn Wilson has volunteered for numerous program and events in 2020 that have involved over 330 participants and raised over \$14,000; and

**WHEREAS,** Lynn Wilson helped fill a crucial role, during a time of uncertainty, as a qualified adult to lead camper groups and also volunteered to assist in a variety of educational programs; and

**WHEREAS,** Lynn Wilson has served on the Bear Creek Bear Run Committee for the 4<sup>th</sup> year in a row; and

**WHEREAS,** Lynn Wilson currently serves as Treasurer for the Friends of the El Paso County Nature Centers; and

**WHEREAS,** Lynn Wilson designed the art for the Bear Creek Nature Center's new interactive boards which serve as an outreach component to engage and teach program participants; and

**WHEREAS,** Lynn Wilson is a passionate ambassador and never misses an opportunity to introduce her friends, acquaintances and the public to the many programs and opportunities at the Nature Centers.

**NOW, THEREFORE, BE IT RESOLVED** that the Park Advisory Board hereby expresses its appreciation to Lynn Wilson for her volunteer service to El Paso County Parks and presents the 2020 Volunteer of the Year Award to Lynn Wilson;

**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 Lynn Wilson's volunteer service, and an executed copy thereof be first read and then delivered to Lynn Wilson.

**DONE THIS 9th day of December 2020, at Colorado Springs, Colorado.**

Park Advisory Board of El Paso County, Colorado

By: \_\_\_\_\_  
Ed Hartl, Chair, Park Advisory Board



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Grandwood Ranch Final Plat

**Agenda Date:** December 9, 2020

**Agenda Item Number:** #6 - A

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request for approval by Matrix Design Group on behalf of Sylvan Vista Inc. for the Grandwood Ranch Final Plat.

The proposed Grandwood Ranch Final Plat is located at the northwest corner of the Higby Road and Fairplay Drive intersection. The property totals 151 acres and is currently zoned RR-5. The applicant proposes rezoning the property to RR-2.5 to allow for a forty-eight (48) lot single-family residential development.

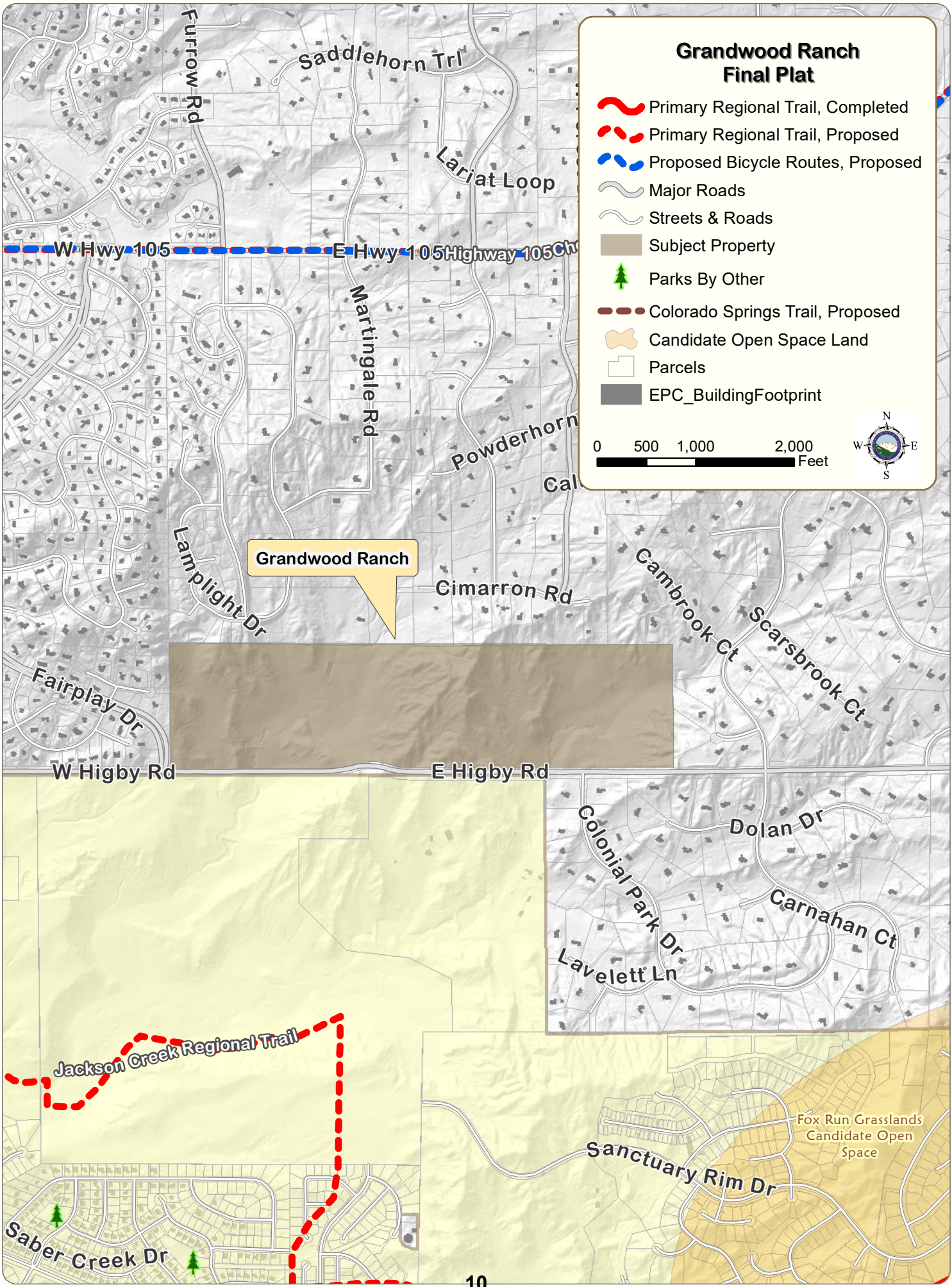
The 2013 El Paso County Parks Master Plan shows no County regional trail, park, or open space within the project area. However, staff recommends the applicant contact the Town of Monument to coordinate any potential trail connections.

The open space designation proposed within the Grandwood Ranch development totals 14.59 acres, or 10% of the subdivision. Staff encourages the applicant to consider the development of sidewalks, trails and / or neighborhood park for the residents to enjoy.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$21,416 as shown on the attached Subdivision Review Form.

#### **Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners when considering / approving of the Grandwood Ranch Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.



## Grandwood Ranch Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Subject Property
- Parks By Other
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Parcels
- EPC\_BuildingFootprint

0 500 1,000 2,000 Feet



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

December 9, 2020

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:                      | Grandwood Ranch Final Plat | Application Type:             | Final Plat |
| PCD Reference #:           | SF-2026                    | Total Acreage:                | 150.96     |
|                            |                            | Total # of Dwelling Units:    | 48         |
| Applicant / Owner:         | Owner's Representative:    | Dwelling Units Per 2.5 Acres: | 0.79       |
| Sylvan Vista Inc.          | Matrix Design Group        | Regional Park Area:           | 2          |
| William Herebic            | Jason Alwine               | Urban Park Area:              | 1          |
| 14160 Gleneagle Drive      | 2435 Research Parkway      | Existing Zoning Code:         | RR-5       |
| Colorado Springs, CO 80921 | Colorado Springs, CO 80920 | Proposed Zoning Code:         | RR-2.5     |

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                                    |  | Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): |                                     | NO  |
|--|--|--|-------------------------------------|---|
| Regional Park Area: 2                                |  | Urban Park Area: 1                                     |                                     |   |
| 0.0194 Acres x 48 Dwelling Units = 0.931             |  | Neighborhood:  | 0.00375 Acres x 48 Dwelling Units = | 0.00  |
| Total Regional Park Acres: 0.931                     |  | Community:   | 0.00625 Acres x 48 Dwelling Units = | 0.00  |
|  |  | Total Urban Park Acres:                                |                                     | 0.00  |
| FEE REQUIREMENTS                                     |  | Urban Park Area: 1                                     |                                     |   |
| Regional Park Area: 2                                |  | Neighborhood:  |                                     | \$116 / Dwelling Unit x 48 Dwelling Units = \$0 |
| \$467 / Dwelling Unit x 48 Dwelling Units = \$22,416 |  | Community:   |                                     | \$179 / Dwelling Unit x 48 Dwelling Units = \$0 |
| Total Regional Park Fees: \$22,416                   |  | Total Urban Park Fees:                                 |                                     | \$0   |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering / approving of the Grandwood Ranch Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Park Advisory Board Recommendation:

GRANDWOOD RANCH  
LETTER OF INTENT  
FINAL PLAT

Owners/Applicants: Sylvan Vista,  
William F. Herebic II, Manager  
14160 Gleneagle Drive, Colorado Springs, CO 80921  
719-651-9152

Engineering: Matrix Design Group  
2435 Research Pkwy, Colorado Springs, CO 80920  
719-575-0100

Vivid Engineering Group, Inc.  
1053 Elkton Drive, Colorado Springs, CO 80907  
719-896-4356

ERO Resources Corporation  
1842 Clarkson Street, Denver, CO 80218  
303-830-1188

LSC Transportation Consultants, INC.  
545 East Pikes Peak Avenue, Suite 210, Colorado Springs, CO 80903  
719-633-2868

Monson, Cummins & Shohet, LLC  
13511 Northgate Estates Drive, Suite 250, Colorado Springs, CO 80921  
719-471-1212

Forestree Development, LLC  
7377 Osage Road, Larkspur, CO 80118  
720-530-6527

Site Location: Northeast corner of Higby Road and Fairplay Drive. El Paso County Tax  
Schedule Number 6119000003.

Request: Request by Sylvan Vista, Inc. for approval of a Final Plat to develop the Grandwood Ranch site. The property is a 151 acre development of forty-eight single family residential lots at a minimum of 2.5 acres each resulting in an overall density of 0.32 dwelling units per acre. In addition, a 0.25 acre Tract for a future potential well site which will be reserved for use by Woodmoor Water and Sanitation or Triview Metropolitan District, a 10.59 acre Tract and a 3.56 acre Tract for drainage and detention, cistern for fire protection, dand open space/conservation area (collectively the "Property"). A 0.19 acre Tract is proposed for drainage, utilities, and emergency access. Early Grading has been approved with the approval of the Preliminary Plan. A signed water decree has been provided with the submittal of the Final Plat.



## Site and Plan Information/Justification for Request:

The proposed Final Plat is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan.

The Property falls within Sub-Areas #9 Ponderosa Breaks and #10 Gleneagle/ Academy View of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for these Sub-Areas, Map 7.1, are Low Density. Sub-Area #9 Ponderosa Breaks is described in the 2000 Tri-Lakes Comprehensive Plans thusly, *“The northern portion of the Sub Area is zoned for 2.5 acres (i.e. Arrowwood and Bent Tree).”*

The forty-eight single family lots and Tracts will be subject to a comprehensive set of Covenants, Conditions, and Restrictions and Owners' Associations. In addition to other duties, the Owners' Association will be responsible for insurance with compliance with the plan for augmentation for the use of the Dawson aquifer groundwater.

In addition to the forty-eight residential lots, the Final Plat contains four tracts. Tract A is a 10.59 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the eastern portion of the Property and a 33,000 gallon underground cistern for fire protection of the eastern portion of the Property and open space/ conservation of riparian habitat. Tract B is a 0.19 acre parcel dedicated for emergency access, utilities and drainage. Tract C is a 0.25 acre parcel intended to be a future potential well site, utilities and drainage. Tract D is a 3.56 acre parcel intended for drainage detention facilities which will handle developed flows for the single family lots on the western portion of the Property, a 33,000 gallon underground cistern for fire protection of the western portion of the Property, and open space/ conservation of riparian habitat.

**Vehicular Access:** Two vehicular access points are provided onto Higby Road, a 60' right of way to be County owned and maintained roadway. Applicant proposes to dedicate 30' along Higby Road northward onto the Property as required. The easterly access point from Higby Road onto the Property is a proposed “Rural Local” cul de sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to “Rural Major Collector” standards northward to the existing southerly terminus of Furrow Road. A “Rural Local” cul de sac serving eighteen single family residences is proposed to the east of the T- Intersection. A “Rural Local” cul de sac serving nine single family residences is proposed to the west of the T-Intersection. There will be no driveway access permitted onto Higby Road and Furrow Road.

Grading and Drainage: Four detention basins will control developed stormwater flows within the Property. One existing drainage channel will control the release of stormwater from an existing detention basin to the east of the Property. Final grading will commence following installation of erosion control measures and notice to proceed from El Paso County.

Development Phasing: Three phases of construction are anticipated. The first phase of construction will be twenty-one single family residential lots on the easterly cul de sac off of Grandwood Drive. The second phase of construction will be eighteen single family residential lots east of Furrow Road. The third phase of construction will be nine single family residential lots west of Furrow Road.

Water: Water will be provided by individual wells. A plan for augmentation for use of Dawson aquifer groundwater for residential use for 300 years has been approved and a signed water decree has been provided with this submittal. Per the Declaration of Covenants, Conditions, Restrictions and Easements for Grandwood Ranch Subdivision, Section 411 no livestock of any kind shall be housed, raised or kept on any lot, therefore, water has not been allocated for any type of livestock needs.

Criteria for Approval - Land Development Code Section 7.2.1(D)(3)(f):

In approving a Final Plat, the BoCC/PCD Staff shall find that:

*1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan (EPC Policy Plan) including the Small Area Plan (2000 Tri-lakes Comprehensive Plan), the 2040 Major Transportation Corridors Plan (MTCP) and the El Paso County Parks Master Plan:*

The El Paso County Master Plan (EPC Policy Plan) addresses issues directly related to the future development of the Grandwood Ranch Subdivision. These Policies include:

- *Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.* The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility suppliers and the local Fire District. Mitigation requirements related to drainage impacts and transportation impacts have been identified within the Grandwood Subdivision's Final Drainage Report and the Traffic Impact Study.
- *Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining property and uses.* The proposed subdivision is located within the Ponderosa Breaks Subarea 9 of the 2000 Tri-lakes Comprehensive Plan. This subarea recommends single family residential land uses to a minimum lot size of 2.5 acres. The proposed subdivision is consistent with this land use recommendation. Beyond the issue of land use, this subarea recommends the following related to physical design goals and objectives;
  - *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* Furrow Road, a collector roadway, is designed to extend from the existing Timber Meadows subdivision south to intersect with Higby Road.

- *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* Proper forest management and wildfire hazards mitigation go hand in hand. The Grandwood Wildfire Mitigation Plan, prepared by Forestreet Development, LLC, provides detailed strategies to protect and enhance the ponderosa forest while providing the level of wildfire hazard mitigation necessary to ensure the safety and security of the Grandwood community.
  - *Require erosion control measures and slope stabilization for all new development.* The Grandwood Final Drainage Report, Grading & Erosion Control Plan and Storm Water Management Plan (SWMP) all address issues related to erosion control and slope stabilization.
- *Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.* The proposed 2.5 acre home sites are consistent with the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acres home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelopes ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater will be accomplished via individual on site septic systems. Reports regarding the suitability of the property to safely accommodate the wells and septic systems have been provided. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.
  - *Policy 6.4.3 – Allow rural residential development in those areas of sufficient “carrying capacity: including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.* Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided.
  - *Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivision.* See Policy 6.4.3 above. The identified reports and letters have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

The 2040 Major Transportation Corridor Plan (MTCP) indicates Higby Road to be a 2 lane minor arterial and Furrow Road to be a 2 lane collector. No bicycle lanes are indicated for these roadways. The Grandwood Final Plat accommodates the required right-of-way widths for these two roadways. See Traffic Impact Report prepared by LSC Transportation Consultants.

The El Paso County 2013 Parks Master Plan does not indicate the need for additional regional parks within this area nor the need for additional regional trails or bicycle lanes. Because the Grandwood subdivision is a large lot subdivision with open space recreational opportunities, no neighborhood or urban parks are required or proposed.

2. *The subdivision is consistent with the purposes of the El Paso County Land Development Code.* The underlying purpose of the El Paso County Land Development Code is to protect the

health, safety and welfare of the citizens of El Paso County. The following Criteria for Approval responses illustrate the application's consistency with the purposes of the Code.

*3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The proposed subdivision design is in conformance with subdivision design standards as evidenced by staff and agency document review responses. There are no previous agreements or sketch plans related to this parcel.

*4. Water service will be provided by individual on site wells permitted and operated under a State approved Water Augmentation Plan.* Water quantity and dependability will be assessed by the County Attorney's Office and the State Division of Water Resources based upon the subdivision's Water Augmentation Plan and Water Supply Report submitted by the applicant. Water quality will be assessed by the El Paso County Health Department based upon water quality testing provided by the applicant.

*5. A sewage disposal system has been established complying with all State and County sewage disposal system standards;* Wastewater collection and treatment will be provided via individual onsite septic systems. Septic suitability will be assessed by the El Paso County Health Department based upon the Onsite Wastewater Treatment Systems Report provided by the applicant.

*6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.* The subdivision's Geology and Wastewater Evaluation Report evaluated expansive/settlement prone soil, erodible soils, corrosive soils, mine subsidence, slope stability, flooding potential, seismicity, radiation and groundwater conditions. The Report concluded *"It is our opinion that the project site exhibits no geologic hazards that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design and/or construction practice."* Mitigation recommendations have been provided within the Report should any geologic hazards be encountered during individual lot geologic evaluation.

*7. Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* See Final Drainage Report, Storm Water Management Plan (SWMP) and Grading and Erosion Control Plan submitted by the applicant.

*8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;* All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See Final Plat and Construction Document drawings submitted by the applicant evidencing compliance with this requirement. In addition to public right-of-way required to provide legal and physical access to the individual lots, public right-of- way will also be provided by the extension of Furrow Road between the Timber Meadows subdivision and Higby Road (collector road classification) and Higby Road (minor arterial classification) as required by the 2040 Major Transportation Corridor Plan. See the Grandwood Traffic Impact Report prepared by LSC Transportation Consultants for additional specific transportation related requirements.

*9. 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;* Approximately 13.87 acres



or 9% of the Grandwood subdivision's land area is natural open space. The primary function of the open space is to provide wetland habitat preservation. A secondary function of the open space is to provide passive recreational and trail opportunities for the subdivision's residences. The open space is primarily located within existing natural drainage ways facilitating streams, ponds and riparian habitat.

*(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;* As encouraged by the 2000 Tri-lakes Comprehensive Plan, the physical design of the Grandwood subdivision utilizes rural residential cul-de-sacs which directly access either collector roadways (Furrow Rd) or minor arterial roadways (Higby Rd) thereby eliminating new traffic impacts onto existing rural residential roadways. Inter-subdivision pedestrian and bicycle traffic will utilize the rural residential cul-de-sac roadways. Public or mass transit opportunities are currently not available within this area of the County. Should they become available in the future, public or mass transit will be able to utilize Furrow Rd (collector classification) and/or Higby Rd (minor arterial classification).

*(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;* All existing or proposed subdivisions adjoining the Grandwood subdivision are single family residential land uses. Subdivisions to the west and south of Grandwood are primarily urban scale lots while subdivisions to the north and east are primarily rural scale 2.5 acre lots. The proposed Grandwood 2.5 acre lots require no transition of land uses.

*(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;* The proposed Grandwood Ranch open space provides permeant protection to natural drainage ways, wildlife habitat, wildlife corridors and protected wetlands.

*(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;* The proposed Grandwood Ranch subdivision's roadway infrastructure will positively impact surround roadways levels of service by providing a southerly Furrow Road exit.

*10. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* Police protection for the Grandwood Ranch subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Tri-lakes Monument Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy Corporation (see utility service commitment letters). Recreational opportunities will be provided via the nearby Fox Run Regional Park. The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Report).

*11. The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Per the requirements of the Tri-lakes Monument Fire Protection District and Chapter 6 of the Land Development Code, 2 proposed 30,000 gallon cisterns will provide localized fire protection water sources. In addition, numerous wildfire hazards mitigation techniques are included within the Grandwood Wildfire Mitigation

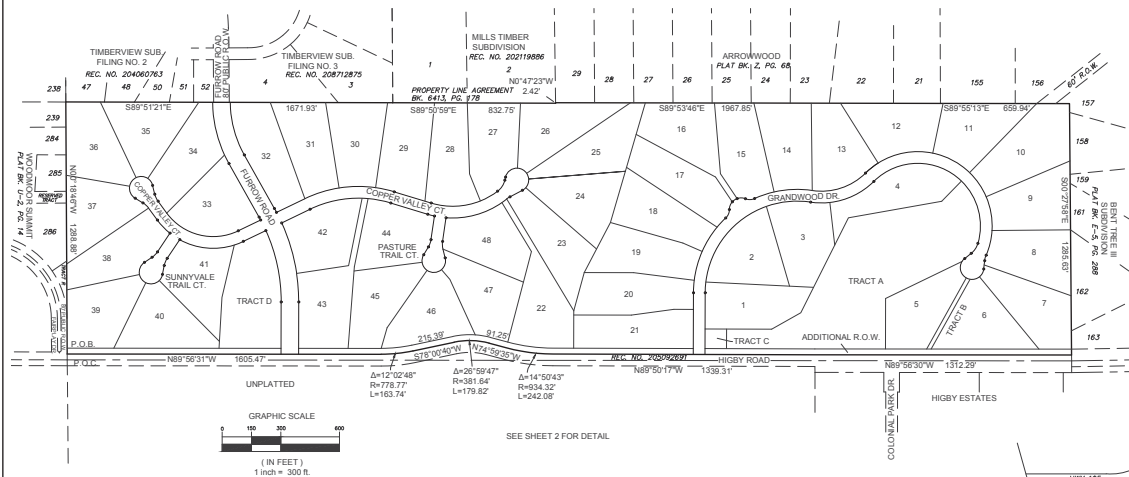
Plan prepared by Forestree Development, LLC. The Grandwood Property Owners Association will participate in the District's Firewise Communities Program and has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. The developer has also provided a fire break system via the subdivision's internal roadways (see Fire Protection Report, District Service Commitment Letter and District application review response).

*12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code;* Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.

Districts Serving the Property:

- Lewis-Palmer School District 38
- Mountain View Electric
- Association Black Hills Energy
- Tri-Lakes Monument Fire Protection District

GRANDWOOD RANCH  
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



- NOTES:**
1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
  2. 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.
  3. 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 PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE MORE EXPENSIVE TO DESIGN, INSTALL AND MAINTAIN.
  4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT AND NATURAL FEATURES REPORT.
  5. 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
  6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
  7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_.
  8. 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. THE 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 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.
  9. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. \_\_\_\_\_.
  10. WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 100 YEAR AQUIFER LIFE, HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES WITH A WATER SUPPLY.
  11. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDWOOD RANCH AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF GRANDWOOD RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. \_\_\_\_\_ OF SAID EL PASO COUNTY RECORDS.
  12. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE ACTS INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
  13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CURBENTS.
  15. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-47) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
  16. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT. THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, LEWIS PLUMER SCHOOL DISTRICT NO. 36 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
  17. DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL, OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
  18. SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR GRANDWOOD RANCH DATED \_\_\_\_\_ PREPARED BY \_\_\_\_\_ ENGINEERING FOUND IN ISO FILE # \_\_\_\_\_.
  19. TRACT A, B, C AND D ARE DEDICATED AS SHOWN ON THE TRACT TABLE. OWNERSHIP SHALL BE DEDICATED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC. WITH MAINTENANCE VESTED WITH THE OWNER. STRUCTURES, STORAGE OF MATERIAL, OR FENCING WILL BE ALLOWED WITHIN TRACT B, UNLESS APPROVED BY THE TRI-LAKES FIRE DEPARTMENT.
  20. THIS PROPERTY IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 0804 (OCTOBER 7, 2015).
  21. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

**EASEMENTS:**

UNLESS SHOWN CONTRARY IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. TRACTS A AND B ARE HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THEIR ENTIRETY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

**BE IT KNOWN BY THESE PRESENTS:**

THAT SYLVAN VISTA, INC. DANIEL D. RIVERS, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19;  
THENCE NORTH 89°46'30"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;  
THENCE CONTINUE NORTH 89°46'30"W ON SAID WEST LINE A DISTANCE OF 1288.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 AS ESTABLISHED BY TIMBERVIEW SUBDIVISION, FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 204060763 OF THE EL PASO COUNTY RECORDS;  
THENCE SOUTH 89°51'21"W ON THE SOUTH LINE OF SAID TIMBERVIEW SUBDIVISION FILING NO. 2, AND THE SOUTH LINE OF TIMBERVIEW SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 20872875 OF SAID EL PASO COUNTY RECORDS;  
THENCE SOUTH 89°51'21"W ON THE SOUTH LINE OF MILLS TIMBER SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 20219886 OF SAID EL PASO COUNTY RECORDS, SAID LINE ALSO REFERENCED BY THE PROPERTY LINE AGREEMENT RECORDED IN BOOK 6141 AT PAGE 178 A DISTANCE OF 832.75 FEET TO THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, PLS 16086;  
THENCE NORTH 74°23'30"W ON THE EAST LINE OF SAID MILLS TIMBER SUBDIVISION A DISTANCE OF 2.45 FEET TO THE SOUTH LINE OF ARROWWOOD SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 68 OF SAID EL PASO COUNTY RECORDS;  
THENCE SOUTH 89°51'21"W ON THE SOUTH LINE OF ARROWWOOD SUBDIVISION A DISTANCE OF 1967.85 FEET TO THE SOUTHEAST CORNER OF SAID ARROWWOOD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 155 OF BENT TREE II SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-3 AT PAGE 088 OF SAID EL PASO COUNTY RECORDS;  
THENCE SOUTH 89°51'21"W ON THE SOUTH LINE OF SAID BENT TREE II SUBDIVISION A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19;  
THENCE SOUTH 89°51'21"W ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID BENT TREE II SUBDIVISION A DISTANCE OF 1286.63 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGBY ROAD AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 20508087 OF SAID EL PASO COUNTY RECORDS;  
THE FOLLOWING CURVE (6) COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY OF HIGBY ROAD AS DESCRIBED BY SAID DOCUMENT:  
1.) THENCE NORTH 89°56'30"W A DISTANCE OF 1312.29 FEET;  
2.) THENCE NORTH 89°50'17"W A DISTANCE OF 1320.31 FEET TO A POINT OF CURVE;  
3.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 934.32 FEET, THROUGH A CENTRAL ANGLE OF 145°04'31" AN ARC DISTANCE OF 242.08 FEET;  
4.) THENCE NORTH 89°56'30"W A DISTANCE OF 912.25 FEET TO A POINT OF CURVE;  
5.) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 381.64 FEET, THROUGH A CENTRAL ANGLE OF 269°47'47" AN ARC DISTANCE OF 179.82 FEET;  
6.) THENCE NORTH 89°56'30"W A DISTANCE OF 214.39 FEET TO A POINT OF CURVE;  
7.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 778.77 FEET, THROUGH A CENTRAL ANGLE OF 120°46'41" AN ARC DISTANCE OF 163.74 FEET;  
8.) THENCE NORTH 89°56'32"W A DISTANCE OF 1605.47 FEET TO THE POINT OF BEGINNING.  
THE DESCRIBED TRACT CONTAINS 150.96 ACRES, MORE OR LESS.

**OWNERS CERTIFICATE**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDWOOD RANCH. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**

THE AFORESAIDED SYLVAN VISTA, INC. HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SYLVAN VISTA, INC.  
DANIEL D. RIVERS, PRESIDENT

**NOTARIAL:**

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY DANIEL D. RIVERS, PRESIDENT  
SYLVAN VISTA, INC.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEMAN  
BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

**FEES:**  
DRAINAGE FEES: \_\_\_\_\_  
BRIERGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

PREPARED BY  
**LWA LAND SURVEYING, INC.**

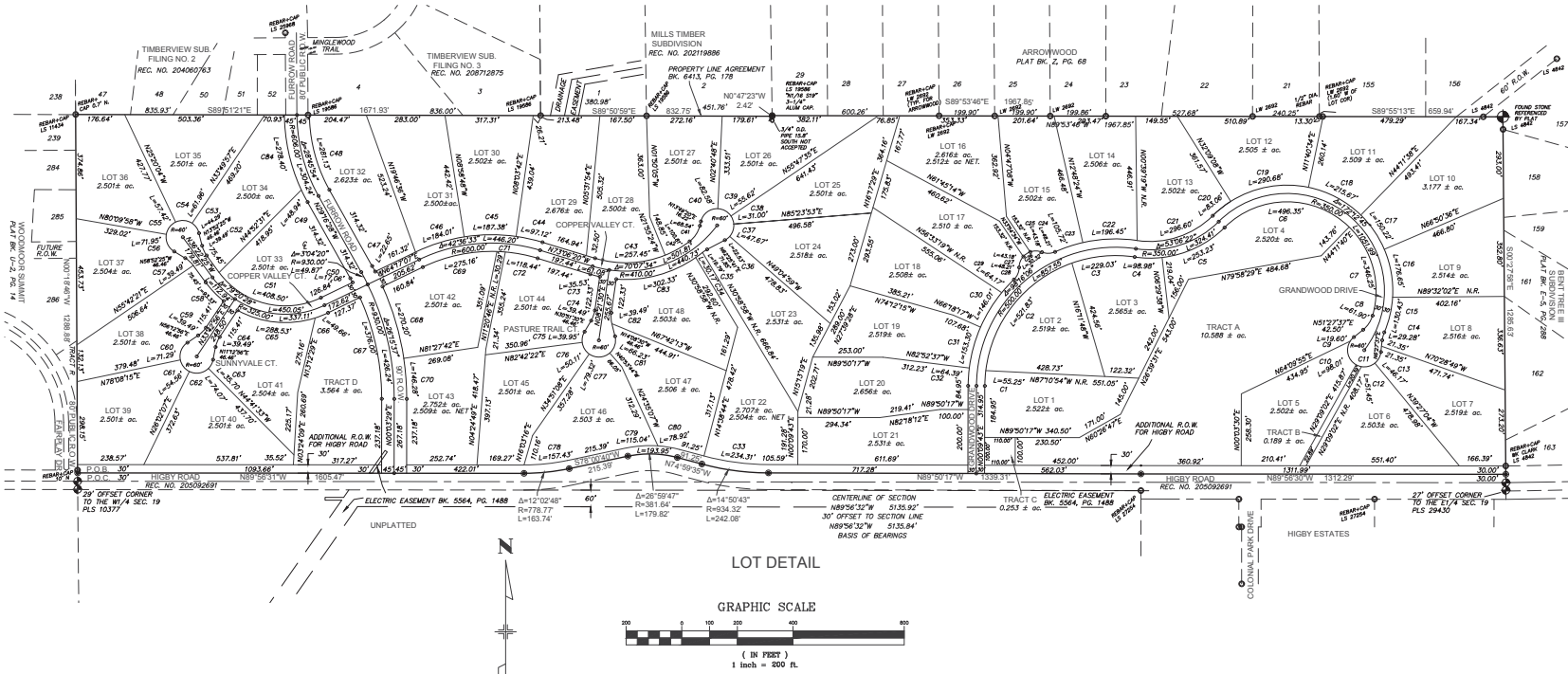
953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 638-9179  
FILE NO. SF- \_\_\_\_\_  
GRANDWOOD, IWS  
SEPTEMBER 18, 2020  
PROJECT 18062  
SHEET 1 OF 2

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #20658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

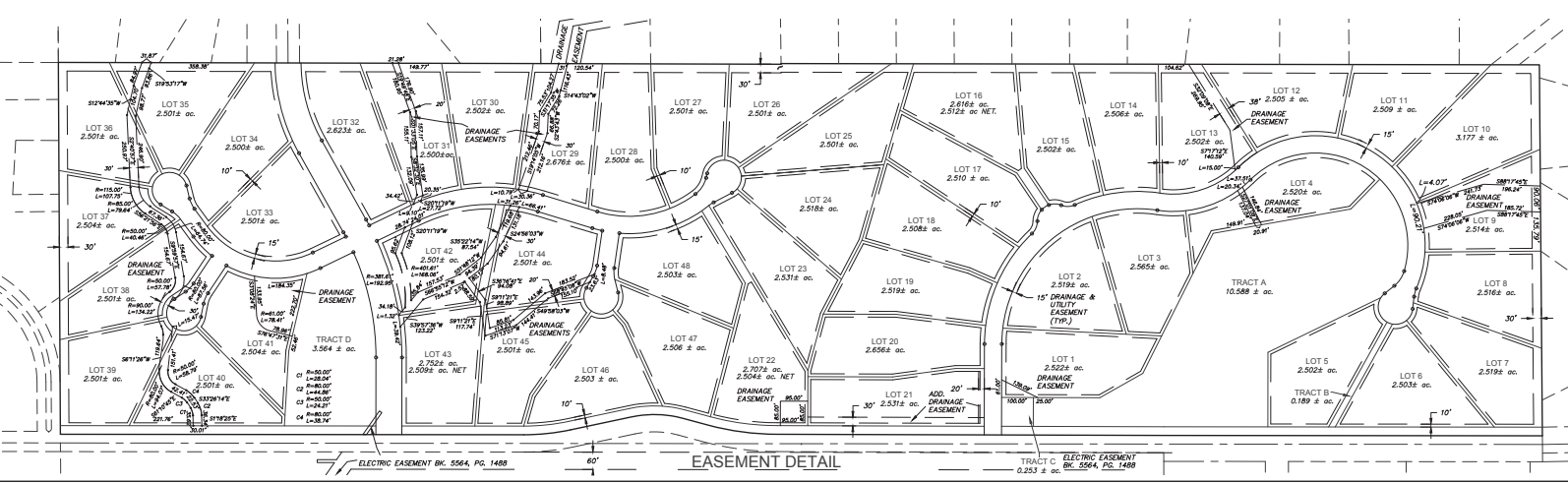
DATE \_\_\_\_\_

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

# GRANDWOOD RANCH THE SOUTH HALF OF THE NORTH HALF OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



| CURVE | DELTA     | RADIUS | LENGTH | CHD BEAR   | CHORD  |
|-------|-----------|--------|--------|------------|--------|
| C1    | 61°42'06" | 470.00 | 55.25  | N31°14'47" | 55.21  |
| C2    | 63°16'49" | 470.00 | 521.83 | N84°42'17" | 495.43 |
| C3    | 27°00'11" | 470.00 | 229.01 | N84°30'17" | 228.77 |
| C4    | 14°52'22" | 380.00 | 86.98  | N89°01'55" | 86.70  |
| C5    | 38°12'24" | 380.00 | 253.33 | N62°24'24" | 248.53 |
| C6    | 68°33'28" | 350.00 | 166.35 | N82°51'31" | 146.07 |
| C7    | 61°19'43" | 350.00 | 346.25 | N14°46'29" | 329.80 |
| C8    | 33°19'13" | 100.55 | 61.90  | N43°14'07" | 65.92  |
| C9    | 18°14'01" | 60.00  | 19.60  | N42°06'16" | 19.51  |
| C10   | 32°35'34" | 60.00  | 20.39  | N43°01'17" | 20.29  |
| C11   | 19°28'25" | 60.00  | 20.39  | N70°30'03" | 20.39  |
| C12   | 49°02'53" | 60.00  | 21.45  | N73°06'21" | 21.45  |
| C13   | 19°28'25" | 60.00  | 46.77  | N43°14'07" | 45.94  |
| C14   | 16°11'16" | 100.55 | 29.28  | N14°46'29" | 29.18  |
| C15   | 19°28'25" | 60.00  | 130.41 | N17°18'43" | 129.79 |
| C16   | 26°38'58" | 380.00 | 176.65 | N93°20'20" | 175.07 |
| C17   | 27°32'38" | 380.00 | 150.22 | N42°58'33" | 149.24 |
| C18   | 32°12'54" | 380.00 | 275.87 | N63°15'10" | 275.78 |
| C19   | 43°49'41" | 380.00 | 290.68 | N79°49'43" | 283.64 |
| C20   | 12°12'10" | 380.00 | 83.08  | N02°30'10" | 82.89  |
| C21   | 33°56'22" | 330.00 | 236.60 | N71°52'38" | 236.15 |
| C22   | 31°14'14" | 330.00 | 196.45 | N67°14'43" | 195.95 |
| C23   | 11°25'45" | 330.00 | 105.72 | N72°48'44" | 105.55 |
| C24   | 46°50'20" | 330.00 | 45.21  | N88°46'30" | 46.92  |
| C25   | 41°14'44" | 60.00  | 43.18  | N89°01'01" | 42.55  |
| C26   | 28°57'18" | 60.00  | 30.32  | N56°30'26" | 30.00  |
| C27   | 41°14'44" | 60.00  | 43.18  | N89°01'01" | 42.55  |
| C28   | 46°50'20" | 60.00  | 45.21  | N88°46'30" | 46.92  |
| C29   | 6°56'14"  | 530.00 | 64.71  | N42°36'24" | 64.13  |
| C30   | 15°19'10" | 530.00 | 146.01 | N10°10'10" | 145.05 |
| C31   | 16°34'24" | 530.00 | 153.30 | N15°24'33" | 152.76 |
| C32   | 61°14'44" | 530.00 | 64.39  | N87°14'33" | 64.15  |
| C33   | 14°50'44" | 804.32 | 234.31 | N82°24'53" | 233.65 |
| C34   | 35°42'14" | 440.00 | 30.71  | N37°38'16" | 30.18  |
| C35   | 11°14'14" | 440.00 | 105.61 | N02°17'21" | 105.18 |
| C36   | 21°10'40" | 60.00  | 22.53  | N1°10'21"  | 22.39  |
| C37   | 17°14'14" | 60.00  | 22.53  | N1°10'21"  | 22.39  |
| C38   | 29°36'18" | 60.00  | 31.00  | N12°47'18" | 30.66  |
| C39   | 33°56'22" | 60.00  | 62.58  | N43°01'17" | 61.69  |
| C40   | 33°56'22" | 60.00  | 62.58  | N43°01'17" | 61.69  |
| C41   | 39°10'14" | 100.55 | 68.54  | N33°10'14" | 67.22  |
| C42   | 11°14'14" | 100.55 | 100.81 | N02°17'21" | 100.52 |
| C43   | 36°49'18" | 380.00 | 257.45 | N72°49'18" | 252.55 |
| C44   | 11°14'14" | 380.00 | 100.81 | N02°17'21" | 100.52 |
| C45   | 17°14'14" | 380.00 | 167.39 | N07°14'14" | 166.69 |
| C46   | 16°14'14" | 630.00 | 184.01 | N72°49'18" | 183.36 |
| C47   | 41°14'14" | 630.00 | 22.53  | N08°14'14" | 22.65  |
| C48   | 28°57'18" | 630.00 | 281.13 | N14°55'18" | 278.20 |
| C49   | 41°14'14" | 630.00 | 22.53  | N08°14'14" | 22.65  |
| C50   | 11°14'14" | 885.00 | 17.06  | N84°32'02" | 17.06  |
| C51   | 29°36'18" | 295.00 | 408.50 | N78°36'18" | 376.64 |
| C52   | 22°02'00" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C53   | 42°17'38" | 60.00  | 44.29  | N43°14'07" | 43.29  |
| C54   | 58°10'14" | 60.00  | 61.98  | N88°10'14" | 59.24  |
| C55   | 54°18'24" | 60.00  | 57.42  | N47°14'24" | 55.25  |
| C56   | 68°36'28" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C57   | 22°02'00" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C58   | 19°10'14" | 355.00 | 33.33  | N43°14'07" | 33.06  |
| C59   | 22°02'00" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C60   | 68°36'28" | 60.00  | 71.29  | N22°10'14" | 67.17  |
| C61   | 52°10'14" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C62   | 20°14'14" | 60.00  | 74.07  | N80°14'14" | 69.45  |
| C63   | 34°50'14" | 60.00  | 35.70  | N82°14'14" | 35.18  |
| C64   | 22°02'00" | 100.55 | 39.49  | N43°14'07" | 39.23  |
| C65   | 46°14'14" | 355.00 | 286.53 | N84°14'14" | 280.66 |
| C66   | 80°00'14" | 100.55 | 39.49  | N88°14'14" | 49.41  |
| C67   | 24°20'14" | 885.00 | 376.00 | N12°06'14" | 373.18 |
| C68   | 15°14'14" | 975.00 | 275.00 | N18°24'14" | 269.34 |
| C69   | 12°14'14" | 570.00 | 275.16 | N18°24'14" | 272.49 |
| C70   | 8°54'14"  | 975.00 | 146.28 | N47°14'14" | 146.15 |
| C71   | 11°14'14" | 570.00 | 50.00  | N85°14'14" | 50.29  |
| C72   | 11°14'14" | 570.00 | 118.44 | N79°14'14" | 118.23 |
| C73   | 43°17'14" | 440.00 | 35.53  | N72°17'14" | 35.52  |
| C74   | 22°02'00" | 100.55 | 39.49  | N19°14'14" | 39.23  |
| C75   | 38°19'14" | 60.00  | 39.85  | N11°14'14" | 39.22  |
| C76   | 47°14'14" | 60.00  | 50.11  | N11°14'14" | 48.87  |
| C77   | 75°14'14" | 60.00  | 79.32  | N85°14'14" | 74.67  |
| C78   | 12°14'14" | 748.77 | 157.41 | N85°14'14" | 157.14 |
| C79   | 16°10'14" | 411.64 | 115.04 | N85°10'14" | 114.67 |
| C80   | 10°10'14" | 411.64 | 78.91  | N85°10'14" | 78.79  |
| C81   | 61°14'14" | 60.00  | 66.21  | N12°14'14" | 62.92  |
| C82   | 22°10'14" | 100.55 | 39.49  | N62°10'14" | 39.23  |
| C83   | 39°22'14" | 440.00 | 302.31 | N14°14'14" | 296.41 |
| C84   | 24°30'14" | 651.00 | 278.40 | N12°14'14" | 276.29 |



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- SET A 58" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28555"
- FOUND MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-6058361-370-CSG, COMMITMENT DATE 8/27/20.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS BOON 1983, PAGE 739 AND CONVERTED TO NORTHERN PLATEAU NATURAL GAS COMPANY, BOOK 238, PAGE 639. THE LOCATION DESCRIBED IS NOT ACCURATE AND THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED.

THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE.

BASIS OF BEARINGS:  
A LINE THAT IS 30' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°32'21", 5135.84' IS THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 58" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28555"

UNITS OF MEASURE ARE U.S. SURVEY FEET

N.R. DENOTES A NON-RADIAL LINE

FILE NO. SF-1000

PREPARED BY  
**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 638-5179

GRANDWOOD.DWG  
SEPTEMBER 18, 2020  
PROJECT 18062  
SHEET 2 OF 2

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Forest Lakes Filing No. 6 Final Plat

**Agenda Date:** December 9, 2020

**Agenda Item Number:** #6 - B

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 6 Final Plat, which consists of 68 single-family residential lots on approximately 80.88 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 6 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018 and approved by the Board of County Commissioners in April 2019.

Although the applicant's Letter of Intent states "The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity," the El Paso County Parks Master Plan (2013) shows both the overall Forest Lakes development and Filing No. 6 impacting the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands immediately west of the project site. Approximately 6,500 feet of the Forest Lakes Regional Trail are located within Filing No. 6.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (PMJM, a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats. The U.S. Fish and Wildlife

Service has issued a clearance letter to the developer allowing for the formation of residential lots outside of the 300-foot PMJM habitat zone.

The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 6 contains 30.65 acres of open space, comprising 38% of the filing. Tracts A and B contain the Forest Lakes Regional Trail, as well as internal trails with amenities such as benches and dog waste stations that provide residents access to the regional trail, as well as enhanced recreational opportunities.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to *“work with the developer on public-use trail easement, trail construction, and fencing to offset park fees.”* Furthermore, in 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion to *“accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.”*

Recent discussions between El Paso County Parks and the developer have indicated their desire to temporarily terminate the Forest Lakes Regional Trail at the intersection with an internal trail leading south to Mesa Top Road. The remaining 1,200' of trail would not be constructed until such time that an agreement had been reached with the U.S. Forest Service for the continuation of the trail into the adjacent Pike National Forest, where it would connect with an existing trail in the Mount Herman vicinity. This temporary arrangement would help prevent unauthorized access to the National Forest from Forest Lakes until such time that the remaining regional trail connection could be completed by the developer per previous agreement.

In January 2019, El Paso County Parks and the developer agreed to the construction of an emergency access road adjacent the Forest Lakes Regional Trail to allow for unimpeded access of Mesa Top Road in the case of a bridge washout where North Beaver Creek crosses Mesa Top Road. The emergency access road will be physically separated from the regional trail through the use of boulders, landscaping, and possible post and dowel fencing where necessary. The access road will be locked on either end, preventing unauthorized motorized access on both the emergency road and adjacent regional trail. Fire departments will be able to unlock the gates using standardized locks and lock boxes.

Classic Homes and their representative, N.E.S., Inc, have recently indicated their desire to enter into a Park Lands Agreement for the credit of urban park fees in exchange for the construction of the aforementioned internal crusher fines trails and trail amenities, to include benches, dog waste stations, signage, and landscaping. Staff will review the PLA application, determine if it meets the necessary qualifications, and present the application for Park Advisory Board for endorsement.

The BoCC-approved Forest Lakes Phase II PUD Preliminary Plan shows in detail the Forest Lakes Secondary Regional Trail, as well as the internal trail network and emergency access road. However, the Forest Lakes Filing No. 6 Final Plat does not show the 25-foot trail easement through the project site, and the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant include the easement alignment in the Final Plat drawings and include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of regional park fees as outlined in the PAB-endorsed recommended motions for 2001 Forest Lakes Phase I PUD Preliminary Plan as well as the 2003 Forest Lakes Filing No. 1 Final Plat for the developer's construction of the Forest Lakes Secondary Regional Trail. Furthermore, staff recommends urban park fees in lieu of land dedication for urban park purposes. As previously noted, the developer has indicated their intention to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board, prior to the recording of the Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$20,060.

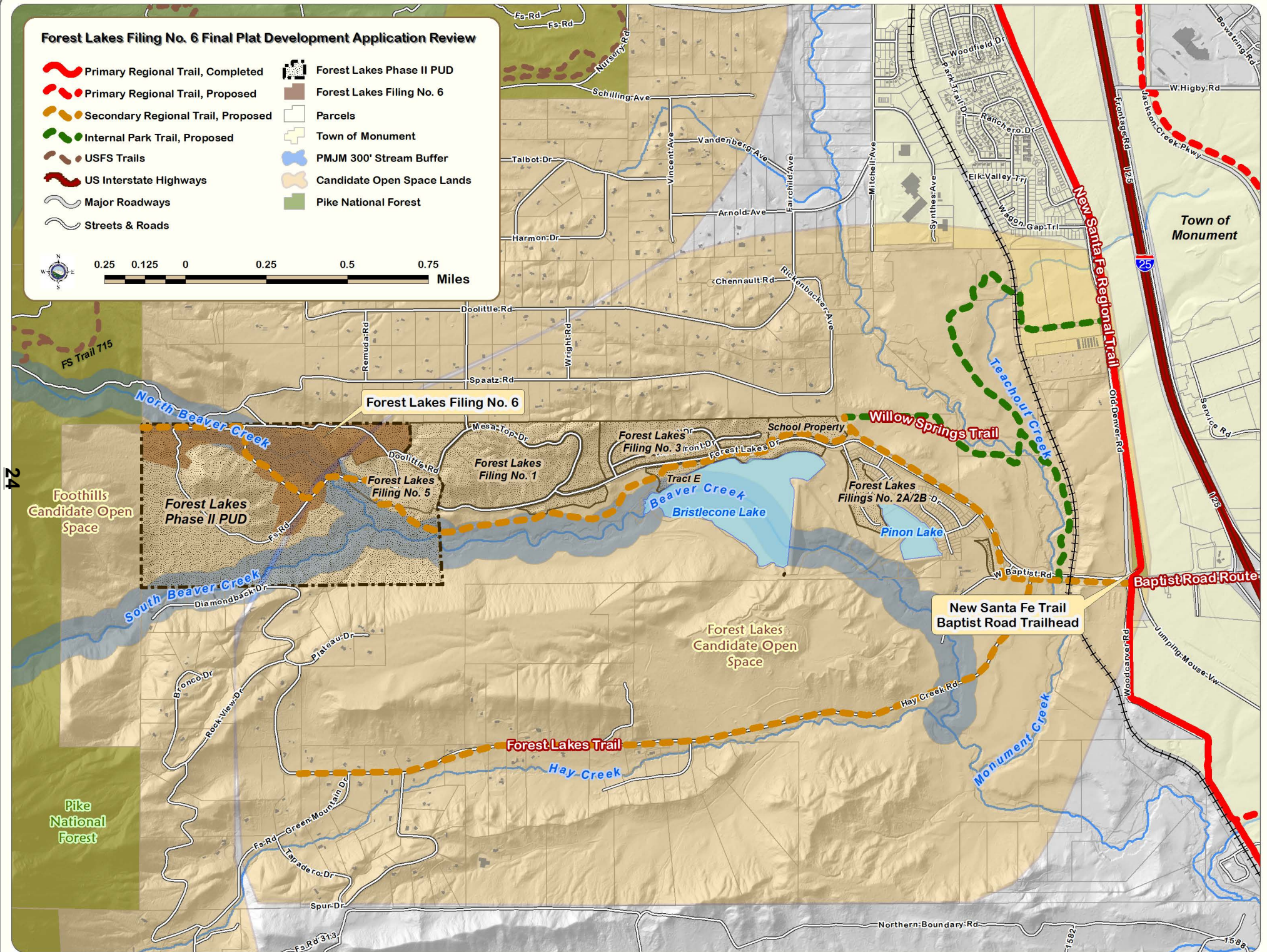
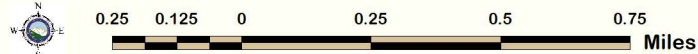
**Recommended Motion (Filing No. 6 Final Plat):**

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 Forest Lakes Filing No. 6 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6 Final Plat, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the easement to El Paso County within the Final Plat General Notes prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (3) the section of the Forest Lakes Secondary Regional Trail located within Filing No. 6 shall be constructed within two years of the recording of the Final Plat; (4) trail plans shall be submitted to and approved by County Parks prior to construction; (5) the trail shall be constructed to Tier 1 standards for a regional trail; (6) the trail shall be maintained by the Forest Lakes Metropolitan District when contained within developer-owned tracts, while El Paso County agrees to maintain the Regional Trail when contained within dedicated roadway rights-of-way; (7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.



# Forest Lakes Filing No. 6 Final Plat Development Application Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- USFS Trails
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Forest Lakes Phase II PUD
- Forest Lakes Filing No. 6
- Parcels
- Town of Monument
- PMJM 300' Stream Buffer
- Candidate Open Space Lands
- Pike National Forest





# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

December 9, 2020

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.

|                                 |  |                                      |            |
|---------------------------------|--|--------------------------------------|------------|
| <b>Name:</b>                    | Forest Lakes Filing No. 6 Final Plat     | <b>Application Type:</b>             | Final Plat |
| <b>PCD Reference #:</b>         | SF-20-027                                | <b>Total Acreage:</b>                | 80.88      |
|                                 |  | <b>Total # of Dwelling Units:</b>    | 68         |
| <b>Applicant / Owner:</b>       | <b>Owner's Representative:</b>           | <b>Dwelling Units Per 2.5 Acres:</b> | 2.10       |
| FLRD #2, LLC                    | Classic Consulting Engineers & Surveyors | <b>Regional Park Area:</b>           | 1          |
| 6385 Corporate Drive, Suite 200 | 619 North Cascade Avenue, Suite 200      | <b>Urban Park Area:</b>              | 1          |
| Colorado Springs, CO 80919      | Colorado Springs, CO 80903               | <b>Existing Zoning Code:</b>         | PUD        |
|                                 |  | <b>Proposed Zoning Code:</b>         | PUD        |

### 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: 1

0.0194 Acres x 68 Dwelling Units = 1.319  
**Total Regional Park Acres: 1.319**

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

##### Urban Park Area: 1

Neighborhood: 0.00375 Acres x 68 Dwelling Units = 0.26  
 Community: 0.00625 Acres x 68 Dwelling Units = 0.43  
**Total Urban Park Acres: 0.68**

#### FEE REQUIREMENTS

##### Regional Park Area: 1

\$467 / Dwelling Unit x 68 Dwelling Units = \$31,756  
**Total Regional Park Fees: \$31,756**

##### Urban Park Area: 1

Neighborhood: \$116 / Dwelling Unit x 68 Dwelling Units = \$7,888  
 Community: \$179 / Dwelling Unit x 68 Dwelling Units = \$12,172  
**Total Urban Park Fees: \$20,060**

### 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 Forest Lakes Filing No. 6 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6 Final Plat, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the easement to El Paso County within the Final Plat General Notes prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (3) the section of the Forest Lakes Secondary Regional Trail located within Filing No. 6 shall be constructed within two years of the recording of the Final Plat; (4) trail plans shall be submitted to and approved by County Parks prior to construction; (5) the trail shall be constructed to Tier 1 standards for a regional trail; (6) the trail shall be maintained by the Forest Lakes Metropolitan District when contained within developer-owned tracts, while El Paso County agrees to maintain the Regional Trail when contained within dedicated roadway rights-of-way; (7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:



## Forest Lakes Filing No. 6 Letter of Intent

**OWNER:**

FLRD #2, LLC  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**DEVELOPER:**

Classic Homes  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**SITE LOCATION:**

Filing No. 6 is generally located west of the intersection of Mesa Top Road and Forest Lakes Drive (Filing No. 5).

**Size:**

Filing No. 6: 80.884 Acres

**Zoning:**

PUD (Existing)

**REQUEST:**

Applicant requests that the 80.884 acres be platted to reflect a total of 68 lots.

The following tracts are also proposed:

|           |         |           |  |
|-----------|---------|-----------|--|
| Filing 6: | Tract A | 947,025sf | (open space, trails, drainage, public utilities, tank) |
|           | Tract B | 286,368sf | (open space, trails, drainage, public utilities, tank) |
|           | Tract C | 1,344sf   | (open space, trails, mailboxes, parking)               |
|           | Tract D | 100,651sf | (open space, trails, public utilities, drainage)       |

All tracts will be for open space, public and private drainage, public utilities and improvements and be owned and maintained by Forest Lakes Metropolitan District (FLMD). All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan.

**PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Filing No. 6 utilizes the existing public roadway and utility infrastructure installed with Forest Lakes Filing No. 5. No phasing of Filing No. 6 is proposed.

**DEVIATION REQUESTS:**

No deviation requests for Filing No. 6 are being requested.

**JUSTIFICATION:**

The proposed Filings 6 is the next logical phase of this previously approved Residential Community. The layout of the street network is unchanged from the previously approved anticipated design. The total quantity of lots in this area is unchanged from the approved PUD/Preliminary Plan.

This proposed plat within the developing Forest Lakes Community is proposed in accordance with the approved Forest Lakes PUD Development Plan and Preliminary Plan.

The proposed development will provide single family residential housing lots.

Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

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

One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the east. The proposed subdivision is adjacent to and is the logical extension of the previously platted Forest Lakes Filing No. 5. The proposed subdivision is the continuation of the ongoing Forest Lakes development with similar lot sizes and densities as the completed phases of Forest Lakes as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. **The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity.** The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*  
The proposed Final Plat is consistent and in conformance with the previously approved 2019 Preliminary Plan Amendment for the Forest Lakes development.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*  
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*  
The site is contained within the service area of the Forest Lakes Metropolitan District and the District has agreed to serve the property. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable PUD Development Plan/ Preliminary Plan.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*  
The site is contained within the service area of Forest Lakes Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No. 1, which were approved by the District.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)].*  
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*  
The Forest Lakes development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 6, will add adequate drainage improvements necessary to serve this subdivision.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in Compliance with this Code and the ECM.*  
Each proposed lot on the site will access a public street. Forest Lakes Filing No. 6 will provide the westerly extensions of Mesa Top Road.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*  
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Forest Lakes Filing No. 6 is located within the Tri-Lakes Monument Fire Protection district. Fire Hydrant locations for the site will be approved by the district. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Forest Lakes Metropolitan District standards. **The completed development will include natural open space.** Transportation is provided by the adjacent existing and proposed public roadway system.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Forest Lakes Filing No. 6 is located within the Tri-Lakes Monument Fire Protection District. The water main system is designed to provide adequate fire flows at the site as required by Tri-Lakes Metropolitan District. Fire Hydrant locations for the site will be reviewed and approved.

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

No off-site impacts have been identified. The owner has requested the property be admitted to PID #3.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

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

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

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

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

#### **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

Existing offsite roads include Mesa Top Road (60' row), Forest Lakes Drive (60' row) constructed by this owner/developer in cooperation with El Paso County.

Existing facilities provided in adjacent Forest Lakes Filing No. 5 include a portion of Mesa Top Road (60 row), as well as the associated mainline utilities and utility services.

#### **Utility Providers:**

Water and Wastewater: Forest Lakes Metro District

Gas: Black Hills Energy

Electrical: Mountain View Electric

#### **UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Forest Lakes Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Forest Lakes Metropolitan District will provide maintenance of proposed water and sewer system.

#### **WATER MASTER PLAN ANALYSIS**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water

demand management through the comprehensive planning and development review process. Relevant policies are as follows:

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

*Goal 1.2 – Integrate water and land use planning.*

*Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

*Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The subject property is located within Region 2, Forest Lakes Metro District Service Area, which is expected to experience significant growth in the County by 2060. Specifically, the plan states:

Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the projected demand is 11,713-acre feet.

Forest Lakes Metro District has provided a water and wastewater commitment letter to serve the development. The District indicates it has ample supply of water to service this development and future developments within the District. The District's water supply includes the Dillon Well and recently constructed surface water treatment plant.

Forest Lakes Metro District provides water service and has committed to serve the property. Water quantity, quality and dependability are sufficient and previously approved.

#### **FIRE PROTECTION:**

Forest Lakes Filing No. 6 is located completely within the Tri-Lakes Monument Fire Protection District and the District has provided a letter of agreement to serve.

#### **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Single-Family parcels are adjacent to the site on the east. Densities of this proposal are comparable to densities to the existing surrounding subdivisions.

#### **LANDSCAPING AND BUFFERING:**

No community landscaping is proposed as a part of this filing.

#### **PROPOSED ACCESS LOCATIONS:**

Access locations have been previously identified by at both Mesa Top Road and Forest Laked Drive. All proposed access points are full movement. A Traffic Impact Study memorandum for the proposed development is provided with this application.

#### **TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance.

db/117560/letter of intent



KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 1.716 ACRES

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (9) NINE COURSES:

- S04°27'43"E, A DISTANCE OF 339.79 FEET;
- S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°06'06", A RADIUS OF 370.00 FEET AND A DISTANCE OF 7.11 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°25'41", A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 67.59 FEET TO A POINT OF TANGENT;
- S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°30'55", A RADIUS OF 215.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT OF TANGENT;
- S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'02"E, HAVING A DELTA OF 47°22'46", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540;

THENCE ON THE NORTHERLY, EASTERLY AND WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 5, THE FOLLOWING (10) TEN COURSES:

- S89°46'48"W, A DISTANCE OF 183.07 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°35'14", A RADIUS OF 170.00 FEET AND A DISTANCE OF 132.29 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.66 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°11'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 268.96 FEET TO A POINT ON CURVE;
- N19°15'40"W, A DISTANCE OF 195.00 FEET;
- S71°35'22"W, A DISTANCE OF 82.41 FEET;
- S73°15'37"W, A DISTANCE OF 79.43 FEET;
- S74°54'03"W, A DISTANCE OF 79.46 FEET;
- S14°22'43"E, A DISTANCE OF 180.00 FEET;
- S14°17'53"E, A DISTANCE OF 90.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N14°17'53"W HAVING A DELTA OF 02°49'14", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 149.89 FEET TO A POINT OF TANGENT;  
THENCE S78°32'06"W, A DISTANCE OF 126.34 FEET;  
THENCE S11°27'54"E, A DISTANCE OF 120.00 FEET;  
THENCE S06°00'12"W, A DISTANCE OF 190.00 FEET;  
THENCE S16°36'58"W, A DISTANCE OF 85.00 FEET;  
THENCE S35°54'31"W, A DISTANCE OF 123.00 FEET;  
THENCE S73°26'22"W, A DISTANCE OF 186.50 FEET;  
THENCE S13°23'21"W, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 93°21'59", A RADIUS OF 345.00 FEET AND A DISTANCE OF 562.19 FEET TO A POINT OF TANGENT;  
THENCE N73°14'40"W, A DISTANCE OF 87.48 FEET;  
THENCE N47°10'45"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'45"W HAVING A DELTA OF 29°25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT OF TANGENT;  
THENCE N13°23'21"E, A DISTANCE OF 187.58 FEET;  
THENCE N76°36'39"W, A DISTANCE OF 12.00 FEET;  
THENCE N13°23'21"E, A DISTANCE OF 112.00 FEET;  
THENCE N76°36'39"W, A DISTANCE OF 138.00 FEET;  
THENCE N13°23'21"E, A DISTANCE OF 72.42 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT ON CURVE;  
THENCE N54°10'11"W, A DISTANCE OF 55.57 FEET;  
THENCE N80°01'15"W, A DISTANCE OF 99.34 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°11'30", A RADIUS OF 365.00 FEET AND A DISTANCE OF 185.96 FEET TO A POINT OF TANGENT;  
THENCE N50°49'45"W, A DISTANCE OF 148.00 FEET;  
THENCE N39°10'15"E, A DISTANCE OF 140.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°10'15"W HAVING A DELTA OF 16°43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT OF TANGENT;  
THENCE N67°33'15"W, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°00'20", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT ON CURVE;  
THENCE S00°24'05"W, A DISTANCE OF 5.00 FEET  
THENCE N89°35'55"W, A DISTANCE OF 271.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47°41'21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 436.97 FEET TO A POINT ON CURVE;  
THENCE S47°17'16"E, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°17'16"E HAVING A DELTA OF 25°13'46", A RADIUS OF 355.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE;  
THENCE N72°31'01"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°31'01"E HAVING A DELTA OF 03°15'17", A RADIUS OF 525.00 FEET AND A DISTANCE OF 29.82 FEET TO A POINT ON CURVE;  
THENCE N75°46'18"W, A DISTANCE OF 581.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;  
THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 572.93 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 29;  
THENCE N89°40'43"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 2638.56 FEET TO THE WEST QUARTER CORNER OF SECTION 28;  
THENCE N89°29'26"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1718.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 79.168 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 80.884 ACRES.

PCDD FILE NO. \_\_\_\_\_

# FOREST LAKES FILING NO. 6

## A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY: \_\_\_\_\_

AS \_\_\_\_\_

OF FOREST LAKES METROPOLITAN DISTRICT.

STATE OF COLORADO )

} ss

COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF FOREST LAKES METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 6. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS: \_\_\_\_\_ OF

FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )

} ss

COUNTY OF EL PASO )

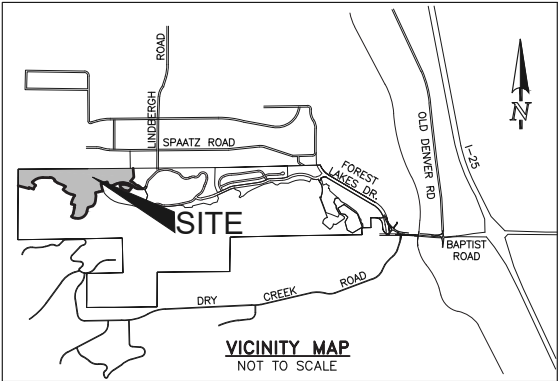
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION AUGUST 14, 2020.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 6, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0258G, 08041C0259G, 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018. (ZONE X)
- THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 200554 WITH AN EFFECTIVE DATE OF AUGUST 13, 2020 AT 8:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND EMERGENCY ACCESS ROAD AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT B OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND WATER TANK AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.



GENERAL NOTES: (CONTINUED)

- TRACT C IS FOR OPEN SPACE, TRAILS, MAILBOXES AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDED 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, THE 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED.
- THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
  - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 68 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 6 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS. 204033348 & 208042748.
- GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND DEBRIS FLOW. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL THOMSON INC., DATED JULY 18, 2018 AND IS HELD IN THE FOREST LAKES FILINGS 5, 6, & 7 PUD/PRELIMINARY PLAN AMENDMENT FILE (PUDSP-18-001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DEBRIS FLOW/MUD FLOW ANALYSIS PREPARED BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IS ALSO HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 215119474 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.

SUMMARY TABLE:

| LOTS/TRACTS  | AREA         | PERCENTAGE | OWNER                                 | MAINTENANCE                           |
|--|--------------|------------|---------------------------------------|---------------------------------------|
| TRACT A<br>(OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES, EMERGENCY ACCESS ROAD) | 947,025 SF   | 27%        | FOREST LAKES<br>METROPOLITAN DISTRICT | FOREST LAKES<br>METROPOLITAN DISTRICT |
| TRACT B<br>(OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE, WATER TANK)            | 286,368 SF   | 8%         | FOREST LAKES<br>METROPOLITAN DISTRICT | FOREST LAKES<br>METROPOLITAN DISTRICT |
| TRACT C<br>(OPEN SPACE, TRAILS, MAILBOXES, PARKING)                                | 1,344 SF     | (<1%)      | FOREST LAKES<br>METROPOLITAN DISTRICT | FOREST LAKES<br>METROPOLITAN DISTRICT |
| TRACT D<br>(OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)                        | 101,651 SF   | 3%         | FOREST LAKES<br>METROPOLITAN DISTRICT | FOREST LAKES<br>METROPOLITAN DISTRICT |
| LOTS (68 TOTAL)  | 1,891,929 SF | 53%        | INDIVIDUAL LOT OWNERS                 | INDIVIDUAL LOT OWNERS                 |
| PUBLIC R.O.W.  | 294,999 SF   | 9%         | COUNTY                                | COUNTY                                |
| TOTAL  | 3,523,316 SF | 100%       |                                       |                                       |

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

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.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 6 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (NAME OF DOCUMENT TO BE DETERMINED). THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

COUNTY ASSESSOR

DATE

CLERK AND RECORDER:

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

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

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_

DEPUTY

FREE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: DISTRICT 38

BRIDGE FEE: \_\_\_\_\_

URBAN PARK FEE: LAND IN LIEU OF FEES

REGIONAL PARK FEE: LAND IN LIEU OF FEES

DRAINAGE FEE: BEAVER CREEK BASIN

OWNER:

FLRD #2, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
719-592-9333

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOREST LAKES

FILING NO. 6

JOB NO. 1175.60

AUGUST 14, 2020

SHEET 1 OF 6



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO  
TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29,  
ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



PCDD FILE NO.

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOREST LAKES  
FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 2 OF 6



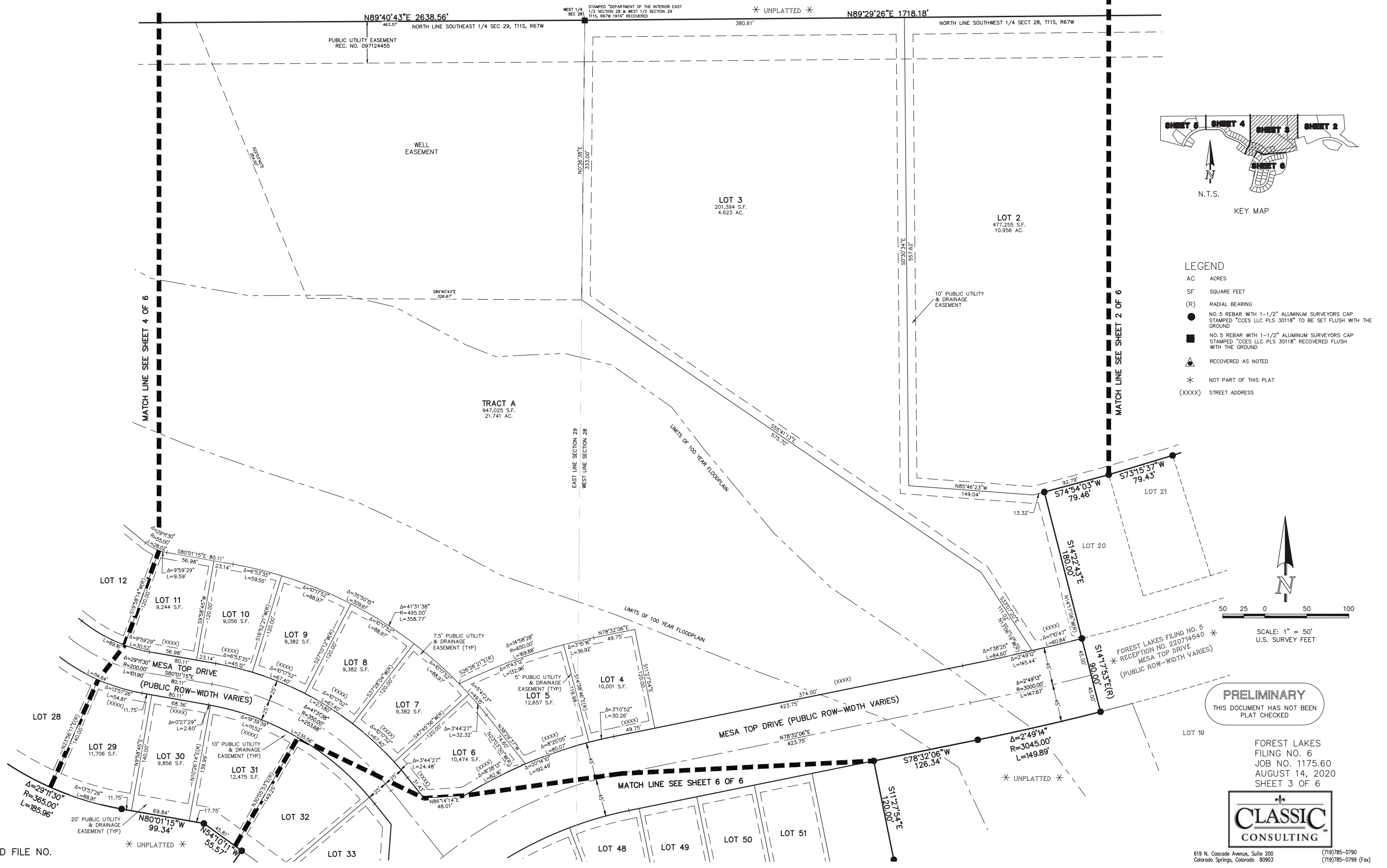
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)



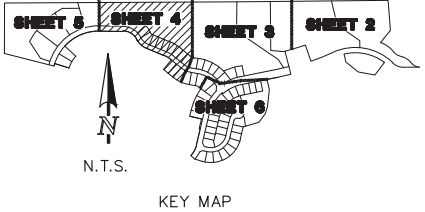
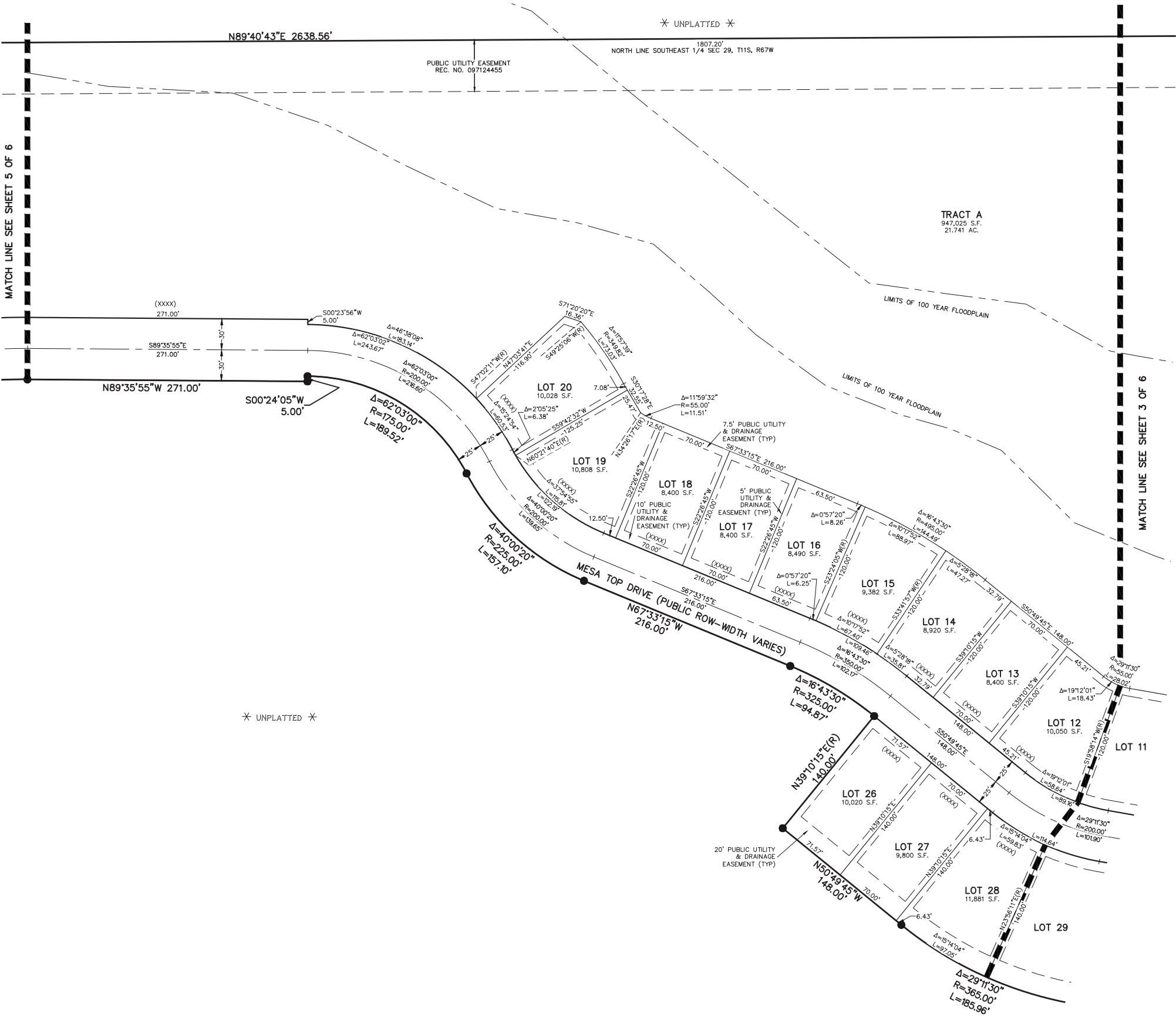
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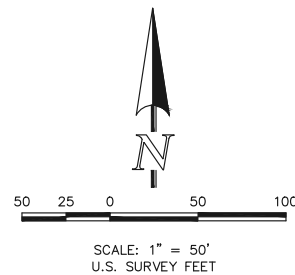


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- LEGEND
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
  - RECOVERED AS NOTED
  - NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS



PRELIMINARY  
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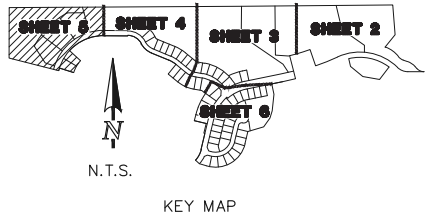
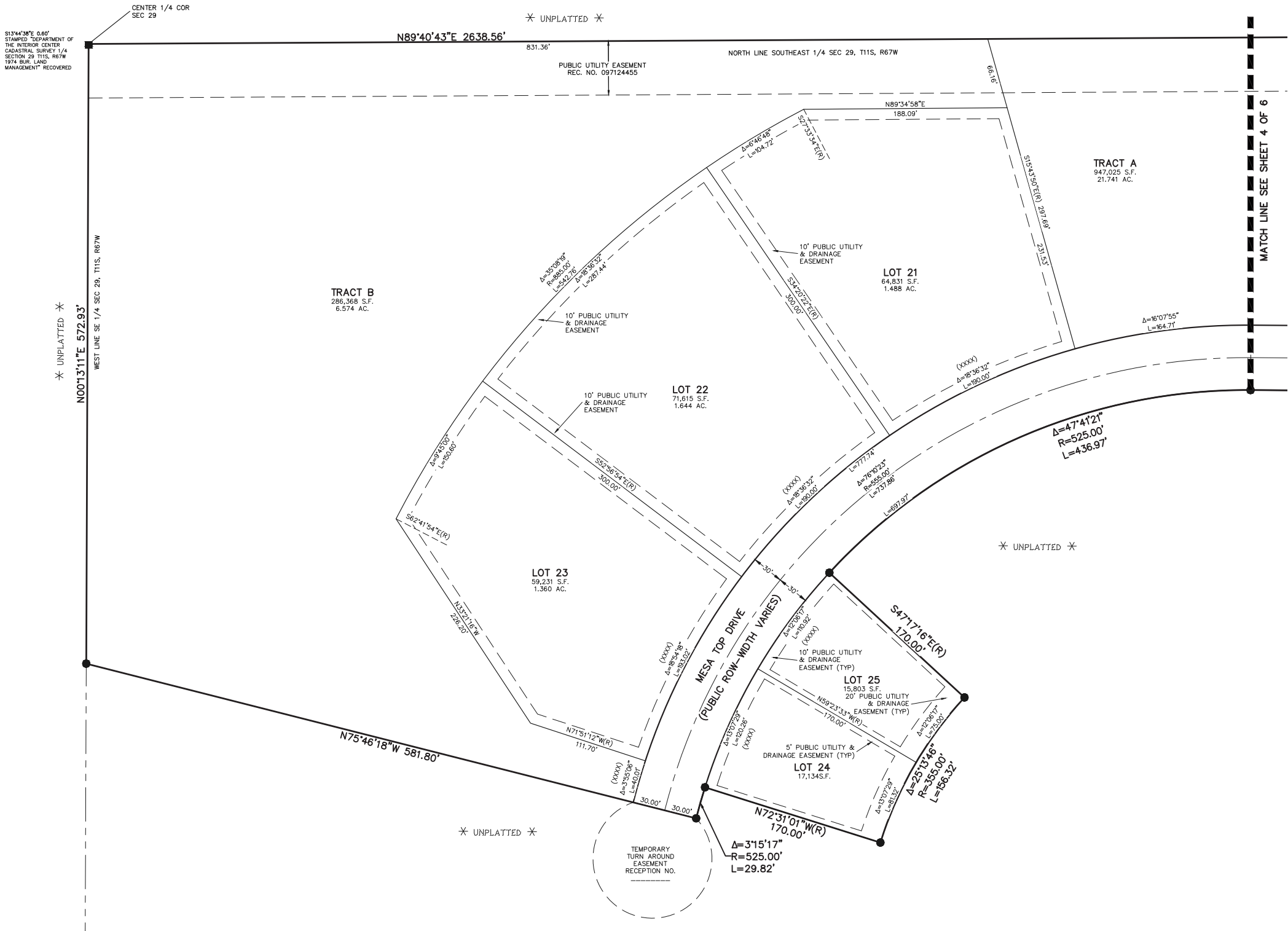
FOREST LAKES  
FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 4 OF 6



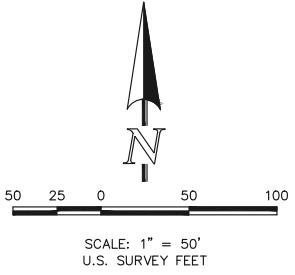
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
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JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 5 OF 6



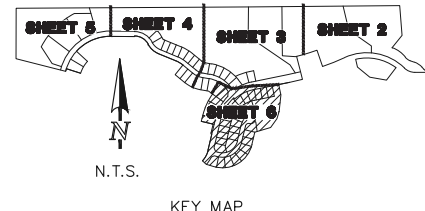
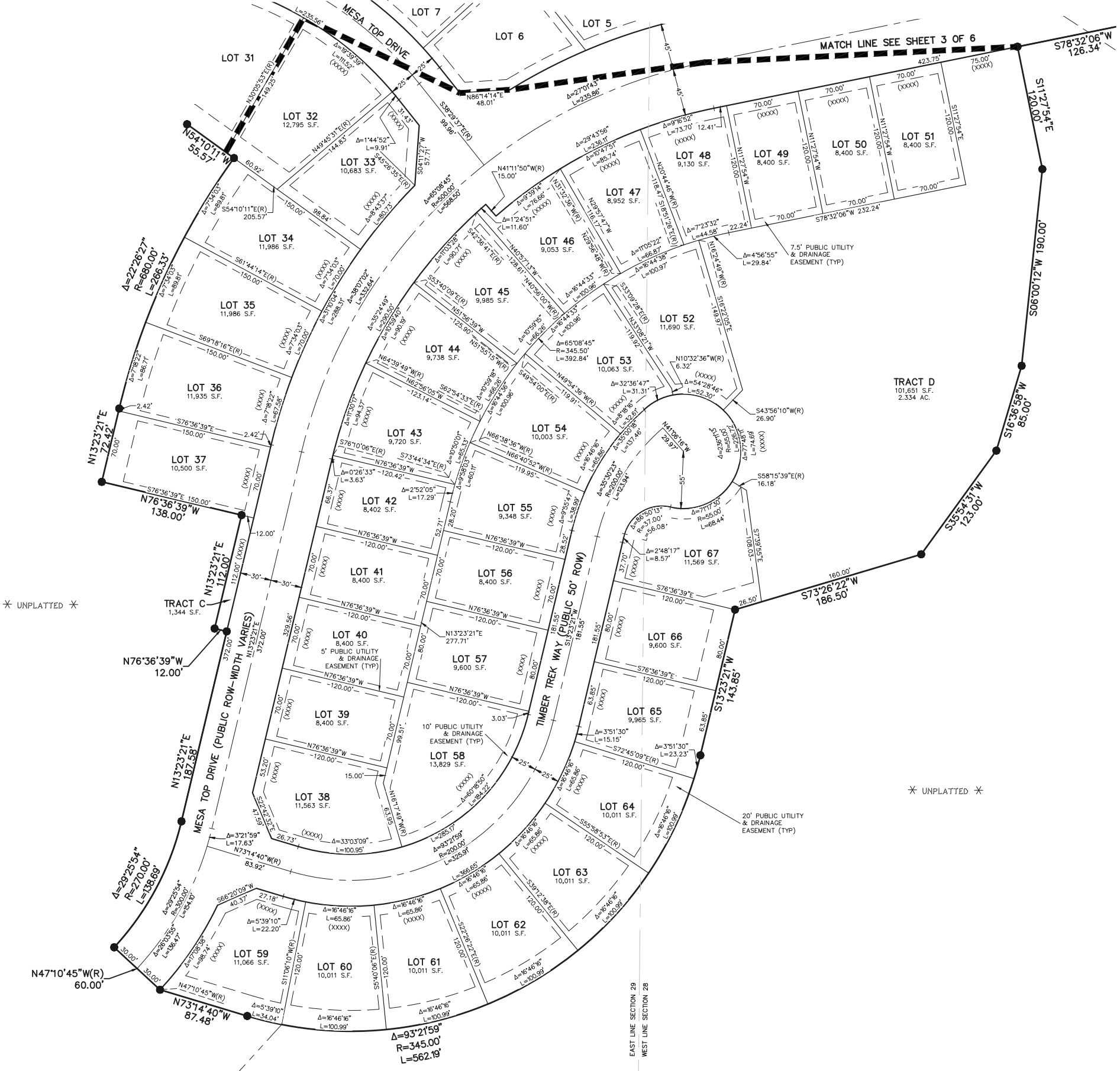
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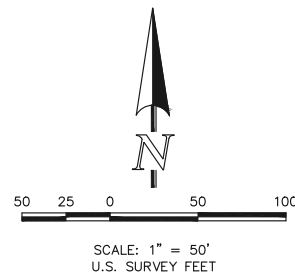


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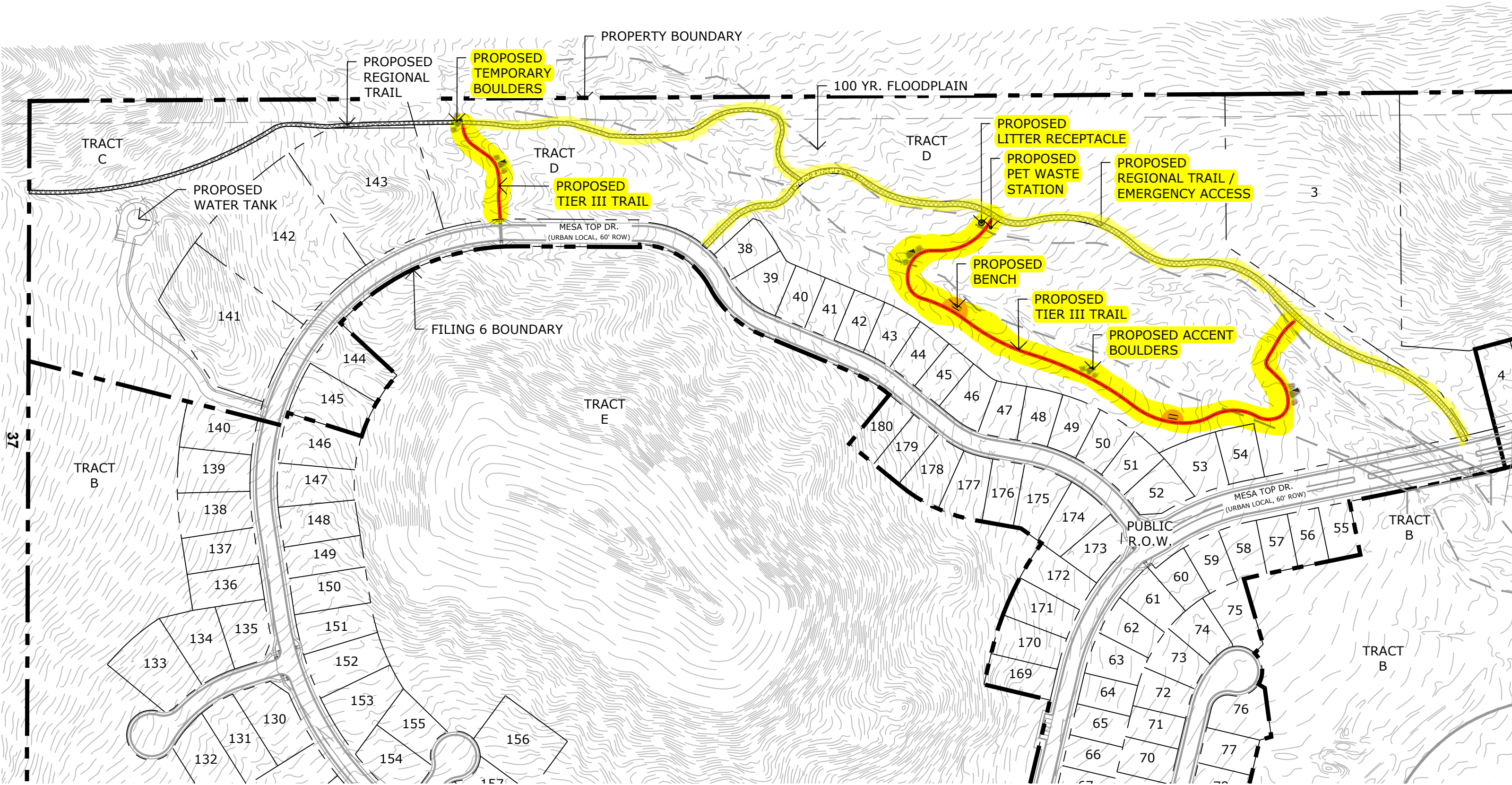
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AUGUST 14, 2020  
SHEET 6 OF 6



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PCDD FILE NO.





## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Rainbow Falls Historic Site Annual Report

**Agenda Date:** December 9, 2020

**Agenda Item Number:** #7 - A

**Presenter:** Todd Marts  
Manager, Recreation and Cultural Services Division  
Theresa Odello, Recreation Program Coordinator

**Information:** X      **Endorsement:**

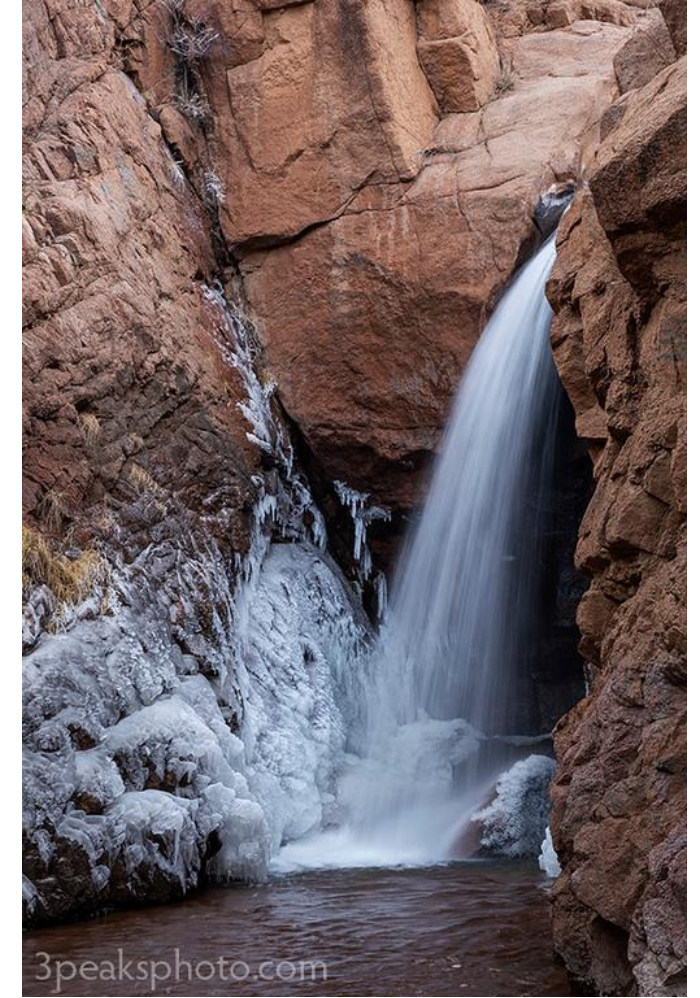
#### **Background Information:**

El Paso County accepted ownership and management of the Rainbow Falls Historic Site in 2010 and has collaborated with many community partners to restore the site. Please find attached a power point presentation that provides a summary of the visitation and programs in 2020.

#### **Recommended Action:**

Information Only





# RAINBOW FALLS HISTORIC SITE

PARK ADVISORY BOARD MEETING ~ DECEMBER 9, 2020

# RAINBOW FALLS HISTORICAL REVIEW

|          |   |
|----------|---|
| Pre-2006 | Owned by the Mansfield Development Corporation  |
| 2006     | Manitou Environmental Citizen Action (MECA) initiates cleanups  |
| 2007     | El Paso County and MECA agree to partner on restoration efforts   |
| 2010     | The Mansfield Development Corporation transfers the ownership to County   |
| 2011     | Rainbow Falls Master Plan is completed / restoration projects begin   |
| 2013     | County secures Transportation Enhancement Program Grant for the Rainbow Falls Access Improvement Project  |
| 2013     | Major Flooding / CDOT subsequently completes significant repairs, including bank stabilization and access road/main trail   |
| 2015     | County completes construction plans and bid documents for Rainbow Falls Access Improvement Project  |
| 2016     | CDOT launches Manitou Avenue Bridge repairs / County completes FEMA-funded primitive trail repairs  |
| 2017     | County / Stakeholders agree to change the classification of Rainbow Falls from a recreation area to a <b>historic site</b> with controlled access and operational hours |

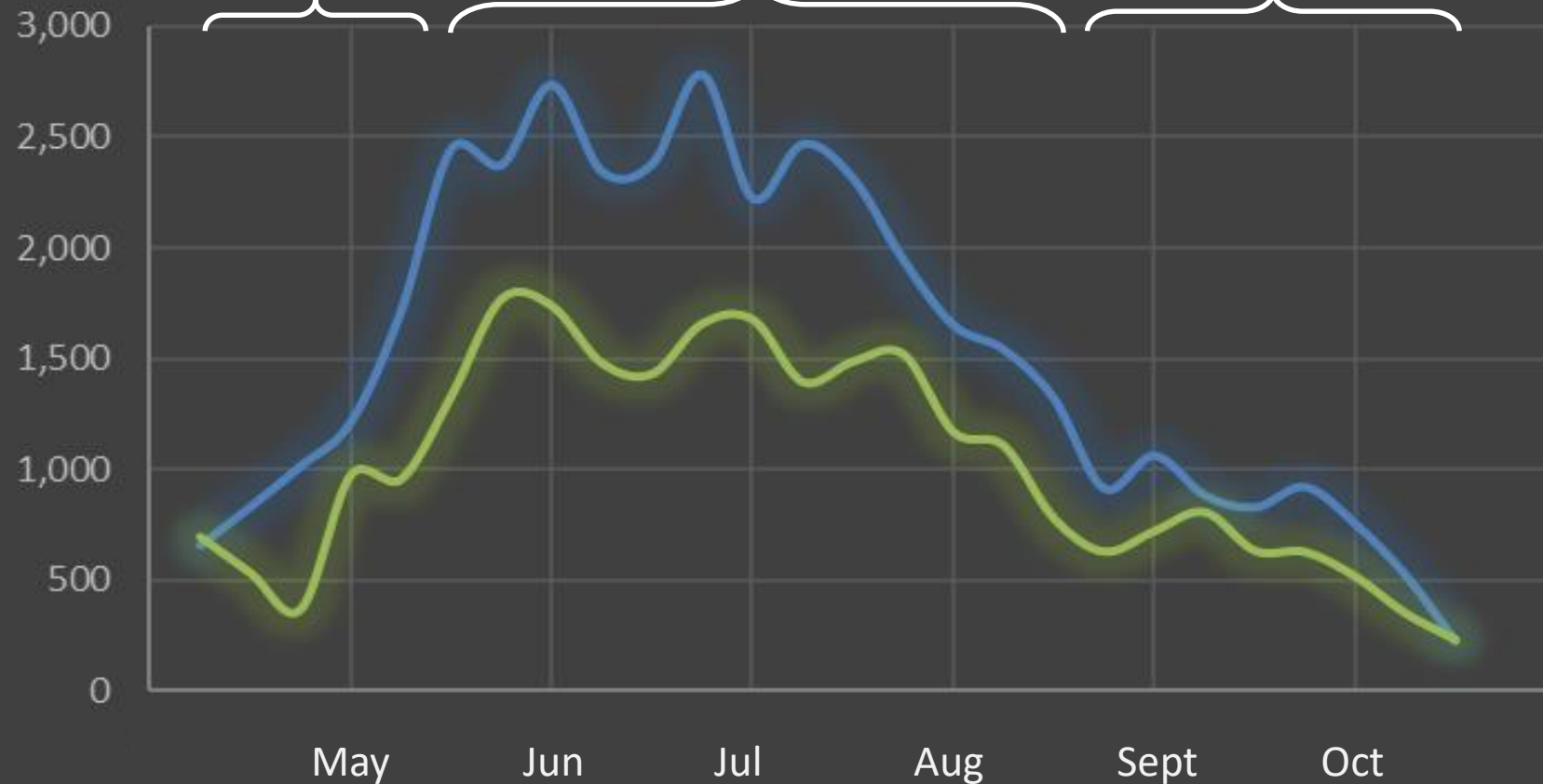


## 2020 Attendance & Donations

Open 2 days/week

Open 4 days/week

Open 2 days/week



Total Visitors:  
40,538

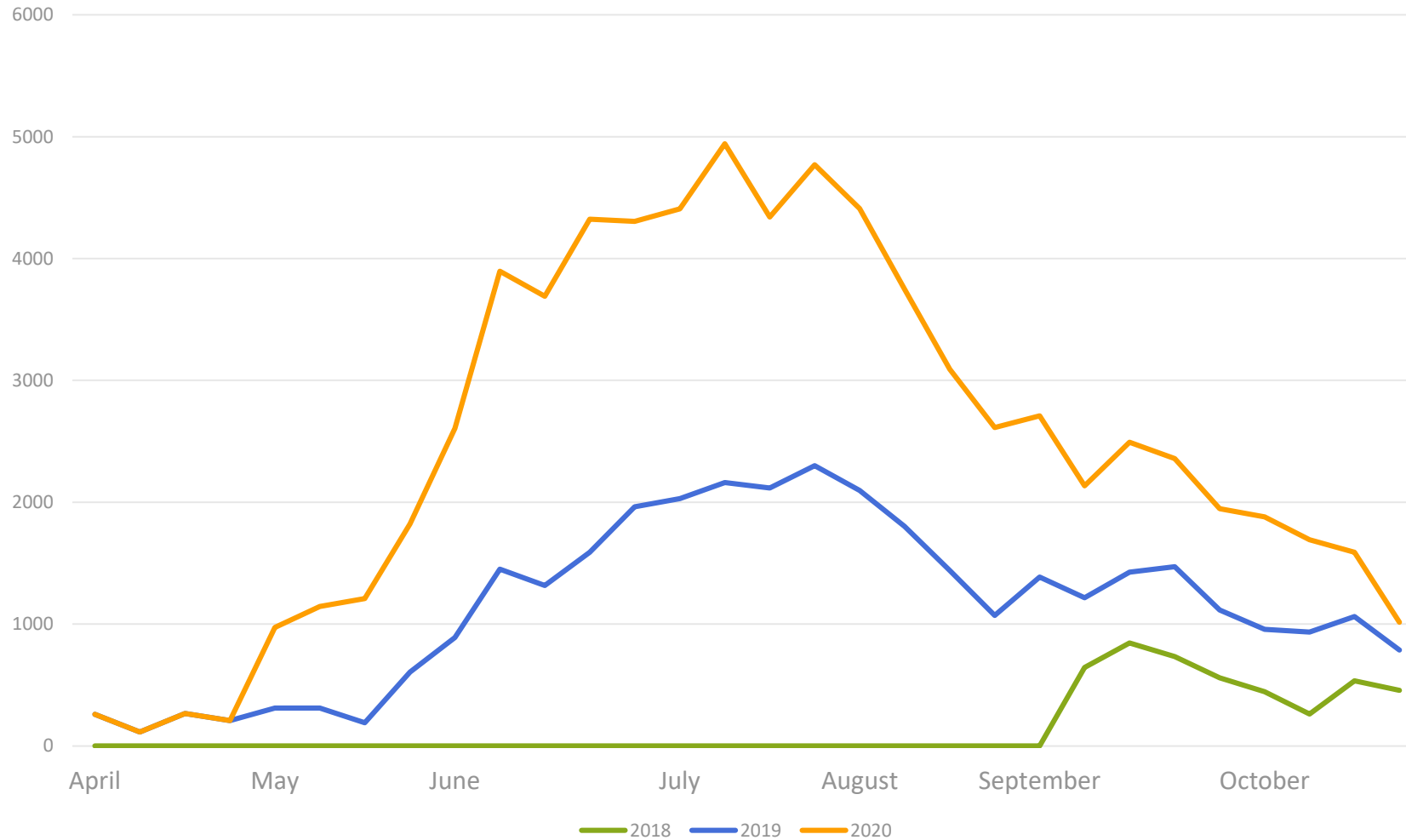
Total Donations:  
\$22,044

Average Visitors/Day:  
497

Highest in one Day:  
919 on 7/18

# Yearly Attendance Comparison

42



2018:  
4,478

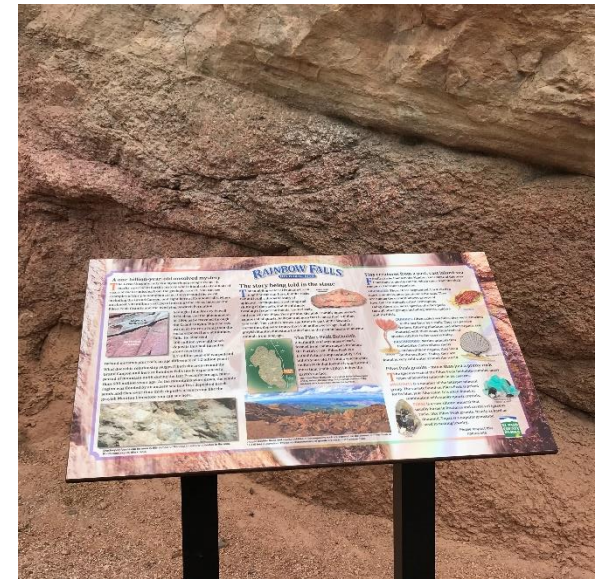
2019:  
30,925

2020:  
40,538

# 2020 PROGRAMS

- Winter Waterfall Viewing
- Manitou Kiwanis Group Visit
- Geology Walk
- History Walk
- Flow Patterns & Boat Races
- Clean Up Day
- Yoga (two days)
- Senior Living Group Visit
- Photography Class

**Total: 499 Visitors, \$836 Donations**



**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** 2021 Action Plan  
**Agenda Date:** December 9, 2020  
**Agenda Item Number:** # 7 - B  
**Presenter:** Tim Wolken, Director of Community Services  
**Information:** **Endorsement:** X

**Background Information:**

The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting.

Please find attached the proposed 2021 Community Services Department Action Plan that includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

**Recommended motion:**

Move to endorse the 2021 Action Plan.



## Community Services Department

### 2021 Action Plan



December, 2020

## **INTRODUCTION**

The 2021 Community Services Department Action Plan includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

### **El Paso County Mission**

El Paso County is a regional leader providing valued and necessary community services in the most cost-effective manner.

### **El Paso County Vision**

El Paso County is recognized as a national model and proven leader in providing excellent community services. We reflect our community's values and traditions when serving our citizens and guests. We strive for and embrace partnerships and innovation in developing a sustainable and vibrant regional economy. We deliver efficient, transparent and effective services.

### **County Goals**

1. Maintain and promote a financially sustainable County government that is transparent and effective.
2. Continue to enhance understanding of civic services and promote participation, engagement, and confidence in County government.
3. Maintain and improve the County transportation system, facilities, infrastructure, and technology.
4. Consistently support regional economic strength.
5. Strive to ensure a safe, secure, resilient and healthy community.



## **CSU Extension**

### **1. Expanded/Diversify Community Education Opportunities/Programming**

It is proposed to expand community education opportunities related to economic development and resilience relevant to agriculture, food safety and Cottage Foods certification. Specific objectives include:

- The Family and Consumer Science (FCS) program will enroll 100 adults in certification programs to build workforce skills and home business start-ups.
- Offer at least 3-5 agricultural/small acreage programs that address emerging needs, sustainability or other best practices.
- 30 Livestock and Equine producers/managers will report applying newly gained information in their decision-making process, acquire new and current information that can assist them in being more sustainable.
- Increase agricultural support by including technical assistance education to meat producers as well as fruit and vegetable producers.
- FCS will offer 2 fiscal programs related to money management and personal finance.

### **2. Diabetes and Cardiovascular Health Improvement Programs**

FCS programming to include eight educational programs focused on diabetes and cardiovascular health improvement.

### **3. Targeted Volunteer Recruitment and Expanded Volunteer Opportunities**

CSU Extension will invest in human capital and build community/individual capacity by recruiting, screening, training, managing and retaining effective volunteers to guide, coordinate and deliver CSU Extension programming. Specific objectives include:

- The Master Gardener program will recruit and screen new apprentices, but due to COVID, will not be taking on as many new volunteers. Instead, we will target people with public speaking skills, as this is something we can do even remotely.

- Continue with the remote help desk this year due to COVID and increase training and advertising of this resource.
- Support volunteers with at least four trainings annually that provide relevant information to youth programming and education
- Create specific job title and descriptions along with supporting documents to help with onboarding and training of new volunteers to help with increasing 4-H youth development base by 3%
- Re-structure and/or create new volunteer positions within superintendents, advisory committees, club leaders, and project leaders.

#### **4. Expanded Community Partnerships**

It is proposed to expand community partnerships with governmental agencies, non-profits and schools to increase programming, audiences and delivery points throughout El Paso County.

- Expand community engagement working with the Pikes Peak Library District (PPLD) to expand programming to multiple locations in the county.
- The horticulture program will partner with Colorado Springs Utilities, Farmer's Markets, and garden-related organizations on four collaborative programs.
- Identify and build awareness with other educational entities such as but not limited to schools, PPLD, nature centers and the YMCA to enhance and broaden 4-H Youth Development programming opportunities / impacts to offer a minimum of three collaborative programs.
- The Local Food Program will represent CSU Ext. and EPC Community Services Dept. at the Food Policy Advisory Board Meetings.
- Horticulture will partner with the Pikes Peak Library District (PPLD) to provide two educational programs over zoom.
- Horticulture will partner with Colorado Springs Utilities, other county/city organizations, and garden-related organizations (such as the Horticulture Art Society) on at least 3 programs.
- The Master Gardeners will have an educational booth at the Colorado Farm and Art Market.

- We will offer Horticulture open class and have two educational programs open at the 2021 County Fair.
- Begin discussions with the SE Chapter of the Colorado Native Plant Society to investigate partnering to offer the Native Plant Master Program in the County.
- Collaborate with OEM/Risk on disaster planning.

**5. Expand AmeriCorps Programming**

Fill open AmeriCorps positions to enhance programming to youth populations that identify as low income/at risk.

**6. Expand Colorado Gardener Certification Program**

Horticulture will expand marketing of the new online Green School to at least 80 green industry companies and parks / open space departments to offer Colorado Gardener Certificate training to their employees. The program includes best management practices to improve landscaping efforts, reduce pesticide use, and lesson irrigation use. The goal is to have at least ten participants completing the training.

**7. Expanded Community Horticulture Programs**

- Launch a virtual Gardening Bootcamp for Newcomers Series in the Spring.
- Work with Douglas County Extension to provide two classes on vegetable gardening for newcomers in Spanish.
- Continue to work on food insecurity in the County by encouraging participation in the Grow and Give Modern Victory Garden Project.
- Collaborate with Local Foods and Family and Consumer Science in our office to do a Seed to Salsa tomato series.
- Master Gardeners will help FOX with the educational portion of their garden tour.
- Deliver a “Purge the Spurge” educational program in April, where people will learn about this noxious weed through social media, a class, and a newspaper article, culminating in an event where people will get garden plants in exchange for pulling their list A noxious weed myrtle spurge.

**8. Expanded Extension inter-office collaboration**

- FCS/Local Foods/Horticulture to collaborate in providing a series of programming related to growing food, preserving food safely, and purchasing local grown produce.
- FCS/4H will be offering a series of videos related to project areas such as food preservation and food preparation.

**9. Increase 4-H Participation/Skills**

- Staff/volunteers will expand efforts to increase enrollment in 4-H Youth Development by 5%.
- Increase county wide educational programming by 2-3 events focused on specific project areas.
- Provide a series of 3-4 virtual meetings along with onboarding resources for new families to help with retention of members.
- Provide a series of 2-3 leadership trainings to youth involved on leadership councils.
- 60 Youth will report they are caring and contributing members of society through life skill development attained in the 4-H program.

**10. Increase Participation in Community Development Projects**

- Participate on the steering committee as it relates to fairgrounds improvements and building development.
- Be the conduit between our Jr Livestock Sale Committee, Extension Advisory Committee and the local rescue mission to develop a means to funnel buy-back livestock from the junior livestock sale to the rescue mission to benefit the homeless in El Paso County.

## **VETERAN SERVICES**

### **1. Update the Veteran of the Year Nomination Packet and Selection Process**

The nomination packet will include clearer criteria of the requirements. The selection process will include a scoring scale for each of the criterias listed in the nomination packet.

### **2. Expand Staff Accreditations**

Staff will pursue multiple accreditations with veteran service organizations so the staff can better assist veterans with different Veteran Affairs (VA) representation.

### **3. Veterans Day Parade**

Staff will explore the opportunity for our Veteran Services Office to participate in the annual Veterans Day Parade.

### **4. Increased Participation at Proclamations**

Staff will expand recruitment efforts to significantly increase veteran participation at the annual BoCC proclamation ceremonies for Veterans Day, Memorial Day, and Pearl Harbor Day.

### **5. Update the Veterans Services Survey**

The project will include a review of our current survey and compare with the Colorado Division of Veteran Affairs's survey to create one survey for use in 2021. The 2021 survey process will also include the ability to submit the survey electronically to our office with the ability to share with the Colorado Division of Veteran Affairs.

### **6. Partner with Operation TBI Freedom at Mt Carmel location**

Partner with Operation TBI Freedom for veterans to simultaneously schedule appointments at both their office and our Mt. Carmel Veteran Service Center office.

### **7. Partner with Veteran Climb at Mt Carmel.**

Veteran Climb (VC) is a program through Mt Carmel that assists homeless and incarcerated veterans. Establish a partnership with VC to assist incarcerated and homeless veteran with obtaining VA benefits with the goal of preventing recidivism issues.

## **ENVIRONMENTAL DIVISION**

### **Household Hazardous Waste Facility (HHWF)**

#### **1. Concrete Pad Destruction**

The project includes the removal of a concrete pad and bollards that remain following the removal of the used oil tank and replacing with a usable surface.

#### **2. Systematic Tool Organization**

Complete a reorganization of the tool inventory that will allow securing needed tools more quickly and efficiently. Implement a method to ensure the tools are returned to the proper location for future use.

#### **3. Parking Lot Signage**

Expanding on the building upgrades in 2020, the project will include placing several large directional arrows and a DO NOT ENTER sign on the pavement to help direct traffic for both staff and customer safety.

#### **4. Black Forest Section 16 Lease**

The current lease for the Black Forest Section 16 with the State Board of Land Commissioner expires December 8, 2022. El Paso County must provide notice of its intent to extend the lease and request any modifications by December 8, 2021. The project includes involving all stakeholders to determine needed modifications and then seek approval of the renewal process.

#### **5. High-Volume Low Speed Fan**

Research the feasibility of adding a high-volume low speed fan (HVLS) to the receiving area to allow air flow in all directions. The HVLS fan creates convection-like air currents that build as the fan continues to spin. The increased air circulation effectively removes hot air and replaces with drier cooler air.

### **Natural Resources**

#### **1. Aerial Reconnaissance of Conservation Easements**

Explore the feasibility of remotely monitoring selected properties under conservation easement (CE). Each CE property is monitored every year in order to fulfill our obligations as certified stewards of the easements in perpetuity. The



use of drone imagery video footage, especially in circumstances where terrain is difficult to navigate by foot, will be considered.

## **2. Conservation Easement Field Notes**

Update the field notes technique for conservation easement monitoring to guarantee that property notes and photographs are taken, as needed, to describe any obvious changes, problems or possible violations.

## **Noxious Weeds**

### **1. Weed Management Plan**

Review and update, if necessary, the El Paso County Noxious Weed Management Plan as required by the Colorado Noxious Weed Act.

### **2. County Parks Noxious Weed Management Plan Template**

To standardize the noxious weed management plans for the El Paso County Parks system, develop noxious weed management plans for each regional park. Utilize ArcGIS to create detailed maps for noxious weed infestations identified in each regional park.

## **Environmental Compliance**

### **1. Paint Fuel Tanks**

Building on the success of the Black Forest and Peyton fuel storage tanks painting from 2020, staff will paint the Fountain and Ellicott fuel storage tanks in 2021 to help preserve the maximum useful life of the tanks.

### **2. Used Oil Tank Disposal**

Due to contamination of the Calhan used oil tank, the tank can no longer be used to collect used motor oil. Determine the feasibility of cleaning, removing, decommissioning and transporting the tank for final disposal in compliance with all federal, state, and local regulations.

## **Administration**

### **1. Marketing Plan**

A marketing plan will be developed for the Environmental Division to promote programs and services offered by the Division.

## **RECREATION AND CULTURAL SERVICES DIVISION**

### **1. Interpretive Staffing & Programming at Paint Mines Interpretive Park**

Staff will recruit a part-time Interpreter(s) that will provide informal interpretation in the park and protect the resource. They will also update existing Paint Mines interpretive materials and resources, recruit volunteers, and lead an expanded schedule of guided hikes.

### **2. County Fair Entrance Procedures**

Staff will research best practices for fair and event entry procedures, develop and implement a plan and gate attendant manual for the 2021 County Fair.

### **3. Sensory Based Program at Bear Creek Nature Center**

Work with local experts to research and design sensory-based programming to serve individuals with developmental disabilities and/or special needs.

### **4. Cubs Corner at Bear Creek Nature Center**

The project includes expanding the Cubs Corner exhibit to include seasonal rotation of items and activities that will appeal to and serve all visitors, especially returning visitors who may look forward to “what’s new” when visiting the nature center.

### **5. Watershed Exhibit at Fountain Creek Nature Center**

Improve the Watershed Exhibit at Fountain Creek Nature Center to highlight the Arkansas River on the Watershed Table.

### **6. Wheelchairs at Nature Centers**

Acquire wheelchairs for the nature centers for emergencies and assist visitors and volunteers inside the facilities.

### **7. Expand Program Diversity**

Broaden the programming diversity and provide a meet up opportunity for underserved audiences to the birdwatching opportunities in Fountain Creek Regional Park.

**8. Expand Birding at Fountain Creek Nature Center**

Research, develop, establish and create a plan to expand the birding programs at Fountain Creek Nature Center that will include a marketing plan and establish a monthly Adult Birding Club.

**9. Traveling Leave No Trace Exhibit**

Develop a traveling Leave No Trace Exhibit to address the increased usage of our parks that can be set up at any of the parks to educate the public about the principles and how to respect the park and environment. Throughout the year, the exhibit will be set up at parks throughout the County: Paint Mines, Pineries, Fox Run, etc.

**10. Rainbow Falls Online Reservation System**

Explore the development of an online reservation system for Rainbow Falls Historic Site to address overcrowding issues at the site.

**11. Social Media Plan for Nature Centers**

Develop and implement a specific social media plan for nature center including Facebook and Instagram pages.

**12. Reception Desk Online Registration**

Research implementing electronic registration system, including reservations taken at the reception desk.

## **PARK OPERATIONS DIVISION**

### **1. Individual Park Operation Plans**

Individual park operation plans will be developed for each regional park that will include scheduled ongoing maintenance tasks, major maintenance projects, and an annual maintenance budget.

### **2. County Parks Master Plan Update**

The County Parks Master Plan is the guiding document for the strategic development of parks, trails, open space, and recreation / cultural facilities and programs in El Paso County. The Parks Master Plan is an element of the County-Wide Master Plan that is used by County elected officials and departments to ensure that new development proposals conform and contribute to effective and responsible growth in El Paso County. The Parks Master Plan will continue to guide the County's efforts to provide high quality of park, recreation, and cultural facilities and services that are valued by our citizens. The current Parks Master Plan was completed in June, 2013 and is commonly updated every 7 – 10 years.

### **3. Paint Mines Interpretive Park Master Plan**

The Paint Mines Interpretive Park (Paint Mines) Management Plan will be upgraded to a formal master plan. The process will include the analysis of the current use of the park and assess desired user interests. The master plan process will provide opportunities for citizen and stakeholder involvement and develop a plan to guide future improvements while addressing park preservation and conservation efforts. The master plan will also address the significant expanded use of the Paint Mines and potential operational modifications to address vandalism and overuse concerns.

### **4. Homestead Ranch Regional Park Master Plan**

Located at the edge of Black Forest, Homestead Ranch Regional Park includes 450 acres of diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. Parks staff recommends the completion of a master plan update to outline current conditions, future uses to include enhanced passive and active recreational opportunities, additional trail and interpretive opportunities, improved land and habitat conservation, and existing infrastructure improvements and maintenance needs. The process will include the opportunity for citizen and stakeholder input.

**5. Pavilion / Rental Deposits**

Park Administration staff will research expanded use of deposits for reserved facility use in the County park system. At times, additional park staff efforts are required for cleaning facilities due to improper use, not abiding to rental policies, or lack of cleaning prior to departing from the facility.

**6. Expand Use of Native Grasses**

County Parks and CSU Extension staff will explore the expansion of native grasses within the County Parks system to reduce the reliance and cost of ongoing irrigation.

**7. County Parks Signage Standards**

Staff will review existing signage in County parks and develop sign standards / specifications to enhance consistency, appearance, and function.



## **2021 Capital Improvement Programs**

### **Ongoing Projects**

#### **1. Bear Creek Regional Park Restroom Replacement**

The replacement of the main park restroom was identified in the 2014 park master plan. The new restroom will feature expanded restroom facilities and storage. The design of the new restroom will be completed in 2020 by TDG Architecture. The existing building will be demolished in spring 2021 with construction scheduled to be completed by June 2021. The construction budget is \$450,000 with funds provided by \$312,000 from Conservation Trust Funds, \$63,000 from 1A Funds, and \$75,000 from regional park fees.

#### **2. Hanson Trailhead Renovation Project**

The Hanson Trailhead and the surrounding areas were severely damaged by flooding in 2015. Damages include erosion / scouring of the embankment, a large loss of embankment soil material, loss of riprap, loss of a section of the Fountain Creek Regional Trail, and extensive damage to the pedestrian bridge abutments. Design of the repair began in 2018 and was completed in 2020 and includes moving the bridge south, adding a second span, trail construction, and various creekbank and riparian restoration activities. Construction is scheduled to start in winter 2020 and be completed by spring 2021 to take advantage of low seasonal water flow rates. Funding for the construction includes \$2,157,549 from the following funding sources: \$819,091 from FEMA, \$354,291 from El Paso County Disaster Recovery Fund, \$750,000 from the Fountain Creek Watershed District, \$209,167 from El Paso County Parks, and \$25,000 from the City of Fountain.

#### **3. Falcon Regional Park – Phase II**

Phase I improvements were completed in 2015 and included the construction of two baseball fields, plaza, and parking lot. Phase II improvements include the construction of an additional baseball field, multi-use field, and parking lot improvements. Design of these improvements was completed in 2020 by NES and construction is planned to start in fall, 2020 with completion by spring, 2021. Funding for the construction of Phase II includes \$955,134 from the following sources: \$375,336 from Great Outdoors Colorado, \$269,956 from Regional Park Fees, and \$226,025 from Ballot Question 1A, and \$83,817 from Conservation Trust Funds.

## **New Projects**

### **1. Fox Run Regional Trail**

The Fox Run Regional Trail is a planned three-mile regional trail that connects Fox Run Regional Park to Baptist Road. The County owns real property and easements along the entire corridor. The construction of the trail requires site-specific design to address roadway crossings, encroachments from adjoining residential properties, and navigating along active utility and drainage corridors. Additionally, there will be direct coordination required with several metropolitan districts, utility providers, and residents along the planned regional trail corridor. El Paso County secured a State Trails Planning Grant from Colorado Parks and Wildlife in 2020 to fund the final design, engineering and development of construction documents. Upon completion of this effort, the County will apply for a Colorado Parks and Wildlife grant to support the construction of the trail.

#### **Funding Sources**

|                    |                  |
|--------------------|------------------|
| Regional Park Fees | \$ 50,000        |
| State Trails Grant | <u>\$150,000</u> |
| Total              | \$200,000        |

#### **Estimated Costs**

|                    |           |
|--------------------|-----------|
| Trail Construction | \$200,000 |
|--------------------|-----------|

#### **Project Timeline**

|                               |                     |
|-------------------------------|---------------------|
| Complete Design & Engineering | July, 2021          |
| Submit Grant Application      | October, 2021       |
| Grant Announcement            | March, 2022         |
| Bid Construction              | April, 2022         |
| Trail Construction            | June – August, 2022 |

## **2. Ute Pass Regional Trail**

The Master Plan for the Ute Pass Regional Trail was approved by the Board of County Commissioners on October 15, 2015. The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. The trail has been developed in sections starting in 2003. Currently 4 miles of the trail remain in the Cascade / Chipita Park area. The Master Plan identified a preferred trail alignment for the trail that includes utilizing public right-of-way by following Chipita Park Road, Fountain Avenue, and CDOT frontage roads, before following French Creek and connecting to the existing Ute Pass Regional Trail. The trail will be concrete or asphalt along public roads and gravel along French Creek. A trailhead is planned within public right-of-way along Spring Street that will include parking, restroom facility, and various site amenities. El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the design and construction of a 3-mile segment between Winnemucca Road and Fountain Avenue by 2022.

| <u>Funding Sources</u>    | <u>2021</u>      | <u>2022</u>      |
|---------------------------|------------------|------------------|
| Capital Improvement Funds | \$171,000        | \$114,000        |
| CDOT (TIP/TAP)            | <u>\$754,000</u> | <u>\$414,000</u> |
| Total                     | \$925,000        | \$528,000        |

| <u>Estimated Costs</u> |           |           |
|------------------------|-----------|-----------|
| Construction           | \$925,000 | \$528,000 |

| <u>Project Timeline</u>           |                            |
|-----------------------------------|----------------------------|
| Design / Engineering / Secure ROW | July, 2019 – May, 2021     |
| Bid Project                       | June – July, 2021          |
| Project Construction              | August, 2021 – March, 2022 |

### **3. El Paso County Fairgrounds Walkways**

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. A site survey was completed in early 2020 which provided critical information for future renovation and construction projects at the Fairgrounds. The project includes the development of plans and specifications for walkways throughout the Fairgrounds to connect various facilities. Focus will be placed on the addition of paved paths throughout the Fairgrounds with emphasis on user-friendly ADA access throughout the property.

#### **Funding Sources**

|                                |                  |
|--------------------------------|------------------|
| County Major Maintenance Funds | \$ 10,000        |
| Grant Funding – CDBG           | <u>\$165,000</u> |
| Total                          | \$175,000        |

#### **Estimated Costs**

|                                       |                  |
|---------------------------------------|------------------|
| Construction Plans and Specifications | \$ 10,000        |
| Construction                          | <u>\$165,000</u> |
| Total                                 | \$175,000        |

#### **Project Timeline**

|                             |                                 |
|-----------------------------|---------------------------------|
| Design / Construction Plans | September, 2020 – January, 2021 |
| Bid Construction            | February – March, 2021          |
| Project Construction        | April – June, 2021              |

#### **4. Santa Fe Open Space**

The Santa Fe Open Space Master Plan is currently in development and is scheduled for consideration and / or endorsement / approval by the Park Advisory Board and the Board of County Commissioners in 2020. The proposed Phase I Improvements include the construction of a 3,000' 4'-8' wide Tier I/III trail along the southern border of the open space and approximately 6,000 feet of Tier IV single track multi-use trails will be constructed throughout the central and northern portions of the open space. An overlook area will be constructed near the open space's high point, along one of the Tier IV single-track trails, to include an interpretive panel that informs the reader of the locations of various landmarks along the southern Front Range, all viewable from the overlook. The project also includes the installation of approximately 1,400' of 4-wire wildlife friendly fencing along the property's eastern boundary.

##### **Funding Sources**

|                           |                  |
|---------------------------|------------------|
| Capital Improvement Funds | \$115,000        |
| Regional Park Fees        | <u>\$ 50,000</u> |
| Total                     | \$165,000        |

##### **Estimated Costs**

|                                  |                  |
|----------------------------------|------------------|
| Tier I Trail Construction        | \$ 55,000        |
| Tier IV Trails Construction      | \$ 75,000        |
| Overlook Construction            | \$ 15,000        |
| 4-Wire Wildlife Friendly Fencing | \$ 10,000        |
| Kiosks, Trail / Entrance Signage | <u>\$ 10,000</u> |
| Total                            | \$165,000        |

##### **Project Timeline**

|                       |                                  |
|-----------------------|----------------------------------|
| January, 2021 -       | Complete Master Plan             |
| February, 2021 -      | Prepare Plans and Specifications |
| March – April, 2021 - | Bid Construction                 |
| May – August, 2021 -  | Construction                     |

## 5. County Fairgrounds Barn Replacement

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. The proposed improvements included the removal and replacement of the small animal barns that are located west of Owens Livestock Arena. The existing, dilapidated wooden barns will be replaced with 10,000 – 13,000 of square feet of new multi-purpose barns which will be designed to provide multi-use opportunities for community activities throughout the year. If financially feasible, a storm shelter will be created below the barns.

### Funding Sources

|                                  |                  |
|----------------------------------|------------------|
| County Capital Improvement Funds | \$200,000        |
| Regional Park Fees               | \$150,000        |
| Grant Funding                    | \$250,000        |
| Naming Rights Program            | <u>\$ 50,000</u> |
| Total                            | \$650,000        |

### Estimated Costs

|                                       |                  |
|---------------------------------------|------------------|
| Construction Plans and Specifications | \$ 90,000        |
| Construction                          | <u>\$560,000</u> |
| Total                                 | \$650,000        |

### Project Timeline

|  |                                 |
|--|---------------------------------|
| Create Barn Advisory Committee         | August, 2020                    |
| Determine Scope of Barn Construction   | Fall, 2020                      |
| Secure Architect                       | December, 2020                  |
| Complete Plans and Specifications      | January – July, 2021            |
| Seek Naming Rights Sponsor(s) / Grants | Spring, 2021                    |
| Complete Ground-Breaking               | July, 2021 (during County Fair) |
| Bid Construction                       | August - September, 2021        |
| Project Construction                   | October – March, 2022           |



## **6. Fox Run Regional Park Improvements**

Fox Run Regional Park is a 414-acre regional park located within Black Forest along Baptist Road. It is one of the most used parks in the County Park system featuring athletic fields, natural trails, playgrounds, and off-leash dog park. Depending on final construction costs, it is proposed to install a new leach field, remodel the restroom and install fixtures at the Oak Meadows restroom to improve sanitary conditions of the restroom and to meet ADA requirements. Also, the Pine Meadows playground has been deemed beyond its useful life and is in need of replacement and/or upgrades. Depending on costs either a new playground will be installed, or individual playground components will be replaced.

### Funding Source

|                           |                  |
|---------------------------|------------------|
| Regional Park Fees        | \$ 200,000       |
| Capital Improvement Funds | \$ 264,000       |
| Trust for County Parks    | <u>\$ 15,000</u> |
| Total                     | \$ 479,000       |

### Estimated Costs

|                     |                   |
|---------------------|-------------------|
| Restroom Upgrades   | \$ 350,000        |
| Playground Upgrades | <u>\$ 129,000</u> |
| Total               | \$ 479,000        |

### Project Timeline

|                  |                       |
|------------------|-----------------------|
| Finalize Design  | March, 2021           |
| Bid Construction | April – May, 2021     |
| Construction     | June – December, 2021 |

## **COMMUNITY OUTREACH DIVISION**

### **Fundraising / Marketing**

#### **1. Northern Nature Center Capital Campaign**

Staff will support the capital campaign efforts for the Northern Nature Center to include assembling a capital campaign team, setting realistic goals, deadlines, and budget, and conducting prospect screening and donor asks.

#### **2. County Fairgrounds Barn Replacement Project**

Staff will support the fundraising for the County Fairgrounds Barn Replacement Project which includes raising approximately \$300,000. In addition to securing grants and donations, staff will pursue naming rights opportunities to support the project.

#### **3. Social Media Marketing Plan**

Staff will coordinate the development of a Social Media Marketing Plan exploring the use of an external contractor to enhance our County Parks Facebook and Website.

#### **4. County Parks 50<sup>th</sup> Anniversary**

Staff will support the 50<sup>th</sup> Anniversary campaign by seeking marketing opportunities, supporting special projects, and maintaining the “50 Things To Do” social media campaign throughout 2021.

#### **5. Obtain a “Partner In The Park” for Paint Mines Interpretive Park**

The Partner in the Parks Program encourages private sponsors to provide \$5,000 annually for a three-year commitment to support designated regional parks / nature centers. The 2021 participation goal includes maintaining current Partners in the Park participants and obtaining a new Partner for the Paint Mines Interpretive Park.

## **6. QR Code Program**

Staff will expand the use of QR codes at park facilities to encourage park users to contribute to the ongoing maintenance of the respective park facility.

## **7. 2021 Grant Applications**

Staff will explore the submittal of the following grants for 2021 projects:

- a. Northern Nature Center
- b. Fairgrounds barn replacements
- c. Colorado Parks and Wildlife non-motorized trail grant to support the development of the Fox Run Regional Trail
- d. Colorado Parks and Wildlife motorized trail grant to support repairs to the Jones Park trail system
- e. Community Development Block Grant – south park district trail improvements
- f. Colorado Springs Health Foundation – park improvements

## **Justice Services**

### **1. Pretrial Services Best Practice and Standards Alignment**

The Colorado Association of Pretrial Services (CAPS) and National Association of Pretrial Agencies (NAPSA) promote professional competence and public safety in the area of Pretrial Services. Staff will review our current policies and procedures and strive to improve practices to align with best practices within state and national standards. One best practice to be considered is release under the least restrictive conditions. Staff to evaluate the recommendations matrix and determine if the conditions of release recommendation meet this best practice.

### **2. Pretrial Services Critical Data Point Measuring**

A mission critical data point noted in “Measuring What Matters”, published by the National Institute of Corrections (NIC) recommends tracking the length of time a defendant is on pretrial supervision. Pretrial Services will work with community partners to compile data on the length of time defendants remain on a Supervised PR Bond, to be used to support outcomes-based decision-making and improve program performance measures.

### **3. Pretrial Services Stakeholder Survey**

Pretrial Services will create and distribute a defendant and stakeholder survey, designed to receive feedback on program effectiveness and community expectations related to Personal Recognizance (PR) Bonds. Information will be used to implement any needed program changes towards continuous quality improvement.

### **4. Validated Risk Assessment Tool Review**

Pretrial Services will review available validated assessment tools for potential replacement of the Colorado Pretrial Assessment Tool. A new validated tool will be evaluated to provide opportunity to assess an increased number of defendants which may help to reduce the average daily population within the Criminal Justice Center. A recommendation for any action will be presented to the Pretrial Services Community Advisory Board.

### **5. Criminal Justice Coordinating Council (CJCC) Action Plan**

The Criminal Justice Planner will work collaboratively with CJCC to complete priority projects within the 2019-2021 Action Plan. Priority objectives identified for 2021 include:

- a. Pretrial Data Dashboard: Implementing a data dashboard for the Pretrial Services Program with the information reviewed on required, recommended, and available outcome and performance measures and critical data points.
  - i. The dashboard will align with the National Institute of Corrections' "Measuring What Matters: Outcome and Performance Measures for the Pretrial Services Field" (2015) publication.
- b. Data Sharing and Integration Opportunities: Furthering opportunities for information and data sharing among criminal justice agencies in El Paso County. Measurable opportunities include:
  - i. Reviewing best-practices.
  - ii. Reviewing prior data integration feasibility studies and updating information on the current status of data availability and needs.
  - iii. Establishing standardized language and definitions of variables, measurements, and outcomes, so data is clearly defined and compatible and outcomes can be compared across the system.

- iv. Learning the use and applications for data management and integration tools, and exploring the access to these tools, such as Power BI.

**6. Criminal Justice Coordinating Council Action Plan**

- a. Along the lines of work with the CJCC, the Planner will develop a CJCC 2019-2021 Action Plan Summary Report, reviewing the progress made by the CJCC and its committees across the three-year period.
- b. With the completion of the current CJCC Action Plan in 2021, the Planner will work with council and committee members to create a new Action Plan with measurable outcomes for upcoming years 2022-2024.

**7. Criminal Justice Planning Webpage Development:**

The Criminal Justice Planner will update the “Criminal Justice Planning” webpage within the El Paso County website to make CJ planning work more accessible to partners and the public. Some of the work may include literature reviews on various research topics, conference presentations, cost/benefit analysis, and other relevant materials developed to help promote efficiency, equitability, and transparency in the local criminal justice system.

**8. Community Corrections Video**

Explore the creation a community corrections program video to educate and train the community, local officials and criminal justice agencies about Community Corrections structure and programming.

**9. Community Correction Database Upgrade**

In 2020 staff explored replacing the Community Correction Database. After exploration, staff determined that updating the current database is the best option. Staff will procure a Microsoft Access Database expert to review and update the community correction database in 2021.

**10. Community Corrections Program Financial Audit**

El Paso County contracts locally for the provision of community corrections offender services. To ensure transparency, compliance, and sound oversight practices, a community corrections program vendor financial audit process will be developed with audits completed in 2021.

**11. Justice Services Art Expo Plan Development**

Explore creating a Criminal Justice Art Expo to highlight the talents of local individuals that have been involved in the criminal justice system and to bring greater understanding of the local system of justice through art and community. A committee of interested individuals will be formed and tasked to develop an art expo plan.

**12. Justice Services Workload Study**

Community Corrections and Pretrial Services will work with the Employer's Council in 2021 to review staff job functions and workloads for optimal performance and service.

**13. Useful Public Services**

El Paso County contracts locally for the provision of useful public services to administer community service sentences. For the benefit of our community, and through partnership with our contractor, we will explore opportunities to improve useful public service programming to the courts, offenders and stakeholders.

**14. Work Release**

Staff will explore opportunities to provide the 4<sup>th</sup> Judicial District with a work release sentencing option. The County will pursue a contractor to administer the program.



**El Paso County Parks  
2020 Action Plan**

| <b>Recreation / Cultural Services</b>                      | <b>Project Manager</b> | <b>Priority</b> | <b>Status</b>      |
|--|------------------------|-----------------|--------------------|
| Expanded Scout Programs                                    | Mary Jo Lewis          |                 | Completed          |
| Expanded Paint Mines Interpretive Park Programming         | Todd Marts             |                 | Completed          |
| Tracking Exhibit   | Mary Jo Lewis          |                 | Completed          |
| Pollinator Garden Upgrades                                 | Mary Jo Lewis          |                 | Completed          |
| Greenback Cutthroat Trout Exhibit Upgrades                 | Mary Jo Lewis          |                 | Completed          |
| Pikes Peak Birding Festival / New Registration System      | Theresa Odello         |                 | Tabled             |
| County Fair Entrance Procedure Upgrades                    | Todd Marts             |                 | Tabled             |
| Outdoor Safety Series                                      | Theresa Odello         |                 | Completed          |
| Expanded Summer Concert Series                             | Theresa Odello         |                 | Completed          |
| Naturalist Nook Upgrades                                   | Nancy Bernard          |                 | Completed          |
| Taxidermy Mounts   | Nancy Bernard          |                 | Completed          |
| Birding 101 Program  | Jessica Miller         |                 | Completed          |
| Littering Exhibit  | Jessica Miller         | High            |                    |
| El Paso County Fair Action Plan                            | Todd Marts             |                 | Tabled             |
| Innovative Programming Plan                                | Todd Marts             |                 | Completed          |
| Northern Nature Center - Interpretive Plan                 | Todd Marts             |                 | Completed          |
| Volunteer Recruitment Program                              | Todd Marts             |                 | Completed          |
| <b>Park Operations Division</b>                            | <b>Project Manager</b> | <b>Priority</b> | <b>Status</b>      |
| Develop Individual Park Operation Plans                    | Brian Bobeck           |                 | Tabled to 2021     |
| Signage Assessment and Inventory Plan                      | Brian Bobeck           |                 | Tabled to 2021     |
| Santa Fe Open Space Master Plan                            | Ross Williams          | High            |                    |
| Jones Park Master Plan                                     | Brian Bobeck           | High            |                    |
| Ute Pass Regional Trail Expansion                          | Jason Meyer            | High            |                    |
| Fox Run Regional Trail Planning                            | Jason Meyer            | High            |                    |
| Explore Use of Art Murals                                  | Brian Bobeck           | High            |                    |
| <b>Capital Improvement Projects</b>                        | <b>Project Manager</b> | <b>Priority</b> | <b>Status</b>      |
| Fountain Creek Bank Stabilization Project (Willow Springs) | Jason Meyer            |                 | Completed          |
| Hanson Trailhead Improvements                              | Jason Meyer            | High            | Construction Phase |
| Widefield Community Park Improvements - Phase II           | Ross Williams          | High            | Construction Phase |
| Pinerias Open Space Forestry Project                       | Brian Bobeck           |                 | Completed          |
| Kane Ranch Open Space - Phase 1                            | Ross Williams          | High            | Construction Phase |
| Bear Creek Regional Park / Restroom Replacement            | Jason Meyer            | High            | Design Phase       |
| Bear Creek Regional Park / Pickleball Courts               | Brian Bobeck           | High            | Construction Phase |
| Falcon Regional Park - Phase 2                             | Jason Meyer            | High            | Construction Phase |
| Eastonville Regional Trail                                 | Jason Meyer            |                 | Completed          |

|   |                                 |                 |                    |
|---|---------------------------------|-----------------|--------------------|
| Fairgrounds Walkways                    | Greg Stachon                    | High            | Design Phase       |
| Rock Island Regional Trailhead Upgrades | Greg Stachon                    |                 | Completed          |
| Palmer Lake Recreation Area Upgrades    | Greg Stachon                    | High            | Construction Phase |
| Swink Hall Office Upgrades              | Scott Myers                     |                 | Completed          |
| <b>Community Outreach Division</b>      | <b>Project Manager</b>          | <b>Priority</b> | <b>Status</b>      |
| Northern Nature Center Capital Campaign | Christine Burns                 | Medium          |                    |
| 2020 Grant Applications                 | Christine Burns                 | High            | Ongoing            |
| County Parks 50th Anniversary Planning  | Tim Wolken /<br>Christine Burns | High            | Ongoing            |
| Facility Naming Rights Project          | Tim Wolken /<br>Christine Burns |                 | Completed          |

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
November 2020 Monthly Report**

| <u>Facility Revenue Totals To Date</u>        |                               | <b>2020</b>         |                   |                    |                | <b>2019</b>           |
|---|-------------------------------|---------------------|-------------------|--------------------|----------------|-----------------------|
|   |                               | <u>Budget</u>       | <u>Current</u>    | <u>Balance</u>     |                | <u>Totals to Date</u> |
| Parks Facility Reservation Revenue            |                               | \$ 180,000          | \$ 117,303        | \$ 62,697          |                | \$ 193,564            |
| County Fair / Fairgrounds                     |                               | \$ 301,000          | \$ 86,090         | \$ 214,910         |                | \$ 351,240            |
| <b>Total</b>                                  |                               | <b>\$ 481,000</b>   | <b>\$ 203,393</b> | <b>\$ 277,607</b>  |                | <b>\$ 544,804</b>     |
| <u>Fundraising Revenue</u>                    |                               | <b>2020</b>         |                   |                    |                | <b>2019</b>           |
|   | <u>Purpose</u>                | <u>Goal</u>         | <u>Amount</u>     | <u>Balance</u>     |                | <u>Totals to Date</u> |
| County Fair Sponsorships                      | Fair Operations               | \$ 15,000           | \$ 20,000         | \$ (5,000)         |                | \$ 85,250             |
| Partners in the Park Program                  | Park Operations               | \$ 35,000           | \$ 44,500         | \$ (9,500)         |                | \$ 37,500             |
| Trust for County Parks                        | Park Operations               | \$ 10,000           | \$ 56,000         | \$ (46,000)        |                | \$ 41,276             |
| Nature Center Fundraising                     | Nature Center Support         | \$ 25,000           | \$ 27,498         | \$ (2,498)         |                | \$ 26,110             |
| County Fairgrounds Support (Fairgrounds Corp) | Programming/Facility Support  | \$ 40,000           | \$ 40,000         | \$ -               |                | \$ 44,000             |
| <b>Total</b>                                  |                               | <b>\$ 125,000</b>   | <b>\$ 187,998</b> | <b>\$ (62,998)</b> |                | <b>\$ 234,136</b>     |
| <u>Grant / 3rd Party Funding</u>              |                               | <u>Awarded</u>      |                   |                    |                |                       |
| Fountain Creek Watershed District             | Hanson Trailhead              | \$ 750,000          |                   |                    |                |                       |
| City of Fountain                              | Hanson Trailhead              | \$ 25,000           |                   |                    |                |                       |
| Trust for Public Lands                        | Ute Pass Regional Trail       | \$ 50,000           |                   |                    |                |                       |
| Great Outdoors Colorado                       | Falcon Regional Park          | \$ 350,000          |                   |                    |                |                       |
| CARES   | Nature Centers                | \$ 16,500           |                   |                    |                |                       |
| CARES   | Park Restrooms                | \$ 536,628          |                   |                    |                |                       |
| CARES   | Paint Mines Interpretive Park | \$ 475,000          |                   |                    |                |                       |
| Colorado Parks & Wildlife                     | BCRP Archery Range            | \$ 15,000           |                   |                    |                |                       |
| <b>Total</b>                                  |                               | <b>\$ 2,218,128</b> |                   |                    |                |                       |
| <u>Parks Division Reservations</u>            |                               | <b>2020</b>         |                   |                    | <b>2019</b>    | <b>2019</b>           |
| <u>Year to Date</u>                           |                               | <u>Rentals</u>      | <u>Attendance</u> | <u>Evaluation</u>  | <u>Rentals</u> | <u>Attendance</u>     |
| January                                       |                               | 4                   | 41                | N/A                | 9              | 110                   |
| February                                      |                               | 12                  | 879               | N/A                | 14             | 546                   |
| March   |                               | 6                   | 44                | N/A                | 15             | 192                   |
| April   |                               | 0                   | 0                 | N/A                | 186            | 9519                  |
| May   |                               | 47                  | 274               | N/A                | 338            | 18036                 |
| June  |                               | 294                 | 2869              | N/A                | 517            | 23048                 |
| July  |                               | 309                 | 6153              | 4.41               | 436            | 24558                 |
| August  |                               | 259                 | 7213              | 4.25               | 408            | 21519                 |
| September                                     |                               | 284                 | 10208             | 4.48               | 338            | 20818                 |
| October                                       |                               | 176                 | 4840              | 4.05               | 106            | 17273                 |
| November                                      |                               | 11                  | 199               | N/A                | 16             | 539                   |
| December                                      |                               |                     |                   |                    |                |                       |
| <b>Total</b>                                  |                               | <b>1402</b>         | <b>32720</b>      | <b>4.30</b>        | <b>2383</b>    | <b>136158</b>         |

| <u>Parks Facility Reservations</u>          |    | 2020      |            |  | 2019      | 2019       |
|---|----|-----------|------------|--|-----------|------------|
| November                                    |    | Rentals   | Attendance |  | Rentals   | Attendance |
| <b><u>Bear Creek Regional Park</u></b>      |    |           |            |  |           |            |
| Archery Lanes                               |    |           |            |  |           |            |
| Athletic Fields                             |    |           |            |  |           |            |
| Pavilions                                   |    | 2         | 34         |  |           |            |
| Trails                                      |    | 1         | 100        |  |           |            |
| Vendor                                      |    |           |            |  |           |            |
| Tennis Courts                               |    |           |            |  |           |            |
| Vita Course                                 |    |           |            |  |           |            |
|   | 13 | 2         | 20         |  | 13        | 129        |
| <b><u>Black Forest Regional Park</u></b>    |    |           |            |  |           |            |
| Athletic Fields                             |    |           |            |  |           |            |
| Pavilions                                   |    |           |            |  |           |            |
| Vendor                                      |    |           |            |  |           |            |
| Tennis Courts                               |    |           |            |  |           |            |
| <b><u>Falcon Regional Park</u></b>          |    |           |            |  |           |            |
| Baseball Fields                             |    |           |            |  |           |            |
| <b><u>Fountain Creek Regional Park</u></b>  |    |           |            |  |           |            |
| Athletic Fields                             |    |           |            |  | 2         | 400        |
| Pavilions                                   |    |           |            |  |           |            |
| Trails                                      |    |           |            |  |           |            |
| Disc Golf Course                            |    |           |            |  |           |            |
| Vendor                                      |    |           |            |  |           |            |
| <b><u>Fox Run Regional Park</u></b>         |    |           |            |  |           |            |
| Athletic Fields                             |    |           |            |  |           |            |
| Gazebo                                      |    |           |            |  |           |            |
| Warming Hut                                 |    |           |            |  |           |            |
| Pavilions                                   |    |           |            |  |           |            |
| Trails                                      |    |           |            |  |           |            |
| <b><u>Homestead Ranch Regional Park</u></b> |    |           |            |  |           |            |
| Pavilions                                   |    |           |            |  |           |            |
| Athletic Fields                             |    |           |            |  |           |            |
| Trails                                      |    |           |            |  |           |            |
| <b><u>Palmer Lake Recreational Area</u></b> |    |           |            |  |           |            |
| Palmer Lake Santa Fe Trail                  |    |           |            |  |           |            |
| <b><u>New Santa Fe Trail</u></b>            |    |           |            |  |           |            |
| Monument Trail Head New Santa Fe Trail      |    |           |            |  |           |            |
| Baptist Road Santa Fe Trail                 |    |           |            |  |           |            |
| AFA Santa Fe Trail                          |    |           |            |  |           |            |
| Vendor - Santa Fe Trailheads                |    |           |            |  |           |            |
| <b><u>Paint Mines Trail</u></b>             |    | 6         | 45         |  | 1         | 10         |
| <b><u>Rock Island Trail</u></b>             |    |           |            |  |           |            |
| <b><u>Black Forest Section 16</u></b>       |    |           |            |  |           |            |
| <b><u>Rainbow Falls Historic Site</u></b>   |    |           |            |  |           |            |
| <b>Total Park Facility Reservations</b>     |    | <b>11</b> | <b>199</b> |  | <b>16</b> | <b>539</b> |

| <u>Fairgrounds Facility Reservations</u>      | <b>2020</b> |                |                   | <b>2019</b>       | <b>2019</b>                      |
|---|-------------|----------------|-------------------|-------------------|----------------------------------|
| <u>Year to Date</u>                           |             | <u>Rentals</u> | <u>Attendance</u> | <u>Evaluation</u> | <u>Rentals</u> <u>Attendance</u> |
| January                                       |             | 9              | 478               |                   | 8   447                          |
| February                                      |             | 12             | 271               |                   | 16   782                         |
| March   |             | 3              | 170               |                   | 17   846                         |
| April   |             | 0              | 0                 |                   | 23   3213                        |
| May   |             | 0              | 0                 |                   | 15   3519                        |
| June  |             | 20             | 410               |                   | 29   2931                        |
| July  |             | 17             | 1,338             |                   | 29   2,931                       |
| August  |             | 19             | 2291              |                   | 17   4001                        |
| September                                     |             | 16             | 1850              |                   | 21   3544                        |
| October                                       |             | 18             | 913               |                   | 15   3348                        |
| November                                      |             | 0              | 0                 |                   | 5   112                          |
| December                                      |             |                |                   |                   |                                  |
| <b>Total</b>                                  |             | <b>114</b>     | <b>7,721</b>      |                   | <b>195   25,674</b>              |
| <u>Fairgrounds Facility Reservations</u>      |             | <b>2020</b>    |                   | <b>2019</b>       |                                  |
| <b>November</b>                               |             | <u>Rentals</u> | <u>Attendance</u> | <u>Rentals</u>    | <u>Attendance</u>                |
| <b><i>Swink Hall - Fairgrounds</i></b>        |             |                |                   |                   |                                  |
| Fair Corporation Meeting                      |             | 0              | 0                 | 1                 | 6                                |
| Lions Club Meeting                            |             | 0              | 0                 | 1                 | 20                               |
| FAB Board Meeting                             |             | 0              | 0                 | 1                 | 23                               |
| Senior Dinner                                 |             | 0              | 0                 | 1                 | 43                               |
| COC Meeting                                   |             | 0              | 0                 | 1                 | 20                               |
|   |             |                |                   |                   |                                  |
| <b><i>Track</i></b>                           |             |                |                   |                   |                                  |
|   |             |                |                   |                   |                                  |
| <b><i>Barns</i></b>                           |             |                |                   |                   |                                  |
|   |             |                |                   |                   |                                  |
| <b><i>Livestock Arena</i></b>                 |             |                |                   |                   |                                  |
| <b><i>Grounds -</i></b>                       |             |                |                   |                   |                                  |
| <b><i>Whittemore - Fairgrounds</i></b>        |             |                |                   |                   |                                  |
| <b><i>Arena</i></b>                           |             |                |                   |                   |                                  |
| <b>Month Total Fair Facility Reservations</b> |             | <b>0</b>       | <b>0</b>          | <b>5</b>          | <b>112</b>                       |
|   |             |                |                   |                   |                                  |

|   |                     |                          |                           |                          |                           |                          |
|---|---------------------|--------------------------|---------------------------|--------------------------|---------------------------|--------------------------|
| <b><u>Vandalism Report</u></b>            |                     |                          |                           |                          |                           |                          |
| <b><u>Incident</u></b>                    | <b><u>Date</u></b>  | <b><u>Location</u></b>   | <b><u>Area</u></b>        | <b><u>Cost</u></b>       |                           |                          |
| Graffiti                                  | 1/26/2020           | Rainbow Falls            | Rock near the Falls       | \$400                    |                           |                          |
| Graffiti                                  | 8/20/2020           | Bear Creek Terrace       | Playground                | \$200                    |                           |                          |
|   |                     |                          | <b>Total</b>              |                          |                           |                          |
|   |                     |                          |                           | <b>\$600</b>             |                           |                          |
| <b><u>Volunteerism</u></b>                |                     | <b>2020</b>              | <b>2019</b>               |                          |                           |                          |
| <b>Total for Year</b>                     | <b><u>Goal</u></b>  | <b><u>Volunteers</u></b> | <b><u>Total Hours</u></b> | <b><u>Volunteers</u></b> | <b><u>Total Hours</u></b> |                          |
| January                                   |                     | 193                      | 824                       | 196                      | 925                       |                          |
| February                                  |                     | 234                      | 1,148                     | 189                      | 1,098                     |                          |
| March                                     |                     | 110                      | 552                       | 174                      | 1,193                     |                          |
| April                                     |                     | 86                       | 350                       | 590                      | 2,398                     |                          |
| May                                       |                     | 96                       | 500                       | 600                      | 3,179                     |                          |
| June                                      |                     | 378                      | 1,765                     | 416                      | 2,649                     |                          |
| July                                      |                     | 291                      | 974                       | 959                      | 7,904                     |                          |
| August                                    |                     | 240                      | 669                       | 632                      | 3,123                     |                          |
| September                                 |                     | 254                      | 806                       | 435                      | 2,012                     |                          |
| October                                   |                     | 609                      | 1371                      | 905                      | 3776                      |                          |
| November                                  |                     | 208                      | 618                       | 272                      | 1226                      |                          |
| December                                  |                     |                          |                           |                          |                           |                          |
| <b>Totals</b>                             | <b>20,000 hours</b> | <b>2699</b>              | <b>9,577</b>              | <b>5368</b>              | <b>29,483</b>             |                          |
|   |                     | <b>2020</b>              |                           |                          |                           |                          |
| <b><u>November</u></b>                    |                     | <b><u>Volunteers</u></b> | <b><u>Total Hours</u></b> |                          |                           |                          |
| Park Advisory Board                       |                     | 9                        | 35                        |                          |                           |                          |
| Fair Advisory Board                       |                     | 14                       | 56                        |                          |                           |                          |
| Fairgrounds Corporation                   |                     | 5                        | 20                        |                          |                           |                          |
| Friends of the Nature Centers             |                     | 25                       | 85                        |                          |                           |                          |
| Adopt-A-Park / Trail / Volunteer Projects |                     | 155                      | 422                       |                          |                           |                          |
| <b>Total</b>                              |                     | <b>208</b>               | <b>618</b>                |                          |                           |                          |
| <b><u>Programming</u></b>                 | <b><u>Goal</u></b>  | <b>2020</b>              |                           |                          | <b>2019</b>               | <b>2019</b>              |
| <b><u>Totals for Year</u></b>             |                     | <b><u>Programs</u></b>   | <b><u>Attendance</u></b>  | <b><u>Evaluation</u></b> | <b><u>Programs</u></b>    | <b><u>Attendance</u></b> |
| January                                   |                     | 45                       | 755                       | 4.96                     | 40                        | 461                      |
| February                                  |                     | 47                       | 2327                      | 4.94                     | 36                        | 2303                     |
| March                                     |                     | 17                       | 361                       | 4.97                     | 62                        | 1060                     |
| April                                     |                     | 0                        | 0                         | 5.00                     | 185                       | 4928                     |
| May                                       |                     | 12                       | 4439                      | 4.50                     | 210                       | 4415                     |
| June                                      |                     | 40                       | 888                       | 4.96                     | 122                       | 3937                     |
| July                                      |                     | 74                       | 1962                      | 4.91                     | 120                       | 4950                     |
| August                                    |                     | 92                       | 1221                      | 4.94                     | 80                        | 3347                     |
| September                                 |                     | 78                       | 868                       | 4.95                     | 114                       | 3325                     |
| October                                   |                     | 95                       | 1182                      | 4.96                     | 127                       | 6033                     |
| November                                  |                     | 30                       | 372                       | 4.98                     | 54                        | 1796                     |
| December                                  |                     |                          |                           |                          |                           |                          |
| <b>Totals</b>                             | <b>800 / 21,000</b> | <b>530</b>               | <b>14375</b>              | <b>4.92</b>              | <b>1,150</b>              | <b>36555</b>             |



| <b>November</b>  | <b>Facility</b> | <b>Programs</b> | <b>Attendance</b> | <b>Evaluation</b> |  |
|--|-----------------|-----------------|-------------------|-------------------|--|
| Discover Bear Creek                                      | BCNC            | 1               | 11                | 4.73              |  |
| Foothills Field Experience                               | BCNC            | 1               | 7                 | 5.00              |  |
| Bear Creek Bear Run                                      | BCNC            | 1               | 110               | 4.90              |  |
| Senior Group Hike Providence Springs                     | BCNC            | 1               | 5                 | 5.00              |  |
| Home School Bird Field Trip                              | BCNC            | 1               | 8                 | 5.00              |  |
| Paint Mines Hike   | BCNC            | 1               | 8                 |                   |  |
| Living Dinosaurs   | BCNC            | 2               | 21                |                   |  |
| Outreach: Bear Run Costume Pick Up Black Bear Diner      | BCNC            | 1               | 50                |                   |  |
| Staff Forest Therapy Walk                                | BCNC            | 1               | 5                 | 5.00              |  |
| Nature Explorers: Sensory Adventures                     | BCNC            | 2               | 20                | 5.00              |  |
| Little Wonders: Turkey Time                              | BCNC            | 2               | 19                | 5.00              |  |
| Full Moon Beaver Hike                                    | BCNC            | 2               | 20                |                   |  |
| Nature's Classroom: Walk the Wetlands                    | FCNC            | 1               | 7                 | 5.00              |  |
| Nature's Classroom: Fountain Creek History is CO History | FCNC            | 1               | 4                 | 5.00              |  |
| Nature's Classroom: Discover the Wetlands                | FCNC            | 1               | 7                 | 5.00              |  |
| KAUUM Enterprises  | FCNC            | 1               | 6                 |                   |  |
| Habitat Connections: Cattails                            | FCNC            | 1               | 2                 |                   |  |
| Habitat Connections: Prairie Dogs                        | FCNC            | 3               | 27                |                   |  |
| Nature Adventures: Eco Engineers                         | FCNC            | 2               | 8                 | 5.00              |  |
| Homeschool Fridays: Fountain Creek History is CO History | FCNC            | 1               | 7                 | 5.00              |  |
| 2's & 3's Outdoors: Whose Clues?                         | FCNC            | 1               | 8                 | 5.00              |  |
| Origins & Traditions of the First Thanksgiving           | FCNC            | 1               | 7                 | 5.00              |  |
| Zoo Teen volunteers Discover Wetlands                    | FCNC            | 1               | 5                 | 5.00              |  |
|  |                 |                 |                   |                   |  |
| <b>TOTALS</b>  |                 | <b>30</b>       | <b>372</b>        | <b>4.98</b>       |  |

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES  
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**November 2020**

**General Updates:**

1. Facility rentals have generated \$117,303 which is 62% of our \$180,000 annual goal.

**Special Events:**

1. Several large-scale community events have been pre-booked! Organizations are optimistic about being able to hold events again in 2021. These events include:
  - The Humane Society of the Pikes Peak region which holds the "Pawtoberfest".
  - The Colorado Springs Down Syndrome Association which holds the "Buddy Walk".
  - Sertoma HEARS which holds an annual fundraiser run and provides free hearing aids for the community.
  - The Pikes Peak Road Runners which are planning to hold several virtual running events. Virtual running events are runs that have no set start time. Participants run at their own leisure and enter their times online based on the honor system.
  - The Sasquatch Running company which is planning to hold several long distance / ultra running events.
  - The Landsharks Running Club which is planning to hold several youth running events.
2. Six commercial photography permits were issued for the Paint Mines.

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – November 2020

Christine Burns, Community Outreach Manager  
Dana Nordstrom, Community Outreach Coordinator

#### Community Outreach

1. **Partners in the Park:** We are making plans to have our Partners in the Park presentation and awards at our February board meeting. We are grateful for all of our partnerships this year! We are currently seeking partnerships for Pinerias Open Space, Paint Mines Interpretive Park, Rainbow Falls, Fountain Creek Regional Park and El Paso County Fair and Event Center. Please forward any potential partners to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
2. **El Paso County Fair:** El Paso County is once again planning for our 2021 Fair, July 10-17. The goal of \$75,000 is to help generate enough revenue to successfully operate the El Paso County Fair. Our core sponsors have been contacted and we are now at 17% to our goal.
3. **Outreach News:** Staff has assisted with over 15 virtual volunteer events and welcomed 6 new Adopt a Park/Trail groups this year. We consistently strive to expand opportunities to share with our community about the resources available in County Parks and helped raised over \$98,000 through our Trust for County Parks.
4. **Friends Groups:** We currently have seven active Friends Groups which include Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, Fox Run Regional Park and Fountain Creek Dog Park. Trails and Open Space Coalition is currently assisting us with possible new groups for Pinerias Open Space and Rainbow Falls.
5. **County Fairgrounds Barn Replacement Project:** Staff completed the Colorado State Enterprise Zone application and our project has been accepted for the next 5 years. We are excited to kick off fundraising for this project in January of 2021.

#### Grants

1. A grant application to the Colorado Parks and Wildlife (CPW) Off-Highway Vehicle Grant program for trail renovation along Trail 667 within Jones Park has been submitted. The project goal is to repair and improve drainage and rebuild trail tread.
2. If you have an interest in working with El Paso County Parks to assist with grants for the new northern nature center, please call Christine Burns at 520-6996.

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Recreation & Cultural Services Division  
Monthly Report – November 2020**

Submitted by Todd Marts, Division Manager

**General**

1. Bear Creek Nature Center Interpreter Autumn Moser received her CIG (Certified Interpretive Guide) certification from NIA (National Association for Interpretation). The 4-day training and certification program took place at the South Platte & Carson Nature Center in Littleton, CO. This training will improve Autumn's skill in the field and will benefit the many program participants served at Bear Creek Nature Center.
2. On November 10, staff completed a training to become a Climate for Health Ambassador. The training was offered through the National Parks and Recreation Association who partnered with ecoAmerica. This training was geared for the parks and recreation profession, and the information will be shared with our division staff.
3. Staff had a meeting with the City of Manitou Springs about road and trail improvements along Serpentine Avenue. The City is working to acquire the land where the unofficial overflow parking is, and the larger parcel by the bridge so they can expand the Creek Walk Trail all the way to Rainbow Falls.

**Projects, Fundraising & Grants:**

1. The Nature Centers kicked off the Year-End Campaign.

**Programs & Special Events:**

1. Bear Creek's "Bear Run" was held on November 7, offering a fun community event while operating within Covid-related guidelines. The run took place on the east side of Bear Creek Regional Park, giving participants more space to distance. Runners signed up for specific heat times that had a max of 25 runners each. Bear face masks were provided and required. The costume contest and yoga session, both hallmarks of the event, were done virtually. Sponsors included Black Bear Diner, Gold Hill Mesa, 103.9 RXP, Bear Creek Senior Living and OMTastic Yoga. 110 runners participated, raising \$3,500. participants were very appreciative of the opportunity to do something uplifting during these times. Participant evaluation comments included, "Lots of fun! Even with Covid procedures, well done. Thank you!", "Love this event. We travel from St Louis, MO every year for it!" and "This was so fun and amazing. Thank you for a perfect event."

2. Nature's Classroom offerings continued to be a means for the nature center to offer field trip programming and serve students in the Pikes Peak Region. These programs allow students and their parents to attend field trip programs that meet CO State Education Standards while they are learning from home. November's Nature's Classrooms included Discover Bear Creek, serving Pre-K and Kindergarten students and Foothills Field Experience, serving students in 5<sup>th</sup>-8<sup>th</sup> grade.
3. Bear Creek Nature Center offered several successful public programs in November including a guided hike at Paint Mines Interpretive Park, Living Dinosaurs, which focused on the relationship between birds and their dinosaur ancestors, and a Beaver Moon Walk.
4. Staff continued to present on-going interpretation on the trails to park visitors at various times and locations. Cattails and Prairie Dogs were the stars of the show in November connecting to 30 visitors.
5. These scheduled programs continue to draw small audiences as appropriate with the COVID regulations. The newer environmental education program, Fountain Creek History is Colorado History was presented twice; Walk the Wetlands and Discover Wetlands three times.
6. Staff substantially completed the "Hold on to Your Butts" seasonal exhibit this month. It highlights one of the #1 litter problems in our watershed, the environmental effects of it on nature, and ways to contain/recycle the butts. The hands-on component is under construction, but that part will not be able to be put on exhibit due to COVID regulations.



COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### PARK OPERATIONS DIVISION MONTHLY REPORT NOVEMBER, 2020

#### Parks Planning

#### **Capital Project Management:**

**Santa Fe (Elephant Rock) Open Space** - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in winter 2021. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

**Pineries Open Space** - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC completed approximately 11,000 feet of additional singletrack trail in June 2020. The park was opened on June 27<sup>th</sup>, 2020.

**Ute Pass Regional Trail** - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2020. The Trust for Public Lands has committed \$50,000 towards the project. A Contract was awarded to Avery Asphalt to construct the trail. Construction started in September 2019 and reached substantial completion in December 2019. A final walkthrough was completed on March 31, 2020 and grant close-out was completed.



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. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input via website and direct mailers was completed in October. Final design is anticipated to go through the winter.

**Falcon Regional Park Phase II** - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. An IFB was issued in September with bids due in October. Five bids were received, all over the project budget so a reduction of scope was completed to remove the restroom, playground, and equestrian lot from the project. American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction is anticipated to start in December and be completed in May, 2021.

**Paint Mines Interpretive Park** - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. The project includes resurfacing trails, adding wayfinding and regulatory signage, and expanding the main parking area. This project is located in the Calhan Paint Mines Archeological District. The archeological investigation and State Historic Preservation Office (SHPO) review are complete. Smith Environmental is currently on site and has begun on the main parking lot expansion. Anticipated construction completion is April 2021.

**Bear Creek Regional Park Pickleball Courts** – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with anticipated completion of remaining concrete and fencing November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Due to fall / winter temperatures and to ensure a successful project, court surfacing will be completed May 2021.

**Bear Creek Regional Park Restroom**– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design will be completed by end of the year with construction anticipated January through May, 2021.

## **Planning:**

**Fountain Creek Regional Park Master Plan / Phase I Improvements** - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All major improvements have been



completed with new park signage, a pedestrian bridge, and Dog Park shade shelter as the only remaining project components, scheduled for completion in fall/winter 2020.

**Widefield Community Park Master Plan / Phase I/II Improvements** - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Installation of playground components and safety surfacing was completed in November. Construction of pavilions is scheduled to be completed December 2020.

**Kane Ranch Open Space Master Plan / Phase I Improvements** – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is underway, and the contractor has cleared and grubbed the site. The drive and trailhead have been graded and Class 6 gravel road base is being installed. In addition, Veltrans will begin construction of the 2-mile single track Lariat Loop trail. Project completion is expected by late December 2020.

#### **Flood Recovery:**

**Willow Springs Ponds Embankment Repairs** - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

**Hanson Trailhead Repairs** - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021.

#### **Other:**

**Development Permit Application Reviews** - Staff reviewed two development permit applications to be presented for endorsement at the December PAB meeting and provided internal administrative comments for an additional four applications during November.

**Fountain Creek Watershed, Flood Control and Greenway District** - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects.

**Geographic Information Systems (GIS)** - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

**Grants for Capital Projects** - EPC Parks has been awarded the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

### **Park Operations / Miscellaneous Projects**

**CARES Touch Free Restroom Conversion** - In response to the COVID 19 Pandemic, El Paso County Parks sought out CARES funding to address the increased visitation to park facilities with focus on reducing common touch points. This project includes motion sensor activated faucet, toilets, urinals, hand dryers and replace drinking fountains with bottle filling stations. Timed access control door locks are also included in this project to allow staff the opportunity to better manage cleaning schedules and access. The project started late October with anticipated completion early December. A bonus with this process is the ability to standardize many fixtures throughout EPC Parks restrooms

#### **Central District:**

**Bear Creek Regional Park** – November has been unusually warm and windy with no measurable moisture. Mild weather along with an ever-growing sense to get outside and escape the restraints of COVID-19 has caused park usage to increase considerably. It's rewarding to see citizens utilize our amenities and reminds us the great physical and mental benefits outdoor recreation provides.

The warm weather and extremely dry conditions caused great concern for park property and surrounding neighbors during the Bear Creek Fire near Electra Drive. The fire started near the park's south west boundary and burned several acres. Fortunately, no structures were lost, and we are very grateful for first responders and their quick response time to extinguish the fire.

Staff continued work on the equestrian skills course pond obstacle by hauling fill material to the project site. Equipment failures have suspended progress, but we hope to continue work in the next few days.

The lack of snow has allowed maintenance crews to make considerable progress with annual maintenance tasks such as pruning, fall debris removal, and decorative mulch installation. We have completed about half of our pruning responsibilities and removed debris from most properties. Staff is adding or augmenting mulch in landscaped areas to present a nice clean appearance throughout the winter months.

Strong winds caused significant damage to two tennis courts in Bear Creek West. The court surfacing was lifted and displaced rendering both courts unusable. Maintenance crews blocked access to the courts and will begin cleanup efforts as soon as an insurance claim is processed.

**Bear Creek Dog Park** – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning. Friends Group members continue to provide exceptional support by making sure waste bag distribution boxes are stocked and by removing left behind dog waste.

**Rainbow Falls Historic Site** – No new maintenance to report. The site is closed for the season.

**Downtown Facilities** – Staff remains busy with general maintenance tasks including pruning, mulch augmentation / installation, and trash removal.

Staff completed a landscape renovation project at the Professional Building in downtown Colorado Springs. Old plant material and rock mulch was removed, and new rock mulch and decorative boulders were installed. The area looks much cleaner and will be easier to maintain.

**Jones Park** – Our team continues to develop the grant application for OHV trail improvements along trail #667. The grant application will be submitted later this year and we hope to begin work in late spring of 2021.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads.

#### **East District:**

**County Fairgrounds** – The East team setup for a few minor events at the County fairgrounds during November. The two events were a Boxer Canine show and CSU Extension held their Fall Awards Ceremony. Both events were held in the Whittemore Building providing ample room to maintain social distancing guidelines.

Staff was able to spend time working on Swink Hall kitchen. Staff sorted through all the items in the pantry, refrigerator and freezer, disposing of all the old or expired items. Staff removed all the kitchen equipment to strip and wax the kitchen floor. While the equipment was removed staff was able to make minor repairs to the drywall and repaint the entire room. The kitchen is ready for rentals to resume.

The team identified an issue regarding the gravel surfacing within the spray area adjacent to the playground. Staff removed the pea gravel, established a new subgrade, and reinstalled the pea gravel with geotextile fabric. Staff then installed approximately 8" of new play sand over the pea gravel which should help with drainage. A new concrete curb will be poured in Spring 2021.

**Homestead Ranch Regional Park** – Staff installed additional playground safety surfacing in the playground. As the wood safety surfacing decomposes, additional surfacing is needed to provide the appropriate impact attenuation and safety.

**Drake Lake Open Space** – The East District team has been working with our Environmental Division to make improvements at Drake Lake. Staff installed a new interpretive sign, access gate for parks staff, and basking logs for various aquatic species

While onsite recently, it was noticed that our boundary fence on the northern edge of the property was being pushed over by local livestock. Staff added t-posts and reattached the smooth wire. If the problem persists, we will need to look at other options.

**Falcon Regional Park** – The park was relatively quiet during the month of November. Staff poured a concrete pad and installed a new trash receptacle on the pad.

#### **North District:**

**Fox Run Regional Park** – The North team completed the dog park fencing and drainage improvement project. The project will help reduce the impacts of stormwater runoff by diverting water away from the parking lot into the native areas. An additional entrance was constructed along with improvements to the existing entrance.

Staff continues to remove large amounts of pine needles in active use areas, replace broken split rail fencing and grade roads / parking lots. EPC Wildland fire continues mitigation and training efforts in Fox Run.

**Black Forest Regional Park** – Staff continues to remove large amounts of pine needles in active use areas.

**Pineries Open Space** – Staff has answered many neighbors' requests to clear fallen trees, repair fences, and cut hazard trees that may cause future damage on the south side of the property. Staff has also cleared three emergency access points to the trail on the east side of the property to allow quicker emergency response time. Reflective posts were placed on the entire trail as reference points during winter months for dark hours and inclement weather.

**New Santa Fe Regional Trail** – Staff pruned all low hanging vegetation, completed fall clean up, and graded all parking lots.

**Black Forest Section 16** – Staff pruned all low hanging and encroaching tree limbs, completed fall clean up, and graded all parking lots.

#### **South District:**

**Fountain Creek Regional Park** – Staff decided to recharge the irrigation system and water turf for 4 days straight during November due to lack of moisture, warm temperatures, and wind.

Fall is always a great time to plant trees and shrubs when winter watering is planned or available. Staff replaced four trees that were lost over the summer. All trees enhanced the landscape of the active use area. Staff completed tree winter wrapping to protect trees from sunscald and freeze/thaw cycles. We also added 30 Cheyenne Privet shrubs to a line of Cheyenne shrubs that will form a hedge and backdrop for the demonstration gardens.

Staff began in-house construction of a pedestrian bridge near the northeast end of the Fountain Creek Dog Park. Staff formed and poured concrete for bridge abutments. We expect to complete the bridge by end of December. The bridge will cross over a drainage channel allowing park users to safely go from the dog park to the main loop sidewalk trail, which circles the park. Before the bridge, users had to either cut through a parking lot or traverse through a shallow drainage ditch, lined with 4-8" angular rock.

Staff completed winterization of the pond aerator and the demonstration garden water feature fountain. Other fall maintenance for the demonstration garden was completed which included weed removal, pruning ornamental grasses and shrubs.

**Kane Ranch Open Space** – Construction of the Kane Ranch trailhead improvements continued through the month. Staff continued to support the effort by being available to assist the contractor should the need arise. Currently the project is at about 40% complete.

**Maxwell Street Trailhead** – Staff continued to address campers and abandoned vehicles in the area. EPC Sheriff Department has been a big help to address issues with RV's and abandoned vehicles.

**Stratmoor Valley Park** – Staff added boulders around the main parking lot area to help prevent ATV usage on the trail. EPC Security has stepped up patrol to try to discourage this behavior.

Front Range Arborists completed hazardous tree and fire mitigation work. The benefit of their work is obvious. Thinning the dense forested area really opened visibility and provided much-needed fire breaks.

**Ceresa Park** – Front Range Arborists completed hazardous tree pruning by clearing dead growth from a large cottonwood tree near and adjacent residential back yard. They also removed a large tree that was leaning near power lines.

**Widefield Community Park** – Performance Recreation continued progress on playground upgrades as part of the phase II improvements.

The area has seen an uptick in vandalism and graffiti. Staff has needed to focus additional time and resources painting over graffiti to stay on top of the situation.

**Fountain Creek Nature Center** – Bear Claw Landscaping completed the construction of a retaining wall which improved safety and access for staff maintaining the bird feeders. The retaining wall will also help prevent erosion along the steep slope between the Nature Center and pond.

**Fountain Creek Regional Trail** - The trail north of the Carson Street Bridge had numerous wood fence posts damaged by a vehicle. Staff will focus on making necessary repairs.