



COMMISSINERS:  
AMY LATHEN (CHAIR)  
DENNIS HISEY (VICE CHAIR)

DARRYL GLENN  
SALLIE CLARK  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### Park Advisory Board Meeting Agenda

Wednesday, March 9, 2016 – 1:30 p.m.\*

CSU Extension Offices  
17 North Spruce Street, Colorado Springs, CO 80905

\* The annual Joint City / County Park Advisory Board Meeting will be conducted at 11:30 a.m. prior to the County Park Advisory Board meeting. The County Park Advisory Board meeting will begin at the conclusion of the joint meeting.

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Providence Point Estates – Final Plat	Ross Williams	Endorsement
B. Samuel Woodfill Emplacement – Minor Subdivision	Ross Williams	Endorsement



<b>7.</b>	<b><u>Information / Action Items</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
A.	2016 Park Advisory Board Tour	Brad Bixler	Discussion
B.	Park Lands Agreement – Forest Lakes Residential Development LLC	Ross Williams	Endorsement
<b>8.</b>	<b>Monthly Reports</b>		
		Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

*Minutes of the February 10, 2016  
El Paso County Park Advisory Board Meeting  
Centennial Hall  
Colorado Springs, Colorado*

Members Present:

Michael Straub, Chair  
Jeff Cramer, 1st Vice Chair  
Ann Nichols, 2nd Vice Chair  
Terri Hayes, 3rd Vice Chair  
Judi Tobias, Secretary  
Bob Falcone  
Shirley Gipson  
Jane Dillon  
Julia Sands de Melendez

Staff Present:

Tim Wolken, Community Services Director  
Elaine Kleckner, Planning Manager  
Sabine Carter, Admin Services Coordinator  
Todd Marts, Rec & Cultural Services Manager  
Brad Bixler, Park Operations Manager  
Jamie Bequette, Bear Creek Nature Center Supervisor

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 Michael Straub, Chair.
2. Approval of Agenda: **Shirley Gipson made a motion to approve the meeting agenda. Judi Tobias seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Jeff Cramer made a motion to approve the January 13, 2016 minutes. Judi Tobias seconded the motion. The motion carried 8 - 0.**

(Terri Hayes joined the meeting at 1:33p.m.)

4. Introductions and Presentations:

Chairman Straub welcomed newly appointed Park Advisory Board member Julia Sands de Melendez to the board.

5. Citizen Comments / Correspondence

None

6. Development Applications:

None

7. Information / Action Items:

A. **Park Advisory Board Meeting**

Tim Wolken presented information regarding the Park Advisory Board members. Jeff Cramer and Michael Straub's terms will expire in May, 2016 and neither are eligible for reappointment. Terri Hayes' first term will end in May, 2016 and she is eligible for re-appointment. The County will proceed with posting the openings in District 2 and District 4.

B. **Sustainability Series Report**

Jamie Bequette gave an overview of the Bear Creek Nature Center Sustainability Series. The programs offered focused on do-it-yourself practices and sustainability efforts. The programs are planned to continue through 2016.

8. Monthly Reports:

Bob Falcone inquired about the reopening of the New Santa Fe Regional Trail. Tim Wolken has been in communication with the AFA and reopening is scheduled for late Spring or early Summer 2016.

Michael Straub asked about a trail repair update for the South District. Elaine Kleckner gave an overview of the projects, grant funding and trail realignment information.

Jeff Cramer inquired about an update on the Fountain Creek Regional Park Master Plan process. Elaine Kleckner reported that the first public meeting was well attended and resulted in valuable input. The second public meeting is scheduled for the end of March at which time the public will be presented with the proposed improvement plans.

Judi Tobias asked about an update on the Falcon Regional Park. Elaine Kleckner stated that the majority of the rough grading has been completed and the waterline is being installed. The project is on track and the park is scheduled to open in June assuming that the weather cooperates.

Elaine Kleckner updated the Park Advisory Board about the Pineries Open Space project: (a) the installation of the public restroom is nearly complete (b) the Culturally Modified Tree inventory has been completed (c) the rare plant inventory field work is completed (d) hazard mitigation work by the Rocky Mountain Field Institute is currently underway.

Jeff Cramer inquired about the 2-acre park at Lorson Ranch that the developer agreed to build. Elaine Kleckner reported that the developer has secured partial funds for the project and will launch initial construction in the near future.



## RECORD OF PROCEEDINGS

Bob Falcone asked about the status of implementing enforcement/fines of the new Park Rules and Regulations. Tim Wolken reported that staff will meet with County leadership on February 29 to review the proposed changes.

Jane Dillon asked for an update on the rezoning issue that was discussed at the January, 2016 meeting. Tim Wolken presented an email from the County Attorney's Office that indicated that the specific piece of property had previously been platted/subdivided and was zoned commercial. The applicant requested a zoning change to allow multi-family residential. State statute only allows counties to charge park fees on final plats as part of the subdivision process. Because this was a zoning action, and no further subdivision of the property was requested, the County has no authority to assess park or school fees. Any change to this approach would require a legislative change.

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 2:05 p.m.**

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Judi Tobias, Secretary

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Providence Point Estates – Final Plat

**Agenda Date:** March 9, 2016

**Agenda Item Number:** 6 - A

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

Request for approval by M.V.E., Inc. on behalf of Marc and Cheryl Haes for a residential six lot final plat totaling 35.34 acres. The property is zoned RR-5, and is located along Hodgen Road, east of Highway 83 and west of Black Forest Road.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections impacted by the project. The proposed Fox Run Regional Trail alignment exists on the northern property line, along Hodgen Road, as well as alternative north/south alignments along the east and west property lines of the property. Furthermore, the proposed Hodgen Road Bicycle Route runs east/west on the northern side of the property. Black Forest Regional Park is located 1.5 miles, south of the property, as does the existing Palmer Divide Regional Trail. The property is not located within any candidate open space land.

The Providence Point Estates Preliminary Plan, approved by the Park Advisory Board on January 14, 2015, provided the following recommendation:

*“Recommend to the Planning Commission and the Board of County Commissioners that approval of the Providence Point Estates Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,686, and request that 25-foot wide public regional trail easements along the north, east, and west property lines be dedicated to the County via the final plat for public multi-use trails. The County agrees to relinquish one of the north/south easements when an easement providing a trail connection to Black Forest Regional Park is secured.”*

The Final Plat Letter of Intent states the following in regards to Parks provisions:

*“A 25 ft. wide Regional Trail Easement is provided along the northern boundary line adjacent to Hodgen Road in accordance with the adopted Parks Master Plan and the approved Providence Point Preliminary Plan.*

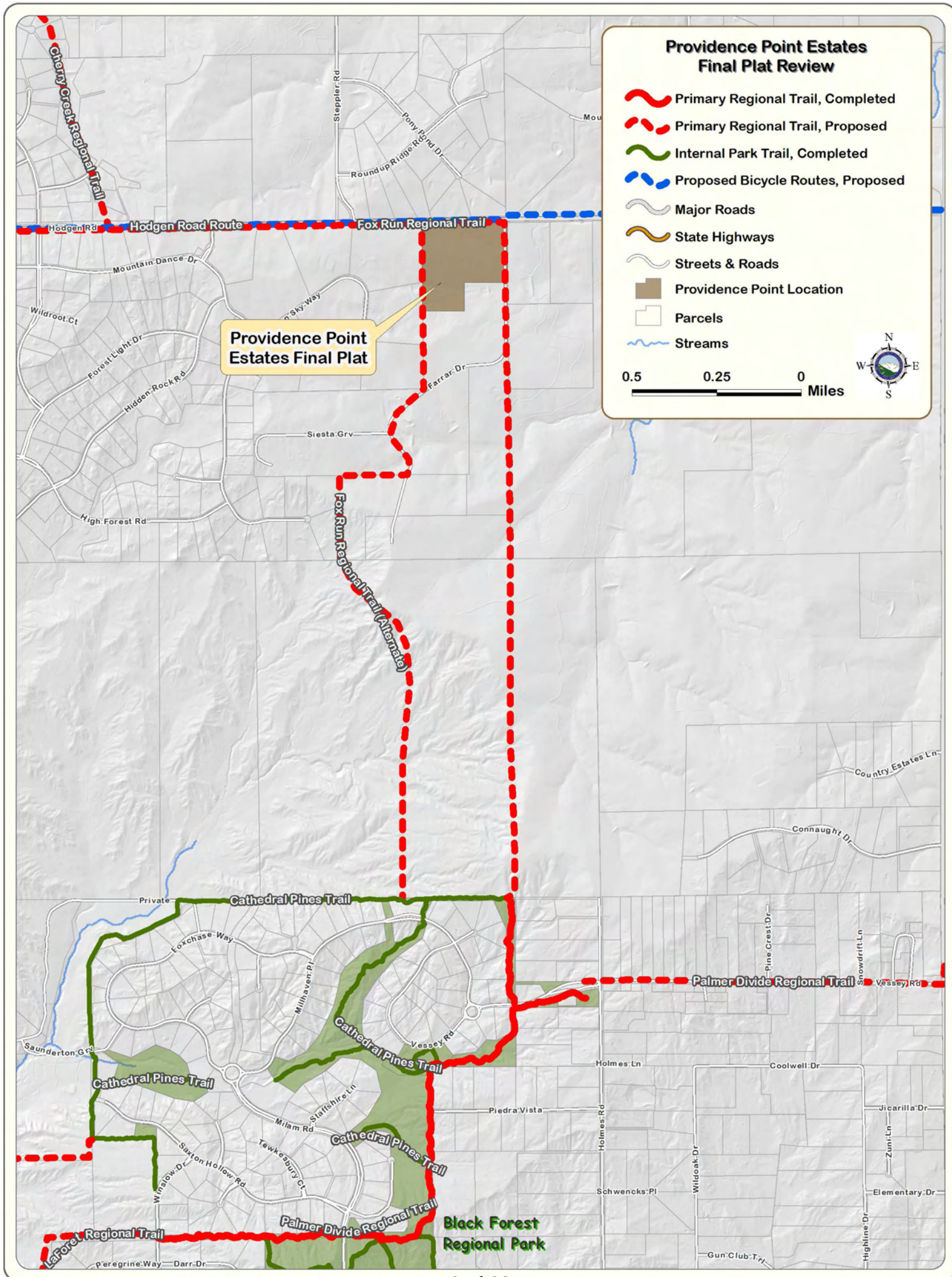
*It is understood that Regional Park Fees in lieu of land are due at time of plat recording.”*

The Letter of Intent does not mention the previously-recommended trail easements on the east and west property boundaries, which were intended to provide trail connections to Black Forest Regional Park via the proposed Fox Run Regional Trail. The owner objected to easements on both sides of the property at the Preliminary Plan stage and the concern remains at this stage.

El Paso County Parks staff has met with the applicant and owner and understands the concern with the presence of trail easements on three sides of the development, and therefore recommends foregoing the dedication of the western easement, which is shown as an alternate in the Parks Master Plan. Other subdivisions currently in the County development review process are poised to provide another, more desirable north/south trail link to Black Forest Regional Park in the future. In conclusion, Staff recommends that landowner provide 25-foot wide public regional trail easements along the north and east property lines to be dedicated to the County via the final plat for public access and the construction and maintenance of a primary regional trail. Staff also recommends that the County agree to relinquish the eastern north/south easement when an alternate north/south easement through an adjacent property providing a trail connection to Black Forest Regional Park is dedicated via final plat or easement agreement, as shown in the recommended motion and on the attached Subdivision Review Form.

**Recommended Motion:**

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Providence Point Estates Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,016, and request that 25-foot wide public regional trail easements along the north and east property lines be dedicated to the County via the final plat for public multi-use trails. The County agrees to relinquish the eastern north/south easement when an alternate north/south alignment through an adjacent property providing a trail connection to Black Forest Regional Park is dedicated to the County via final plat or easement agreement.





# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

**March 9, 2016**

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Providence Point Estates Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SF-16-004</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>35.34</b>
<b>Marc and Cheryl Haes</b>	<b>M.V.E., Inc.</b>	Total # of Dwelling Units	<b>6</b>
<b>16450 Farrar Drive</b>	<b>David Gorman</b>	Gross Density:	<b>0.17</b>
<b>Colorado Springs, CO 80908</b>	<b>1903 Lelaray Street, Suite 200</b>	Park Region:	<b>2</b>
	<b>Colorado Springs, CO 80909</b>	Urban Area:	<b>1</b>

Existing Zoning Code: **RR-5**      Proposed Zoning: **RR-5**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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.

### LAND REQUIREMENTS

Urban Density: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: **2**  
**0.0194 Acres x 6 Dwelling Units = 0.116 acres**

Urban Parks Area:	<b>1</b>
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
Total:	<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: **2**  
**\$336.00 / Unit x 6 Dwelling Units = \$2,016.00**

Urban Parks Area:	<b>1</b>
Neighborhood:	<b>\$72.00 / Unit x 0 Dwelling Units = \$0.00</b>
Community:	<b>\$119.00 / Unit x 0 Dwelling Units = \$0.00</b>
Total:	<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Park Advisory Board Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Providence Point Estates Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,016, and request that 25-foot wide public regional trail easements along the north and east property lines be dedicated to the County via the final plat for public multi-use trails. The County agrees to relinquish the eastern north/south easement when an alternate north/south alignment through an adjacent property providing a trail connection to Black Forest Regional Park is dedicated to the County via final plat or easement agreement.



January 5, 2016

**LETTER OF INTENT for  
Providence Point Estates  
Final Plat**

**OWNERS:** Marc Haes and Cheryl Haes, 16450 Farrar Drive, Colorado Springs, CO 80908, 719-505-5998.

**APPLICANT AND CONSULTANT:** M.V.E., Inc., 1903 Lelaray Street, Suite 200, Colorado Springs, CO 80909, David Gorman 719-635-5736.

**SITE LOCATION, SIZE AND ZONING:** The site is 35.34± acres located in the Northeast one-quarter of Section 25, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M. In El Paso County, Colorado. The site is located on the south side of Hodgen Road, on the west side of Farrar Drive. The existing parcel is Tract 8 of Eagle Crest Estates as recorded in Book 3553 at Page 975 of the records of El Paso County, Colorado.

The zone of the site is RR-5 (Residential Rural). The existing site zoning will remain. The properties to the north, east and south are also zoned RR--5 with the property to the west zoned PUD.

The Providence Point Preliminary Plan (SP-14-017) was heard by El Paso County Board of County Commissioners on November 24, 2015 and approved under Resolution No. 15-458 and recorded under Reception No. 215127517.

The proposed Providence Point Estates Final Plat will create six (6) single-family rural residential lots (total 32.89± acres), one (1) Private Road Tract (1.10± acres), One (1) Fire Cistern Tract (0.06± acres) and one (1) dedicated public street right-of-way for Farrar Drive (1.29± acres). Proposed lot sizes are as follows:

Lot 1 = 4.75± acres

Lot 2 = 4.75± acres

Lot 3 = 5.00± acres

Lot 4 = 5.00± acres

Lot 5 = 5.32± acres

Lot 6 = 8.08± acres

The areas of Lot 1 and Lot 2 are less than 5.00 acres due to a right-of-way dedication previously provided to Hodgen Road. Lots 1 and 2 are both located along Hodgen Road, which is a section line road. The El Paso County Land Development Code allows for lot areas less than 5

RECEIVED VERSION

FEB 08 2016 1

*Engineers • Surveyors*  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail mve@mvecivil.com**



acres in the case of lots affected by land dedication along section line roads. The overall gross density of the proposed project is 5.89 dwelling units per acre (du/ac).

**REQUEST AND JUSTIFICATION:** The request is for approval of the Final Plat of Providence Point Estates, being the entire 35.34± acre site of the previously approved Providence Point Preliminary Plan.

The approval of the Providence Point Preliminary Plan on November 24, 2015 demonstrated confidence by El Paso County Staff, Planning Commission and Board of County Commissioners that the proposed subdivision, as presented, is in compliance with the various development regulations, policies and plans in place within the County. Providence Point Estates is in compliance with Chapters 3 and 5 of the Land Development Code, the requirements of the applicable RR-5 zone district, the El Paso County Policy Plan and the Black Forest Preservation Small Area Plan. The proposed Final Plat is also in compliance with the provisions of the previously approved Providence Point Preliminary Plan.

The proposed subdivision will provide desirable and in-demand rural residential lots with nearby connection to existing Hodgen Road. Street Right-of-way will be dedicated to El Paso County for existing Farrar Drive, providing public access to adjacent properties as well as the subdivision's private road, which will be maintained by a homeowners association. The County's trail system will be expanded with the dedication of a 25 ft wide Regional Trail Easement along Hodgen Road. The sections below discuss the further justification topics.

**ACCESS:** Access to this project and to properties south of the site will be from the existing intersection of Hodgen Road and Farrar Drive in the northeast corner of the property. Farrar Drive will remain in its current location on the east side of the property and continue to provide access to the properties south of the project.

A new private road, Haes Haven View, is proposed to provide access to Lots 1 through 6. This private road will extend westward from the existing Farrar Drive terminating in a cul-de-sac. A waiver for private road was requested and granted for Haes Haven View at the Preliminary Plan stage of this project. The proposed road will be approximately 870 feet in length and will conform to El Paso County standards.

Farrar Drive, along the east edge of the site, will be dedicated to El Paso County as a public right-of-way, stretching from Hodgen Road to the south border of the property. A total of 1.29 acres will be dedicated as right-of-way to the county to accommodate future development by others.

**PROPERTY OWNERS ASSOCIATION:** A new Property Owners Association is being formed to own and maintain the private road, Haes Haven View. The association will also own the Fire Cistern Tract, maintain the cistern and provide compliance with the subdivision's water supply requirements. Association CC&Rs are submitted with this Final Plat application. Aside from the private road, each land owner will be responsible for maintenance of their individual lot and improvements.

*M.V.E., Inc. • Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail mve@mvecivil.com*

**WATER AND SANITARY DISPOSAL:** Water and sanitary disposal will be provided by individual wells and on-site septic systems. A Water Resources Report has been submitted with documented water rights. The State of Colorado and El Paso County Attorney's office have produced opinions of sufficiency for Water Quantity for the project. Technical data is provided with this Final Plat submittal to support a finding of sufficiency for Water Quality.

**ELECTRIC and GAS UTILITIES:** The site will be served with electricity by Mountain View Electric Association in accordance with the provided service Commitment Letter. Gas service will be provided by individual propane providers.

**FIRE PROTECTION:** The property is contained within the Black Forest Fire Protection District, a taxing entity within the County. The owners will comply with the request for installation of a Fire Protection Cistern with a capacity of 3000 gallons per lot (18,000 gallons total). A separate tract of land is being set aside for this purpose which will be owned and maintained by the Property Owners Association. The cistern is required to be installed post sale of any of the platted lots and prior to construction of any dwellings. A letter from the Fire Protection district dated 3/3/2015 is included with the Final Plat submittal.

**PARKS:** A 25 ft. wide Regional Trail Easement is provided along the northern boundary line adjacent to Hodgen Road in accordance with the adopted Parks Master Plan and the approved Providence Point Preliminary Plan. It is understood that Regional Park Fees in lieu of land are due at time of plat recording.

**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 12-382. The owners have elected to not be included in any Public Improvements District. The current Road Impact Fee Schedule provides that a fee per Single-family Detached dwelling of \$3,218.00 be paid at the time of individual building permit issuance.

Z:\61041\Documents\Correspondance\61041 Providence Point Estates Final Plat-Letter of Intent.odt

*M.V.E., Inc. • Engineers • Surveyors*  
*1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736*  
*Fax 719-635-5450 • e-mail mve@mvecivil.com*



# PROVIDENCE POINT ESTATES

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 11 SOUTH,  
RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS

THAT MARIO CHIERI HAS THE CORPUS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:  
THAT PORTION OF SECT 25, EASLE CREEK SUBDIVISION, LOTS 1 AND 2, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 25, BEARING N 89°15'32" E.

COMMENCING AT THE NORTH QUARTER CORNER (AND SECTION 25) THENCE S 89°15'32" E. ALONG THE ADJACENT OF ADJUTANT TO A POINT ON THE SOUTH LINE OF HODGEN ROAD AS DESCRIBED IN RECEPTION NO. 1, DIVISION OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING.

THENCE S 89°15'32" E. A DISTANCE OF 1334.47 FEET ALONG THE SOUTH LINE OF SAID HODGEN ROAD TO A POINT ON THE WEST LINE OF TRAIL SUBDIVISION AS RECORDED IN RECEPTION NO. 2, DIVISION OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING.

THENCE S 89°15'32" E. ALONG THE WEST LINE OF SAID TRAIL SUBDIVISION A DISTANCE OF 1334.47 FEET TO THE NORTHEAST CORNER OF TRACT 7, EASLE CREEK SUBDIVISION AS RECORDED IN PLAT BOOK 263 AT PAGE 176 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING.

THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERN LINE OF SAID TRACT 7, EASLE CREEK SUBDIVISION:  
THENCE S 89°15'32" E. A DISTANCE OF 450.00 FEET.

THENCE S 89°15'32" E. A DISTANCE OF 450.00 FEET TO A POINT ON THE EAST LINE OF HIGH FORBES RANCH (RECORD NO. 2) AS RECORDED IN RECEPTION NO. 2, DIVISION OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING.

THENCE N 89°15'32" E. ALONG THE EAST LINE OF SAID HIGH FORBES RANCH (RECORD NO. 2) A DISTANCE OF 1334.47 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.343 ACRES (1,549,199 MORE OR LESS).

GENERAL NOTES:  
1. THE DATE OF PREPARATION IS JANUARY 2016.

2. FLOODPLAIN STATEMENT:  
THIS PROPERTY IS LOCATED WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS ESTABLISHED BY FEMA PER FIRM PANEL NUMBER 05000, EFFECTIVE DATE 01/01/07.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DAMAGES ANY PUBLIC MONUMENT OR LAND MONUMENT OR ACCESSORY, CONVICTION A CLASS TWO (2) Misdemeanor PURSUANT TO STATE STATUTE 18-65, C.R.S.

4. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS, USES, OR STRUCTURES, UNLESS THEY HAVE BEEN REVIEWED AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS REQUIRED BY THE CITY OF COLORADO SPRINGS, OR ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE CITY OF COLORADO SPRINGS, OR ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE CITY OF COLORADO SPRINGS.

5. LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 11001 ARMY STREET, SUITE 100, COLORADO SPRINGS, CO 80901, 719-586-0000.

6. SET 5/8" REBAR #4 ALUMINUM CAP "10" DIA" FLUSH WITH THE GRADING AT ALL CORNER UNLESS OTHERWISE NOTED.

7. 25' WIDE (SIGNAL TRAIL EASEMENTS) ACROSS LOTS 1 & 2 FOR THE BENEFIT OF EL PASO COUNTY TRAIL SYSTEM.

COUNTY GOVERNMENT NOTES:  
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE IN THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPROVEMENTS REPORT, DRAINAGE REPORT, WATER RESOURCES REPORT, WATERBANK DIGITAL REPORT, GEOLOGICAL AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL RESOURCES REPORT.

2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE PROVISIONALLY NOTED ON THIS PLAT. SHALL BE BASED AROUND THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR CONSTRUCTION THAT COULD IMPAIR THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMITS, REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IN FULL, OF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PINK-LIPS MONARCH BUTTERFLY).

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

5. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ABANDONMENT OF ANY DRIVEWAY.

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 WHEREBY EXISTING ORY COVAGRA, FOR SMALL BUILDING PERMITS BE ISSUED, UTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY, AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, AN OVERLAPPING CO-OWNERSHIP AGREEMENT PROVIDING FOR THE CONSTRUCTION OF AND IMPROVEMENTS TO THE SUBDIVISION WITH EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH AGREEMENT CO-OWNERSHIP AGREEMENT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, IN THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY FORTHCOMING 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON GENERAL APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR CO-OWNERSHIP AGREEMENT AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OR ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT.

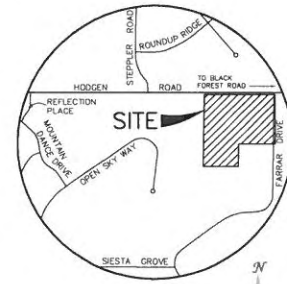
THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE, OR TRANSFER MAY ONLY BE OBTAINED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

9. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD.

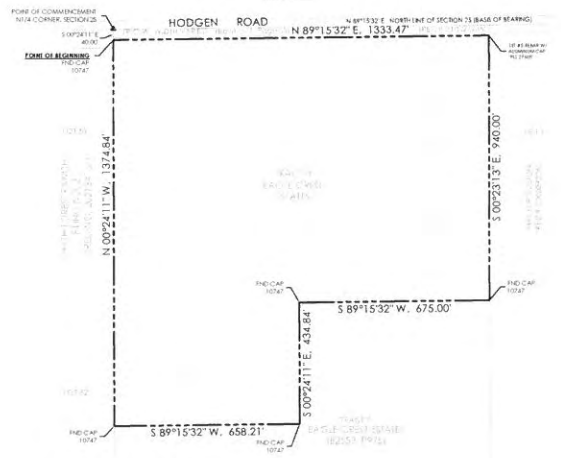
10. A FINDING OF WATER SUFFICIENCY IN TERMS OF QUALITY, QUANTITY AND DEPENDABILITY HAS BEEN MADE FOR LOTS 1 & 2 IN THIS SUBDIVISION.

11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY DEVELOPMENT SERVICES.

EASEMENTS:  
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREIN PLATTED ON THE BASIS OF A 100' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXISTING SUBDIVISION BOUNDARIES ARE HEREIN PLATTED WITH A 100' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



VICINITY MAP  
NOT TO SCALE



## SURVEYOR'S STATEMENT

I, RANDALL D. HENCK, A duly registered professional land surveyor in the state of Colorado, do hereby certify that this plat is true and correctly represents the results of a survey made on January 19th, 2016, by me or under my direct supervision and that all information is accurate. HEREON THAT MARIANO CHIERI HAS THE CORPUS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:  
THAT PORTION OF SECT 25, EASLE CREEK SUBDIVISION, LOTS 1 AND 2, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RANDALL D. HENCK (SIGNATURE)  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 12345  
FOR AND ON BEHALF OF M.V.E., INC.

## 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 READ AND UNDERSTOOD AND HAVE AGREED TO THE TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PROVIDENCE POINT ESTATES. ALL PUBLIC IMPROVEMENTS TO BE PLACED ARE HEREBY DEDICATED TO PUBLIC USE AND THE OWNERS HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS SHALL BE CONVEYED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME SHALL 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 UTILITY AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS APPROPRIATE. THE UNDERSIGNED HEREBY PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE HERETAL RIGHT OF EGRESS AND EGRESS HEREON AND TO ACQUIRE PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

MARIO CHIERI, OWNER  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY MARIO CHIERI:

MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESSED MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC

CHIERI HAS OWNER  
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COUNTY OF EL PASO }  
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MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESSED MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC



DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS NOTED BY  
THE CHIEF OF

REVISIONS

CHIEF, BOARD OF COUNTY COMMISSIONERS

EL PASO COUNTY ASSessor, DEBRA SCHMIDT

EXECUTIVE DIRECTOR, EL PASO COUNTY DEVELOPMENT SERVICES  
CRAD DOBBS

CLERK AND RECORDER

CLERK AND RECORDER

STATE OF COLORADO }  
COUNTY OF EL PASO }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AND IS HEREBY RECORDED AT:

RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHECK BROOKHART, CLERK AND RECORDER

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

SCHOOL FEE

PROPOSED FEE

PAY FEE

DRAINAGE FEE

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VERSION

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## FINAL PLAT

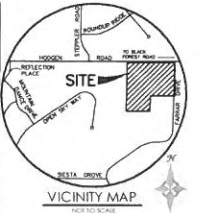
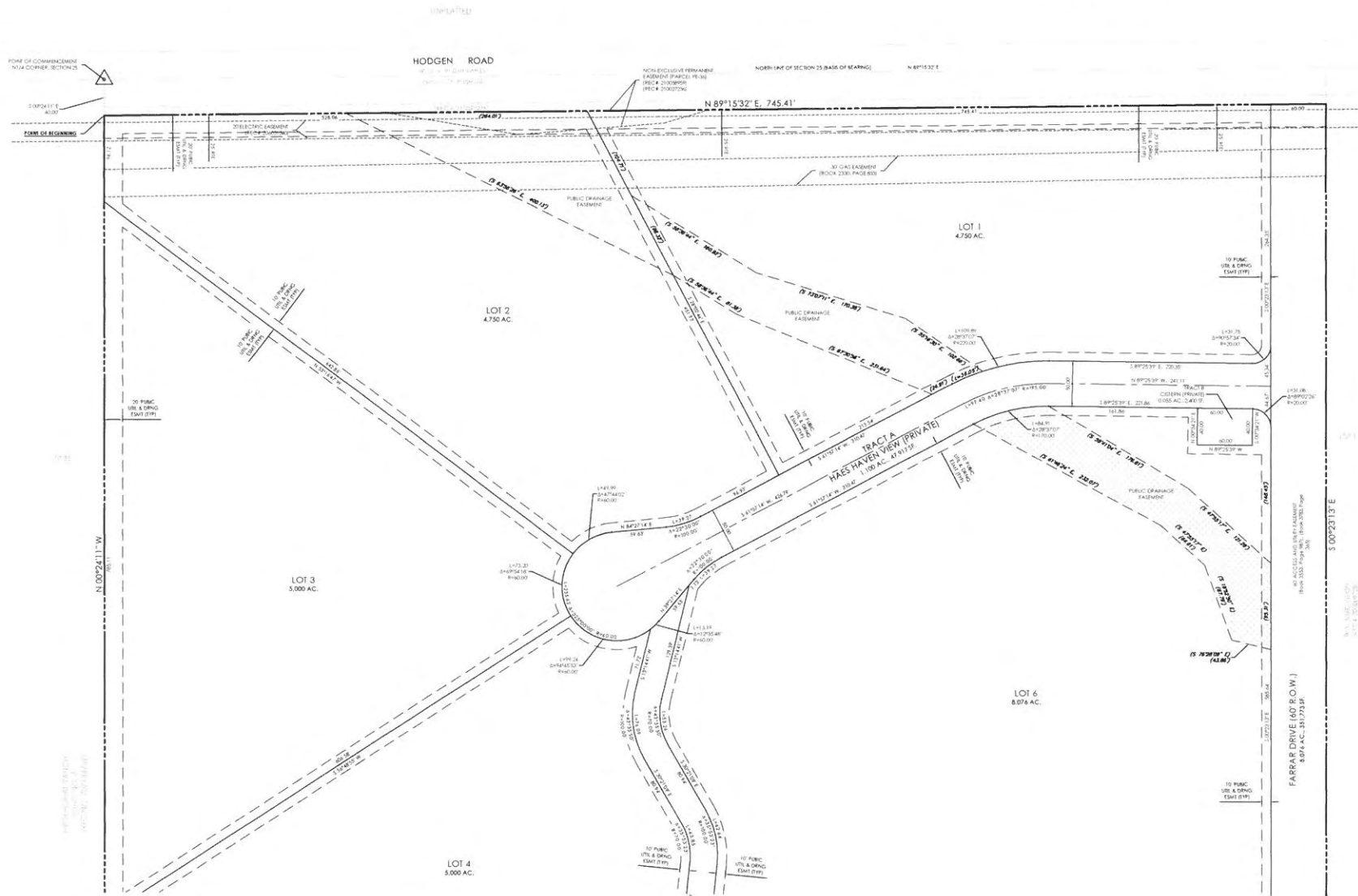
PROVIDENCE POINT  
ESTATES

MVE PROJECT 61041  
MVE DRAWING PLAT-CS

JANUARY 15, 2016  
SHEET 1 OF 3

# PROVIDENCE POINT ESTATES

A REPLAT OF TRACT 8, EAGLE CREST ESTATES, NORTHEAST QUARTER SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**MVE, INC.**  
ENGINEERS & SURVEYORS  
1903 Highway 100, Suite 100, El Paso, CO 80909 714.632.5735

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS NOTED BY  
CHECKED BY

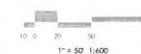
FINAL PLAT

PROVIDENCE POINT ESTATES

PROJECT 61041  
PLAT-PS1

JANUARY 15, 2016  
SHEET 2 OF 3

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 11 SOUTH,  
RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**MVE, INC.**  
ENGINEERS, SURVEYORS

550/042

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILT BY  
CHECKED BY

FINAL PLAT

PROVIDENCE POINT  
ESTATES

MVE PROJECT **61041**  
 MVE DRAWING **-PLAT-CS**

JANUARY 15, 2016  
SHEET 3 OF 3

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Samuel Woodfill Emplacement – Minor Subdivision

**Agenda Date:** March 9, 2016

**Agenda Item Number:** 6 - B

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

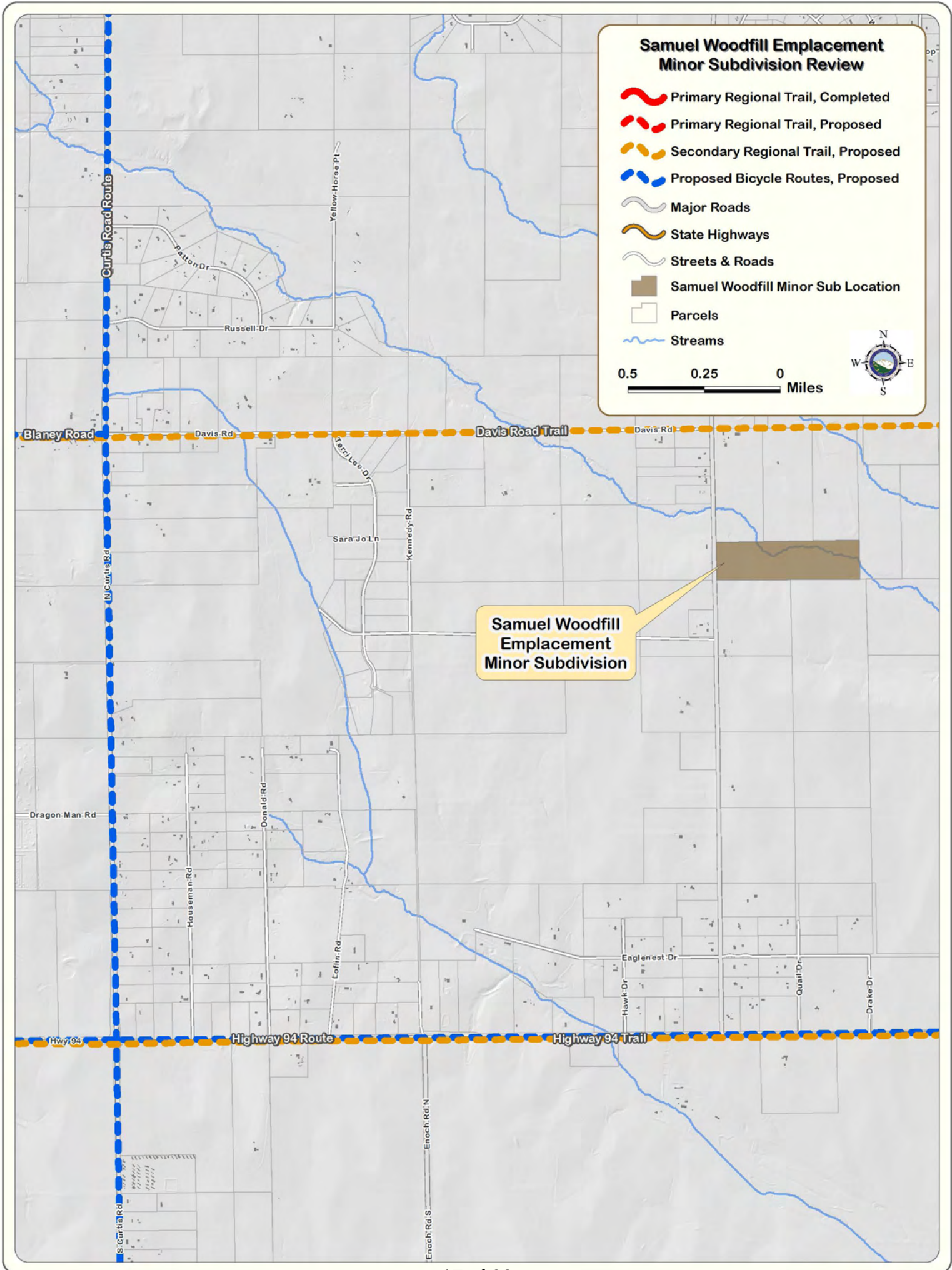
Request for approval by owner Jeffery Mattson for a three lot minor subdivision totaling 38.73 acres. The property is zoned RR-5 and is located on Slocum Road, 1.5 miles north of East Highway 94 and 2 miles east of Curtis Road. The project site is located within the Highway 94 Small Area Plan, Sub-Area 2 North Central.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Davis Road Secondary Regional Trail is located approximately 0.35 miles north of the property, while the proposed Highway 94 Bicycle Route and proposed Highway 94 Secondary Regional Trail area located approximately 1.5 miles to the south. Furthermore, the proposed Curtis Road Bicycle Route and Blaney Road Bicycle Route are located approximately 2 miles to the west. The property is not located within any candidate open space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,008 as shown on the attached Subdivision Review Form.

#### **Recommended Motion:**

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Samuel Woodfill Emplacement - Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.





# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

**March 9, 2016**

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Samuel Woodfill Emplacement - Minor Subdivision</b>	Application Type: <b>Minor Subdivision</b>
DSD Reference #:	<b>MS-16-001</b>	CSD / Parks ID#: <b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage: <b>38.73</b>
<b>Jeff Mattson</b>	<b>Thomas &amp; Thomas</b>	Total # of Dwelling Units <b>3</b>
<b>1885 Slocum Road</b>	<b>Jason Alwine</b>	Gross Density: <b>0.08</b>
<b>Peyton, CO 80831</b>	<b>702 North Tejon Street</b>	Park Region: <b>4</b>
	<b>Colorado Springs, CO 80903</b>	Urban Area: <b>5</b>

Existing Zoning Code: **RR-5**      Proposed Zoning: **RR-5**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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.

### LAND REQUIREMENTS

Urban Density: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: **4**  
**0.0194 Acres x 3 Dwelling Units = 0.058 acres**

Urban Parks Area:	<b>5</b>
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
Total:	<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: **4**  
**\$336.00 / Unit x 3 Dwelling Units = \$1,008.00**

Urban Parks Area:	<b>5</b>
Neighborhood:	<b>\$72.00 / Unit x 0 Dwelling Units = \$0.00</b>
Community:	<b>\$119.00 / Unit x 0 Dwelling Units = \$0.00</b>
Total:	<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

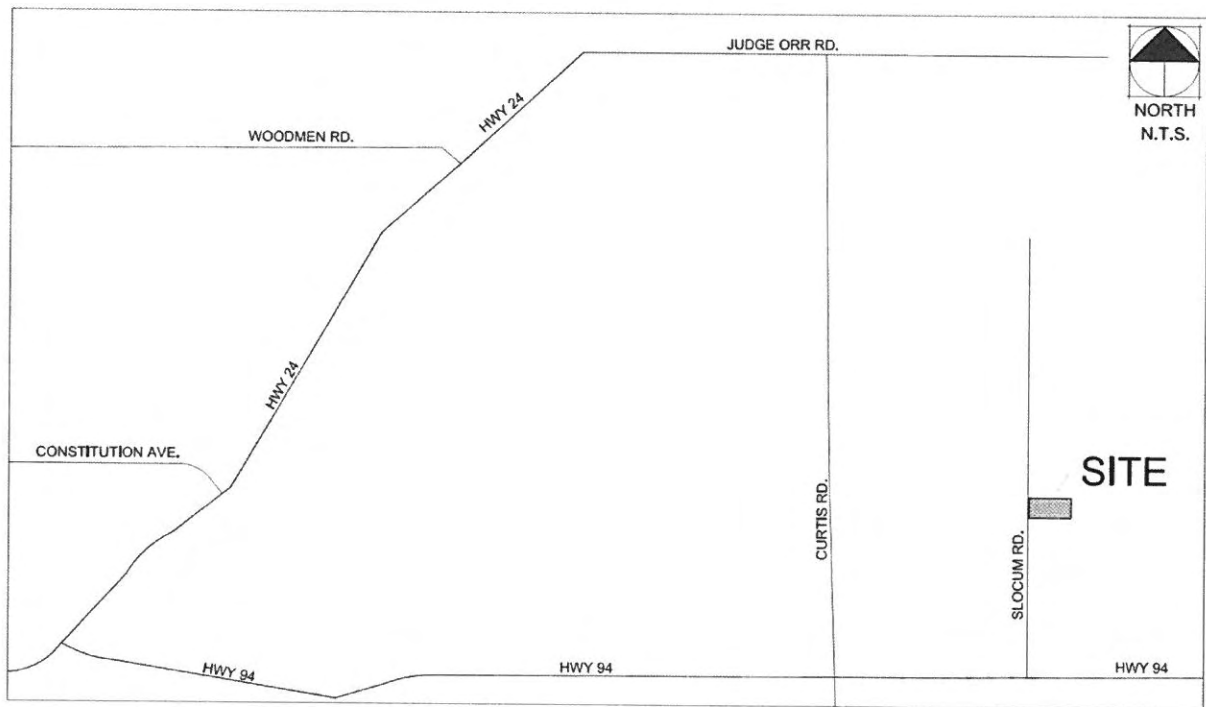
Staff Recommendation:

**Recommend to the Planning Commission and the Board of County Commissioners that approval of the Samuel Woodfill Emplacement Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.**

Park Advisory Board Recommendation:

# Mattson Minor Subdivision 1885 Slocum Rd

## Minor Subdivision and Final Plat Letter of Intent



**VICINITY MAP**

Prepared By:  
Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO 80903  
(719) 578-8777

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**Owner/ Developers:**

Jeff Mattson  
1885 Slocum Rd.  
Peyton, CO 80831  
Ph: (719) 602-9104

**Planning Consultant:**

Thomas & Thomas  
Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO. 80903  
Ph: (719) 578-8777

**Site Location, Size, Zoning:**

Thomas & Thomas, on behalf of Mr. Mattson is submitting this application for a Minor Subdivision to subdivide the property into three rural-residential sized lots. The 38.7366 acre site is located at 1885 Slocum Rd., east of Curtis Rd and north of Highway 94 (Tax Schedule # 4400000471). The site is currently zoned RR-5, which shall remain, with an existing occupied residence, garage structures and an office structure. The site will be divided into three lots with the newly created Lot 1 containing the existing residence at 28.1399 acre with a current address of 1885 Slocum Rd; newly created Lot 2 which is and shall remain vacant at 5.0 acres; and newly created Lot 3 which shall contain the garages and office structure at 5.0 acres. The office will be converted into a residence at some point in the future.

The existing residential structure on Lot 1 has an approved well (Permit #222909) and septic system (Onsite ID ON0035729) which shall remain as constructed and approved. Lot 3 which currently contains the garage/ office structure has an existing and permitted septic on-site (Onsite ID ON0035730) for the current use but restricts residential use at this time. The septic has been designed and installed, and approved by the El Paso County Health Department for future residential use. The minor subdivision process will allow this existing permit to be upgraded to allow full residential use.

**Request & Justification:**

The purpose of this application is to request approval of a three lot Minor Subdivision. A minor subdivision is the division of land into four lots or fewer that do not discernibly impact surrounding properties, environmental resources or public facilities. The proposed subdivision of the parcel into three lots meets the EPLDC RR-5 zoning standards of a minimum 5 acre parcel size and a minimum 200' lot width at the front setback line. The intended residential uses is permitted in the RR-5 zone and is in conformance with the surrounding areas which are also zoned RR-5. The minor subdivision conforms to required reporting and final plat requirements including the criteria for approval.



The proposed subdivision is in general conformance with LDC Section 7.2.1D2 , 7.2.1D3 and the goals, objectives, and policies of the Master Plan including the 2003 Highway 94 Comprehensive Plan. The site is located within the Highway 94 Small Area Plan and identified as part of Sub-Area 2: North Central. Sub-Area 2 features a number of residential subdivisions along with several large parcels used for grazing cattle and features five-acre rural residential parcels while SH 94 functions as a channel for growth, carrying increasing amounts of traffic. Per the Comp Plan's recommendations for Sub-Area 2, the northern portions should accommodate residential development that allows reasonable preservation of the area's rural character. Per the Concept Map 8.1, this is primarily achieved through 5-Acre minimum parcel sizes. The proposed Mattson Minor Subdivision is consistent with this the Highway 94 Comp Plan as it meets the objectives of the following Goals:

*Goal 2: Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations*

- The project is compatible with surrounding land uses
- Meets the minimum lot size recommendations for this area
- Preserves open space as all proposed structures lie outside the existing floodplain. As a result the floodplain will remain in its natural state.

*Goal 3: Ensure that residential development is appropriate for the Planning Areas*

- The proposed three lots meet or exceed the minimum lot standards as outlined in the planning area recommendations
- The proposed uses are compatible with surrounding land uses
- The proposed lot sizes are compatible with surrounding properties

*Goal 18: Effectively Manage Waterways*

- The existing drainage way through the property will remain in its natural state

*Goal 19.2: Maintain Healthy Waterways*

- The existing drainage way through the property will remain in its natural state
- Off-site drainage will be kept at historic flows

The Mattson Minor Subdivision is also consistent with the El Paso County Policy Plan as it relates to small area plan recommendations, compatibility with surrounding and consistency with *Section 6.0 Growth and Land Use Goals* as outlined below:

*Goal 6.1a:* The proposed plan continues the pattern of rural residential growth complementing the area's rural and natural character.

*Goal 6.1b:* The three proposed lots will not burden nor require long term public infrastructure capacities

*Goal 6.4:* The proposed development maintains the rural residential character with the large 5 lots and limits the burden placed on the natural environment.

The proposed subdivision addresses the approval criteria of LDC Sections 7.2.1D2 and 7.2.1D3 with respects to land use, development standards, water and wastewater, and compatibility with surrounding neighbors as outlined above.

The proposed minor subdivision provides adequate consideration for any potentially detrimental use as the proposed uses are rural residential which is compatible with the existing community. The site plan meets all applicable zoning standards including lot width minimum and setbacks. There are no requirements for buffering, open space or landscaping.

There are no areas of significant historical, cultural or recreational features found on site; however, the layout seeks to preserve the existing drainage channel flowing through along the northerly and easterly property boundaries. The layout takes into account the existing floodplain with the structures situated outside of the floodplain as shown by the El Paso County Mapping 100 Year Flood Zone A map. There is a small discrepancy between the county mapping and the FEMA Mapping 100 Year Flood Zone A which as imported into the site's base mapping occurs a bit west of the county line. This discrepancy illustrates two existing garage structures are located within the floodplain however the office structure and existing residence are well outside the floodplain. It is believed that the county's floodplain map is more accurate and thus all structures are clear of the floodplain zone. As part of this minor subdivision no LOMR/ CLOMR process will be necessary and the preservation of this corridor will continue to provide excellent habitat for wildlife.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as the increase in density to these services is minimal with little to no effect resulting.

There are no geological hazards or potential soil or grading hazards that will require special precautions. Site specific foundation and septic system soil reports will be completed as may be required at the time of building permit. Finally, there are no proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations.

**Water and Wastewater:** Each of the three lots will utilize individual well and septic systems for water and wastewater. The proposed and existing lots have sufficient water supply as illustrated in the attached water resources report and state findings for water sufficiency. The existing structure to remain at 1885 Slocum (Lot 1) has a current well permit (#222909) granted in January 2000 for domestic use only and allowing 1 acre of irrigation. For Lots 2 & 3 a water resource/ performance report has been included with this submittal as required for the State of Colorado to garner well water usage for these remaining two lots. At this time, well permits are not being sought on Lots 2 & 3 as this

will occur with any required documentation at the time of building permit. The intent at this time is to prove sufficiency of findings so that future wells may be drilled. Please refer to the water resource reports for more information.

The proposed and existing lots will utilize individual septic tank and leech field systems as permitted on 5 Acre lots by El Paso County. As previously mentioned above, Lot 1 (ON0035729) and Lot 3 (ON0035730) have existing septic systems permitted and in place. The septic system for Lot 3 is currently permitted for residential use but has been restricted to office/ garage use until this minor subdivision process is completed allowing the proposed residential use. The newly created Lot 2 will be required to submit a site specific soil and percolation testing report and a site specific septic system design as required by the El Paso County Health Department. These required reports and detailed design shall be required before a building permit can be granted for a new structure and will be completed in the future as there are no immediate plans to construct on Lot 2.

**Total Number of Residential Units, Density, and Lot Sizes:** 3 Single-Family Detached Residential Units on minimum sized 5 acre lots. There is an existing residence that shall remain on 28.1399 acres.

**Total Number of Industrial or Commercial Sites:**

There are no industrial or commercial sites proposed with this project.

**Types of Proposed Recreational Facilities:**

There are no proposed recreational facilities proposed or required with this development.

**Phasing Plan and Schedule of Development:**

There is no proposed phasing for this project as the subdivision in only three lots.

**Areas of Required Landscaping:**

There is no required landscaping for this development.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There is no proposed open space proposed or required with this development.

**Proposed Access Locations:**

Access locations will be individual driveways for each lot. Access permits for the new lots will be procured at the appropriate time.

**Proposed Services:**

- |                       |   |
|-----------------------|---|
| 1. Water:             | Individual Well                           |
| 2. Wastewater:        | Individual Septic Systems                 |
| 3. Gas:               | Individual Propane Tanks or Electric Only |
| 4. Electric:          | Mountain View Electric                    |
| 5. Fire:              | Ellicott Fire Department                  |
| 6. Police Protection: | El Paso County Sheriff's Department       |

**Fire Protection Report:**

This site is served by the Ellicott Fire Department. The district covers approximately 276 square miles while providing fire and medical response. The department is served by the following stations:

**Station #1**

(719) 683-3588

23650 Hwy 94

Calhan Colo. 80808

All medical and quick response vehicles are at this station.

**Station #2**

(719)683-7211

(719)683-8611 fax

75 N. Ellicott Hwy

Calhan Colo.80808

This is the department's main station and business is conducted at this facility.

Main pumpers and tankers are located at this station.

**Station #3**

Mid Jones Rd

Calhan Colo.80808

Their 2,500 gallon pumper is stationed here at this location.

**Station #4**

(719)683-7323

3525 Meridian Rd

Colorado Springs Colo 80929

One tender and one medical response ambulance is located at this location

The subject property is a low risk area for wildfire as the site is primarily native grassland. There are no existing stands of trees on the proposed site.

**Traffic Impacts:**

A Transportation Impact Study (TIS) is not required for this site as the proposed subdivision is only increasing the unit density by two overall residential units as one of the proposed residential units is existing to remain. The ITE single family detached trip rate is 9.52 trips per dwelling unit per weekday. The two additional proposed units would only increase existing traffic trips by approximately 19 total trips per day. This is well under the maximum threshold of 100 trips per day and under the maximum 10 trips during the peak hour.

In addition, the proposed minor subdivision is not proposing any additional minor or major roadway intersections on major collectors, arterials, or State Highways; the proposed minor subdivision does not change the type of traffic to be generated such as truck or heavy industrial traffic and does not adversely affect the traffic currently planned

for and accommodated within, and adjacent to, the property; the proposed development will maintain an acceptable LOS on the adjacent public roadways, accesses, and intersections; and there are no known roadways or intersections in the immediate vicinity that have a history of safety or accident problems; and finally there are no changes of land use with access to a State Highway as this site does not access a State Highway.

**Impacts associated with the Minor Subdivision:**

Floodplain: Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0800 F', effective date 'March 17, 1997'. The layout takes into account the existing floodplain with the structures situated outside of the floodplain as shown by the El Paso County Mapping 100 Year Flood Zone A map. There is a small discrepancy between the county mapping and the FEMA Mapping 100 Year Flood Zone A which as imported into the site's base mapping occurs a bit west of the county line. This discrepancy illustrates two existing garage structures are located within the floodplain however the office structure and existing residence are well outside the floodplain. It is believed that the county's floodplain map is more accurate and thus all structures are clear of the floodplain zone. As part of this minor subdivision no LOMR/ CLOMR process will be necessary and the preservation of this corridor will continue to provide excellent habitat for wildlife. There are no proposed uses or disturbances proposed for the area within the floodplain.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site is native grassland with very little to no existing disturbance or bare soil. Any future disturbance will be limited to those areas affected by structure construction. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. Any required erosion and sedimentation measures will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The proposed use of three detached single-family residential units on a minimum 5 Acre lot size is compatible and consistent with adjacent uses and densities in this area. As a result there is no additional impact on the adjoining neighbors as this use is consistent with established rural residential uses. All review criteria has been met.

Vegetation, Wildlife Habitats and Migration Routes:

Any proposed foundation or yard landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.



While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the limited construction activity and open prairie land found throughout the area, it is not anticipated that the proposed minor subdivision will have significant impacts on wildlife in the area. In addition the existing drainage channel will continue to serve as a natural wildlife habitat corridor.

No rare species were found to be present on the site as determined by the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development (TAILS PROJECT NUMBER: 06E24000-2016-TA-0354) for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared per the Block Clearance Letter dated Feb 8, 2012.

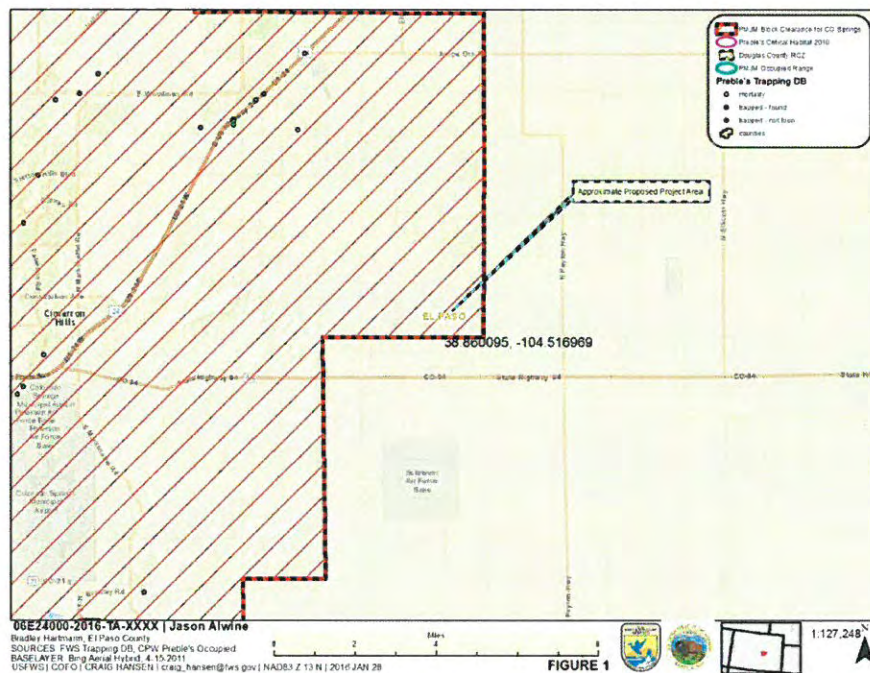


FIGURE 1

LEGAL DESCRIPTION:

A portion of the Northwest One-Quarter of Section 1, Township 14 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BEGINNING at the West Quarter Corner of said Section 1; thence North00°25'38"East along the West line of said Section 1, 649.68 feet; thence North 89°31'43"East 2537.45 feet; thence South 00°28'17" East 680.01 feet to a point on the South line of the Northwest Quarter of said Section 1; thence North 89°47'11" West along the South line of said Section 1, 2538.13 feet to the POINT OF BEGINNING.

Subject to a 30.00 foot road easement along the Westerly line of said parcel.

Containing a computed area of 1,687,368 square feet or 38.7366 acres of land within this description.

## SAMUEL WOODFILL EMLACEMENT

A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 1,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS:

That JEFFERY D. and JOEL L. MATTHEWSON, being the owners of the following described tract of land to wit:

A portion of the Northwest One-Quarter of Section 1, Township 14 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BEGINNING at the West Quarter Corner of said Section 1, thence North 00°25'38" East along the West line of said Section 1, 649.88 feet; thence North 89°31'43" East 2537.43 feet; thence South 02°28'17" East 680.00 feet to a point on the South line of the Northwest Quarter of said Section 1, thence North 89°47'11" West along the South line of said Section 1, 2538.13 feet to the POINT OF BEGINNING.

Subject to a 30.00 foot road easement along the Westerly line of said parcel.

Containing a computed area of 1,687,368 square feet or 38.7366 acres of land within this description.

### DEDICATION:

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 plotted said lands into lots and easements as shown hereon under the name and subdivision of SAMUEL WOODFILL EMLACEMENT. All public improvements so plotted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

### OWNER:

The aforementioned, JEFFERY D. MATTHEWSON, has executed this instrument

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By \_\_\_\_\_, JEFFERY D. MATTHEWSON,

### NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.,

by \_\_\_\_\_,  
Witness my hand and official seal \_\_\_\_\_, Notary Public.

My commission expires \_\_\_\_\_.

### OWNER:

The aforementioned, JOEL L. MATTHEWSON, has executed this instrument

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By \_\_\_\_\_, JOEL L. MATTHEWSON,

### NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.,

by \_\_\_\_\_,  
Witness my hand and official seal \_\_\_\_\_, Notary Public.

My commission expires \_\_\_\_\_.

### EASEMENTS:

Unless shown otherwise, the rear lot line is hereby plotted with a seven (7') foot easement for public and utilities drainage purposes, and both sides of all side lot lines are hereby plotted with a five (5') foot easement for public and utilities drainage purposes, all front lot lines are hereby plotted with a five (5') foot easement for public and utilities drainage purposes, with the sole responsibility for maintenance being vested with the property owners.

### FEES:

SCHOOL FEE, Dist. #22: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
REGIONAL: \_\_\_\_\_  
NEIGHBORHOOD: \_\_\_\_\_  
DRAINAGE BASIN: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_  
BIDGE FEE: \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plot of SAMUEL WOODFILL EMLACEMENT was approved for filing by the El Paso County,

Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public easements are accepted, but the 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, where applicable.

Chair, Board of County Commissioners

Date

### APPROVALS:

This subdivision was approved by the El Paso County Development Services Department

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Development Services Director \_\_\_\_\_ Date \_\_\_\_\_

Approved by the BOARD OF COUNTY COMMISSIONERS of El Paso County, Colorado,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Board of Commissioners Chair \_\_\_\_\_ Date \_\_\_\_\_

### NOTES:

1. O - #4 REBAR/CAP "CPSS, INC. PLS 37631" SET
- - FOUND MONUMENTS AS SHOWN
- (LSP) - Indicates LAND SURVEY Plot data of record per reception No. 99900289
- \* - INDICATES NOT PART OF THIS PLAT
2. This survey does not constitute a title search by CROSSED PATHS SURVEYING SERVICES, INC. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, CROSSED PATHS SURVEYING SERVICES, INC. relies upon the TITLE COMMITMENT, prepared by UNIFIED TITLE COMPANY, LLC, File No. 4098401C, dated 02/11/2016, Effective date January 30, 2016.
- Item 9. Reservations contained in Patent(s) recorded in Book 350 at Page 225, right of way for ditches or canals constructed by the Authority of the United States, blanketed condition.
- Item 10. Resolution of the Board of County Commissioners dated October 3, 1987 in Road Book A at Page 78, Public Highway 60 feet in width, 30 feet both sides of Section Lines as shown hereon.
- Item 11. 10 year Oil & Gas Lease with WHITNEY OIL AND GAS CORPORATION dated March 8, 1971, recorded March 12, 1971 in Book 2394 at Page 909, agreement apparently terminated.
- Item 12. 20' wide Right-of-Way Easement as granted to El Paso County TELEPHONE COMPANY, recorded April 20, 1971, in Book 2403 at Page 447, exact location not described.
- Item 13. 3 year Oil & Gas Lease with J. ROBERT OUTERBRIDGE & ASSOCIATES, INC. dated February 20, 1981, recorded May 4, 1981 in Book 3429 at Page 860, agreement apparently terminated.
- Item 14. MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. Right of Way recorded February 11, 1983 in Book 3673 at Page 887, blanketed easement condition.
- Item 15. MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. Right of Way recorded December 1, 1989 in Book 5690 at Page 931, as shown hereon.
- Item 17. 5 year Oil & Gas Lease with RED RIVER RESOURCES, LLC, recorded May 5, 2011 at Reception No. 21044927, Assignment of Oil and Gas Lease to ULTRA RESOURCES, INC. recorded April 16, 2012 at Reception No. 21204310, agreement apparently terminates 3/22/16.
- Item 18. Any question, dispute or adverse claims as to any loss or gain as a result of any change in the River Bed location other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bed channel or flow of waters lying within subject land, and to any question as to the location of such center thread, bed bank or channel as a legal description monument marker for purposes of describing or location subject lands, not addressed at this time.
- NOTE: There are no documents in the land records of the office of the Clerk and Recorder of El Paso, accurately locating the location(s) of the center thread, bank, bed or channel of the above or indicating any alterations of the same from time to time may have occurred.
- Item 19. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks, not addressed at this time.

3. Basis of Bearings: All bearings are based upon the Northern line of SAMUEL WOODFILL EMLACEMENT, monumented as shown and "assumed" to bear N89°31'43"E, a distance of 2537.90 feet.

4. Prior to the establishment of any driveway onto a County road, and access permit must be granted by the El Paso County Development Services Department.

5. Water service for this subdivision is provided by individual wells. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer's Office, who by law has the authority to set conditions for the issuance of these permits.

6. 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 request a specifically designed system prior to approval.

7. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

8. All property owners are responsible for maintaining proper storm water drainage in and through their property.

9. (TIES) - Indicates property address. The addresses exhibited on this plot are for informational purposes only. They are not the legal description and are subject to change.

10. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0800 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be partially in a Zone X (area determined to be out of the 500-year flood plain) and partially in a Zone A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (No Base Flood elevations determined). Apparent discrepancy with County records, as shown hereon.

### SURVEYOR'S CERTIFICATION:

I, James P. Brinkman, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plot truly and correctly represents the results of a survey made on December 09, 2015 by me and that all monuments exist as shown hereon; that mathematical closure errors are less than 1/10,000; and that said plot has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

James P. Brinkman

Colorado Professional Land Surveyor No. 37631

PRELIMINARY COPY  
SUBJECT TO FINAL  
CROSS-SECTION APPROVAL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FINAL PLAT  
SAMUEL WOODFILL  
EMLACEMENT



CROSSED PATHS SURVEYING SERVICES, INC.  
P.O. BOX 46742  
COLORADO SPRINGS, CO 80949-8742  
PHONE: 719-599-4515  
FAX: 719-599-1415  
EMAIL: jpb@crossedpaths.com



A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 1,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2016 Park Advisory Board Tour

**Agenda Date:** March 09, 2016

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

**Presenter:** Brad Bixler, Park Operations Manager

**Information: X**                      **Approval:**

#### **Background Information:**

Traditionally, the Park Advisory Board conducts a tour of selected park sites in late spring. Over the past several years, we have toured east, south and north park sites.

We would appreciate feedback on the potential tour opportunities for 2016:

#### **West:**

Bear Creek Regional Park (Dog Park, Community Gardens, Equestrian Skills Course and Archery Range)  
Bear Creek Nature Center  
Ute Pass Regional Trail  
Rainbow Falls

#### **OR**

#### **South:**

Fountain Creek Regional Park  
Fountain Creek Nature Center  
Willow Springs Ponds  
Maxwell Street Trailhead  
Hanson Trailhead  
Widefield Park  
Stratmoor Hills and Stratmoor Valley Parks  
Clear Springs Ranch

We would also appreciate your feedback on the following potential dates:

Saturday, May 14

Saturday, May 21

#### **Recommended Motion:**

Discussion

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Park Lands Agreement – Forest Lakes Residential Development LLC

**Agenda Date:** March 9, 2016

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

**Presenter:** Ross Williams, Park Planner  
Community Services Department

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

#### Background Information:

The Forest Lake Residential Development is a 977 acre development located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. The developer is in the process of completing a PUD Development/Preliminary Plan Amendment and Final Plat applications for a portion of the Property to be platted as Forest Lakes Filing No. 2A for development of 73 single-family lots, which applications are anticipated to go before the Planning Commission and the Board of County Commissioners in 2016.

At the January, 2016 Park Advisory Board (PAB) meeting, the PAB included the following in the endorsed motion regarding the Forest Lakes Filing No. 2A Final Plat:

*Require fees in lieu of land dedication for urban park purposes in the amount of \$15,476, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plats and subject to provision of additional neighborhood park amenities, specifically Waterfront Park.*

Please find enclosed the proposed Park Lands Agreement that includes providing a waiver of the \$15,476 of urban park fees provided the Property Owner constructs Waterfront Park and associated improvements, to include connection to the regional trail and trail amenities, within two years of the execution of the agreement. The Property Owner estimates the overall cost of the project to be \$400,000 to \$480,000. The projects include a parking lot for the park and county trailhead, gazebo, small amphitheater, low profile playground, small turf area, passive seating areas, signage, and landscape/irrigation.

#### Recommended Motion:

\_\_\_\_\_ move to endorse the Park Lands Agreement with Forest Lakes Residential Development Development, LLC.

**PARK LANDS AGREEMENT  
FOREST LAKES FILING 2A**

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between Forest Lakes Residential Development, LLC. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

**RECITALS**

A. Property Owner is the owner of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 977 acres and commonly known and described as Forest Lakes (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is in the process of completing PUD Development/Preliminary Plan Amendment and Final Plat applications for a portion of the Property to be platted as Forest Lakes Filing No. 2A for development of 73 single-family lots, which applications are anticipated to go before the Planning Commission and the Board of County Commissioners in 2016.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the Urban Park Fees for Forest Lakes Filing No. 2A to be \$15,476.

D. The County desires to grant the Property Owner \$15,476 in Urban Park Credits, provided that the Property Owner installs improvements of an equal or greater value to certain parcels identified as Tract E, also referred to as Waterfront Park, on the Forest Lakes Filing No. 1 Final Plat, will provide urban recreation opportunities for residents living in Filing No. 2A.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for Forest Lakes Filing No. 2A by installing or causing the installation of Waterfront Park within Filing No. 1 in lieu of paying \$15,476 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, the Forest Lakes Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for Forest Lakes Filing No. 2A, the Property Owner shall install or cause to install certain park improvements within the designated tracts as described in this agreement.
- b. The value of the improvements installed shall be equal to or greater than \$15,476.

- c. The Property Owner will provide a design and construction cost estimate for the park improvement to the County for review and approval prior to the recording of the final plat for Forest Lakes Filing No. 2A.
  - d. Waterfront Park shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$15,476 will be immediately paid to the County. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Forest Lakes until such the improvements have been completed or fees have been paid.
  - e. Waterfront Park will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Forest Lakes Filing No. 1 PUD Development/Preliminary Plan and Forest Lakes Filing No. 2A PUD Development/Preliminary Plan.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park will be maintained in perpetuity either by the Property Owner or the Forest Lakes Metropolitan District for the benefit of the public.
3. Installation. The Property Owner, at no cost to the County, shall be responsible to install or cause to install all park improvements pursuant to this Agreement and to pay or cause to be paid any necessary tap fees to properly irrigate the park improvements. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

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

By: \_\_\_\_\_  
Amy Lathen, Chair

**ATTEST:**

\_\_\_\_\_  
Clerk & Recorder

**APPROVED AS TO FORM:**

\_\_\_\_\_  
County Attorney's Office

**FOREST LAKES RESIDENTIAL DEVELOPMENT LLC**

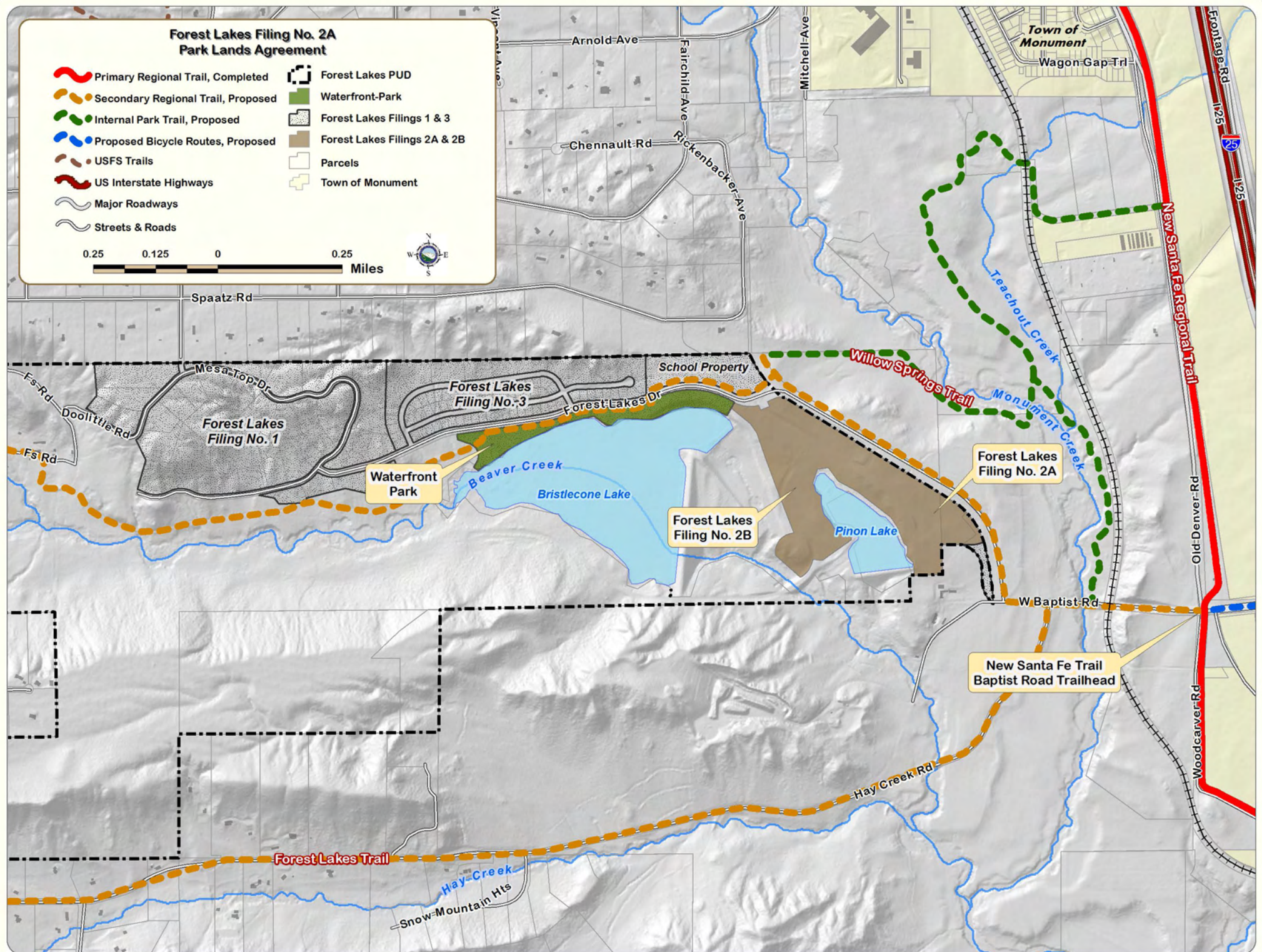
By: \_\_\_\_\_



# Forest Lakes Filing No. 2A Park Lands Agreement

- Primary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Forest Lakes PUD
- Waterfront-Park
- Forest Lakes Filings 1 & 3
- Forest Lakes Filings 2A & 2B
- Parcels
- Town of Monument

0.25 0.125 0 0.25 Miles

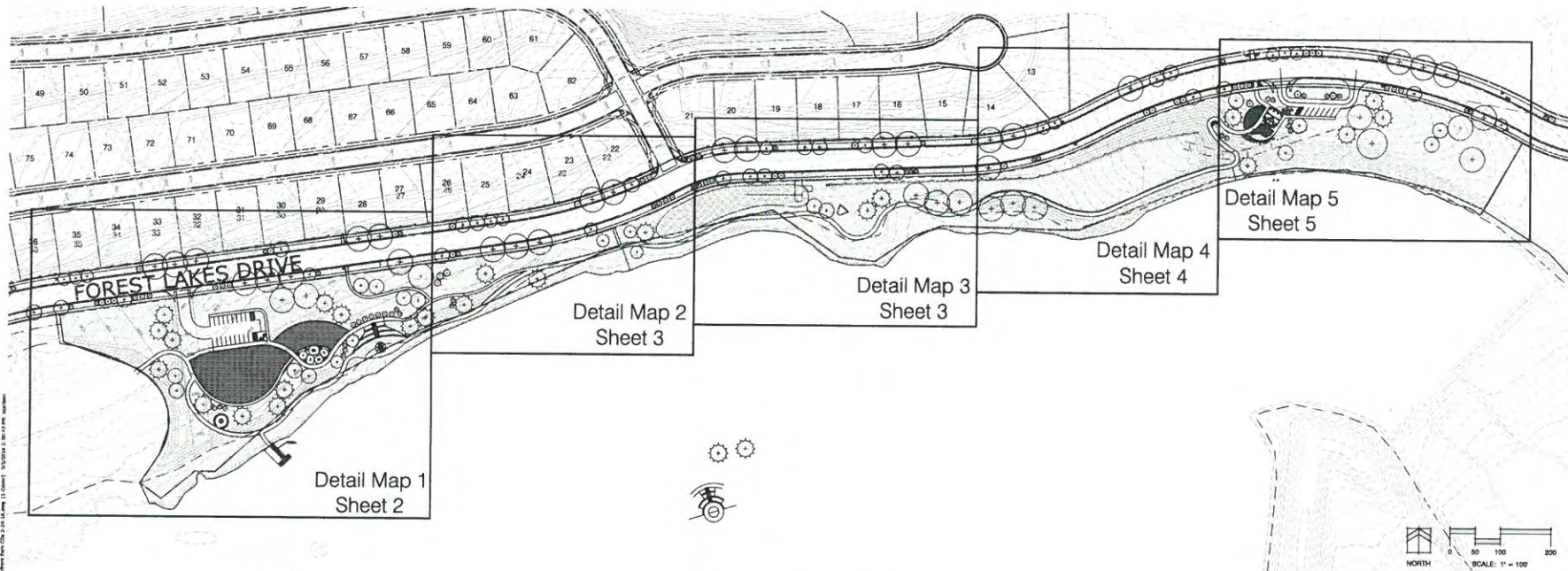






# FOREST LAKES

## WATERFRONT PARK 50% CONSTRUCTION DOCUMENTS



### DESIGN TEAM

**CIVIL ENGINEER**  
**CLASSIC CONSULTING**  
 619 N. Cascade Ave., Suite 201  
 Colorado Springs, CO 80909  
 (719) 785-0790

**LANDSCAPE ARCHITECT**  
**N.E.S. INC.**  
 619 N. Cascade Ave., Suite 200  
 Colorado Springs, CO 80903  
 (719) 471-0073

### OWNER/DEVELOPER

### SHEET INDEX

SHEET 1: COVER SHEET  
 SHEET 2: LANDSCAPE PLAN  
 SHEET 3: LANDSCAPE PLAN  
 SHEET 4: LANDSCAPE PLAN  
 SHEET 5: LANDSCAPE PLAN  
 SHEET 6: LANDSCAPE NOTES & DETAILS  
 SHEET 7: LANDSCAPE NOTES & DETAILS

Land Planning  
 Landscape  
 Architecture  
 Urban Design

**NES**

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

Tel: 719.471.0073  
 Fax: 719.471.0267

www.nescolorado.com

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**FOREST LAKES**

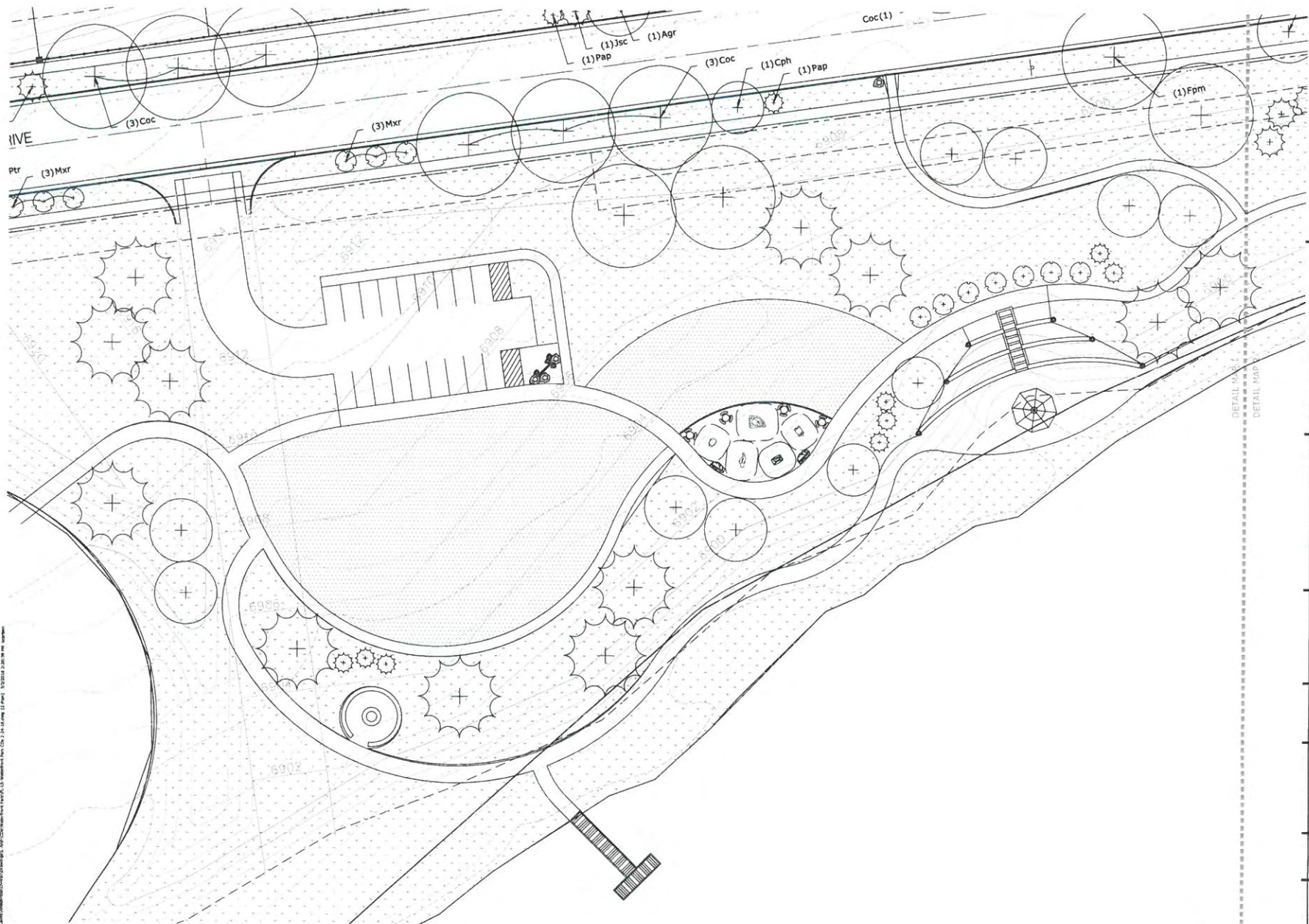
**WATERFRONT PARK  
 50% CONSTRUCTION  
 DOCUMENTS**

DATE: February 28, 2014  
 PROJECT: HGR  
 PREPARED BY: T. Sullivan  
 S. Carson

Cover Sheet

**1**  
 OF 7





DETAIL MAP 1 - Landscape Plan

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719-471.0073  
Fax 719-471.0267  
www.nescolorado.com  
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## FOREST LAKES

WATERFRONT PARK  
50% CONSTRUCTION  
DOCUMENTS

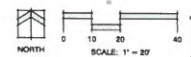
DATE: February 28, 2016  
PROJECT NO: 17-00000  
PREPARED BY: N. Siskind  
K. Carson

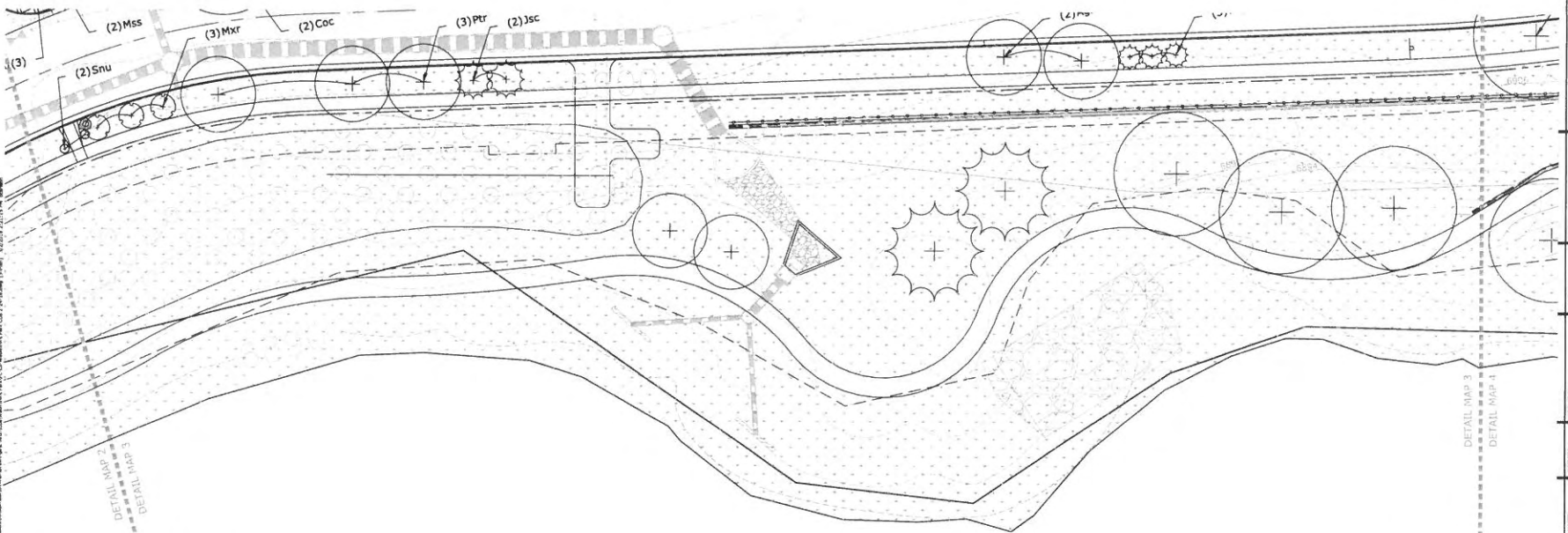
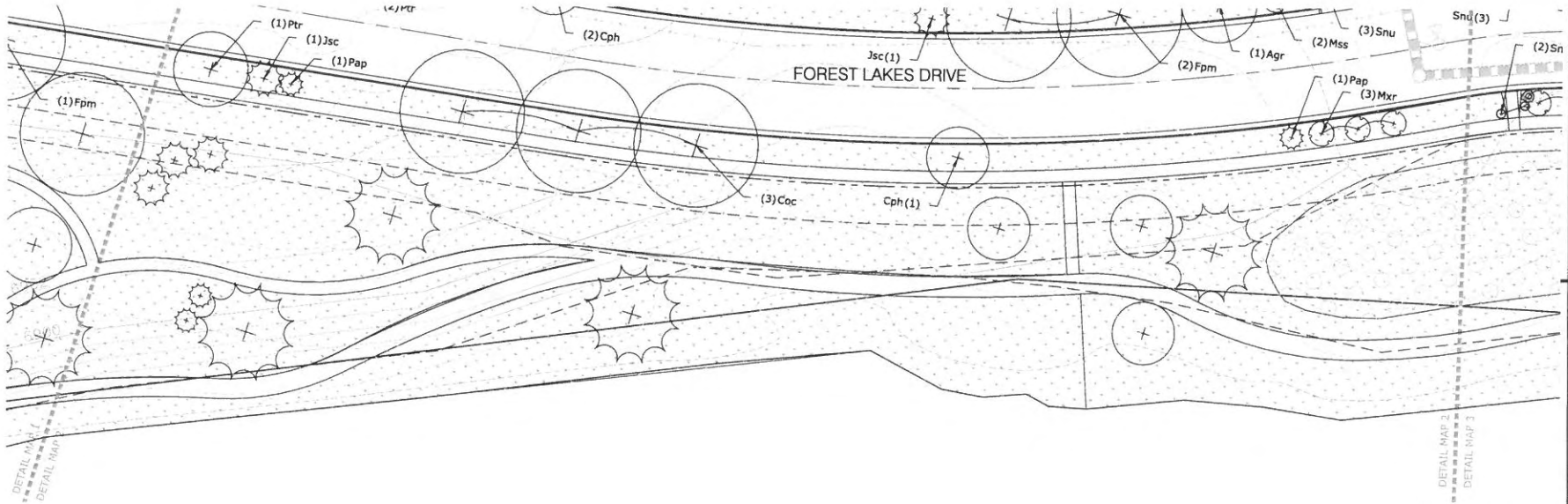
DATE	BY	DESCRIPTION

Landscape Plan

2

OF 7





**FOREST LAKES**

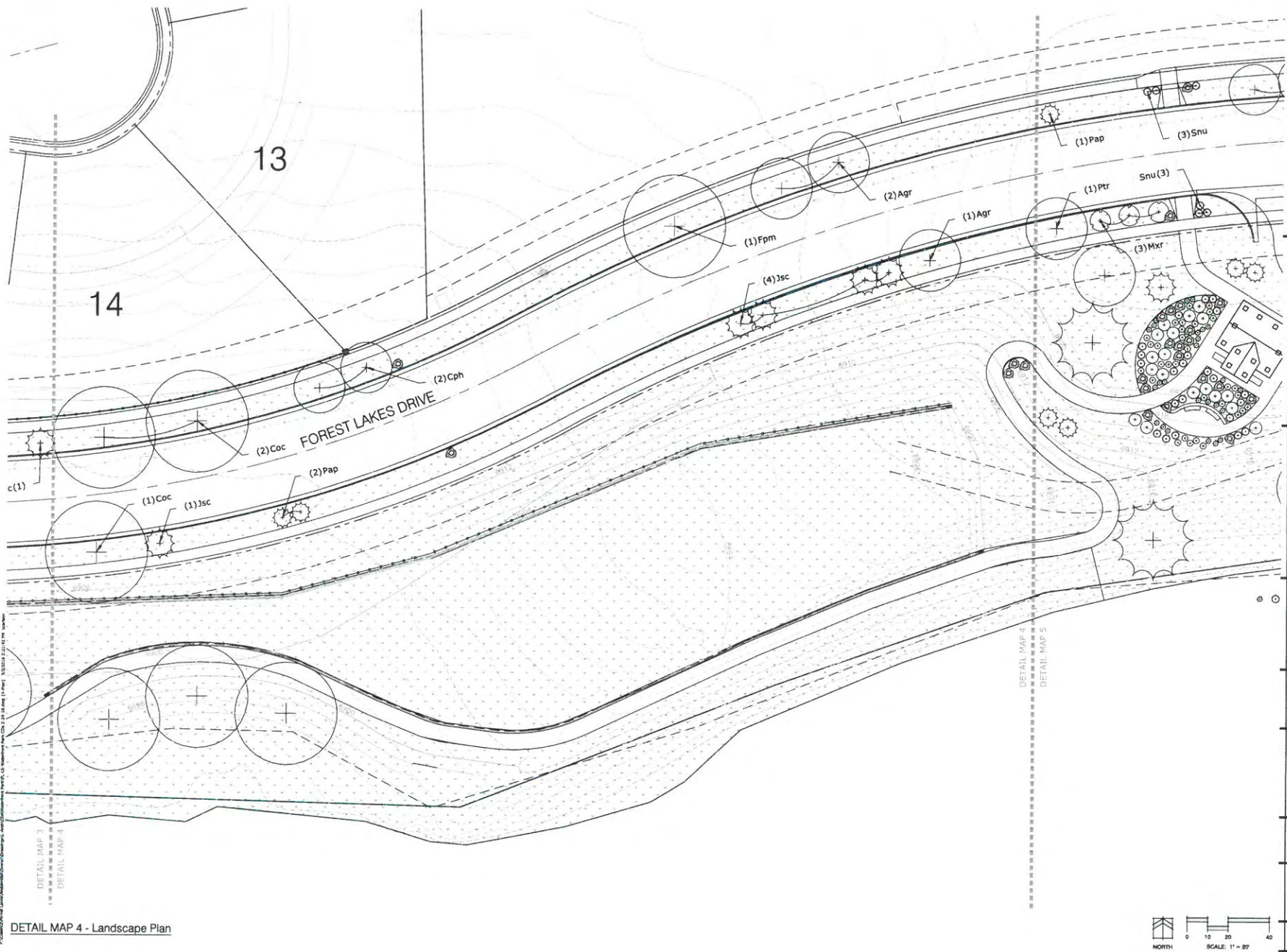
WATERFRONT PARK  
50% CONSTRUCTION  
DOCUMENTS

DATE: February 26, 2018  
PROJECT: WFR  
PREPARED BY: T. Saito  
S. Carson

Landscape Plan

**3**  
OF 7





**FOREST LAKES**

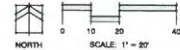
WATERFRONT PARK  
50% CONSTRUCTION  
DOCUMENTS

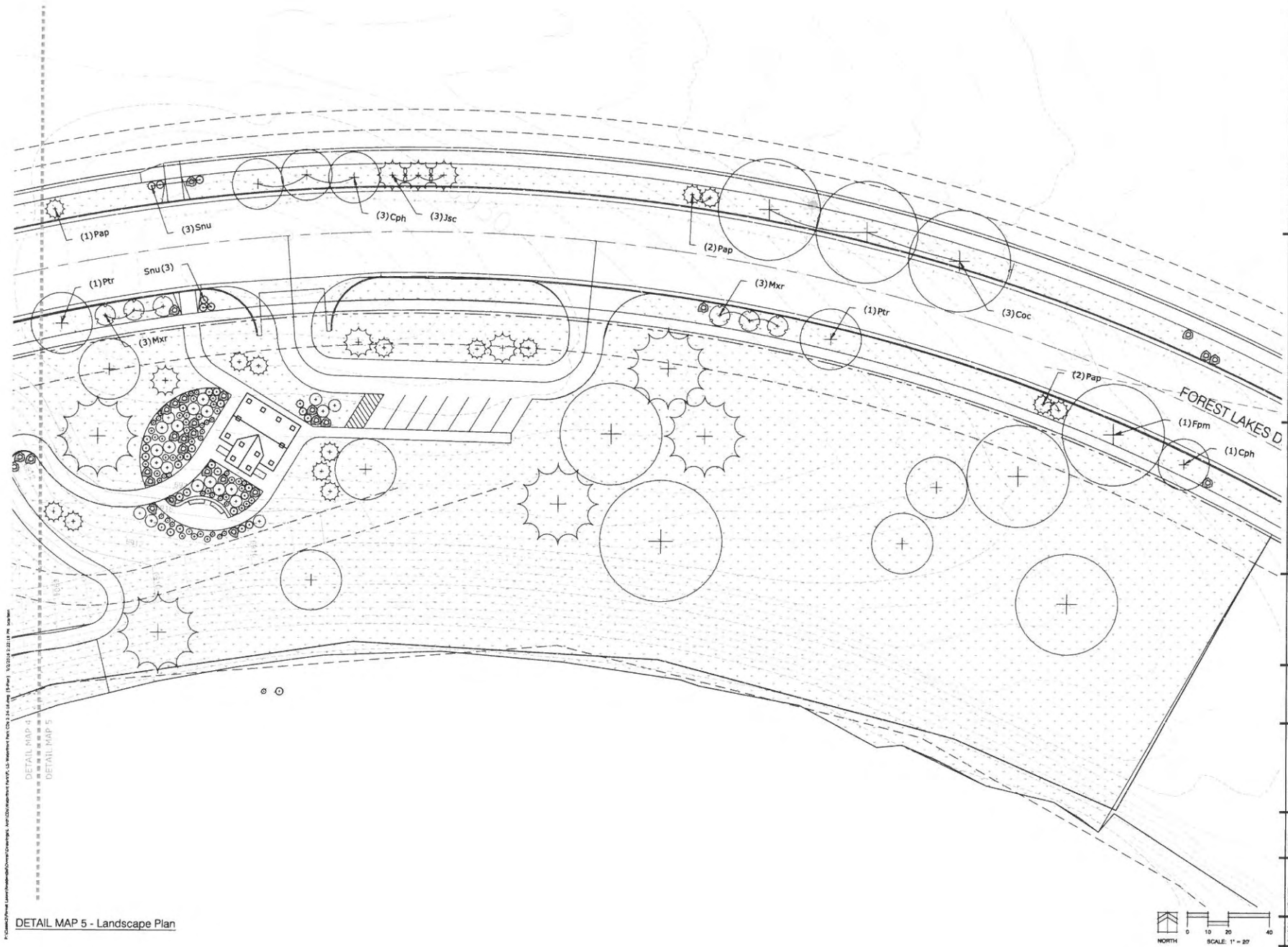
DATE: February 26, 2016  
PROJECT NO: 15-0001  
PREPARED BY: S. Carter

DATE	BY	DESCRIPTION

Landscape Plan

**4**  
OF 7





**FOREST LAKES**

**WATERFRONT PARK**  
50% CONSTRUCTION DOCUMENTS

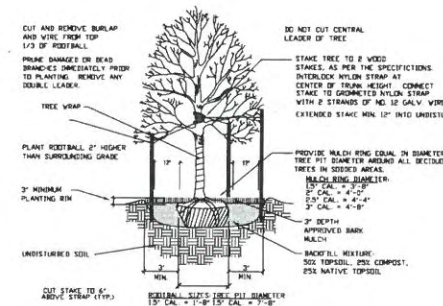
DATE: February 18, 2014  
PROJECT: WWP  
PREPARED BY: J. Siskind  
S. Carlson

DATE	BY	DESCRIPTION

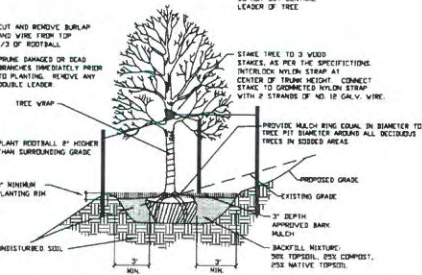
Landscape Plan

**5**  
OF 7



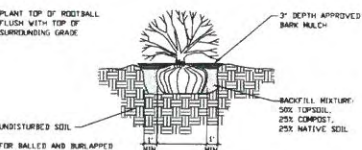


1 Deciduous Tree Planting Detail



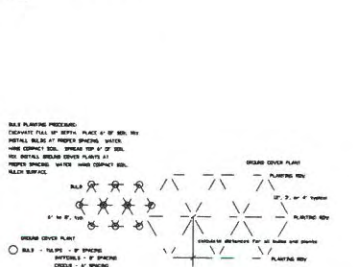
2 Coniferous Tree Planting Detail

3 Deciduous Tree Placement on Slope



4 Coniferous Tree Placement on Slope

5 Shrub Planting Detail



6 Perennial / Groundcover Planting

7 Triangular Plant Spacing Diagram



8 3-Rail Fence Detail



## PLANT SCHEDULE STREETScape PLANTINGS

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
1	1	Acer grandidentatum / Bigtooth Maple	30'	30"	3" Cal.	B&B	NonX
2	2	Celtis occidentalis / Common Hackberry	60'	50"	3" Cal.	B&B	Xeric
3	3	Crataegus phaeodermis / Washington Hawthorn	25'	25"	2" Cal.	B&B	Xeric
4	4	Fraxinus pennsylvanica 'Marshall's Seedless Ash'	60'	50"	3" Cal.	B&B	NonX
5	5	Populus tremuloides / Quaking Aspen	50'	30"	2" Cal.	B&B	NonX
6	6	Populus x albertensis / Lombardy Poplar	60'	60"	3" Cal.	B&B	NonX
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
7	7	Juniperus scopulorum / Rocky Mountain Juniper	30'	15"	6" HT	B&B	Xeric
8	8	Picea abies 'Pendula' / Weeping Norway Spruce	20'	10"	6" HT	B&B	Xeric
9	9	Pinus nigra / Austrian Black Pine	60'	40"	8" HT	B&B	NonX
10	10	Pinus ponderosa / Ponderosa Pine	80'	40"	8" HT	B&B	Xeric
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
11	11	Malus x 'Red Jewel' / Crab Apple	15'	15"	2" Cal.	B&B	NonX
12	12	Malus x 'Spring Snow' / Spring Snow Crab Apple	10'	15"	2" Cal.	B&B	NonX
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
13	13	Carneyopsis x candelabra / Blueberry	8'	6"	5 GAL	CONT	NonX
14	14	Syringa x josifex 'Royalty' / Hybrid Purple Single Lilac	8'	6"	5 GAL	CONT	NonX
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
15	15	Helictotrichon sempervirens / Blue Cat/Blue Avena	3'	2"	1 GAL	CONT	NonX
16	16	Panicum virgatum 'Shenandoah' / Red Switch Grass	4'	1.5"	1 GAL	CONT	NonX
17	17	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL	CONT	Xeric

## ALTERNATIVE TURF NATIVE SEED MIX

PERMANENT SPRAY IRRIGATION  
EROSION PROTECTION/VEGETATION REQUIREMENTS  
FOLLOW U.S. SOIL CONSERVATION SERVICE GUIDELINES

1. PROJECT NO. & NAME: ARIZONA VALLEY SEED CO. LOW GROW MIX

RANGE 87E, SANTEE LOAMY.

2. PLANNED:

SEEDING PREP:

A. METHOD: ROTOTILLED TO 8"

B. DATES: APRIL/MAY OR AS APPROVED BY L.A.

C. CLEAN TILLED: X

D. FIRM SEEDING: X

E. STABLE COVER:

INTERSEED:

Other: TALL FESCUE/RYEGRASS S.F.

ORGANIC MATTER:

FERTILIZER (LBS ACTUAL PER ACRE):

N: 20 LBS / ACRE

P: 20 LBS / ACRE

K: 20 LBS / ACRE

WEED CONTROL:

MOWING:

CHEMICAL: X

DATES: 14 DAYS PRIOR TO SEEDING SEE

S.G.S. FOR SPECIFIC RECOMMENDATION

AT SEEDING APPLICATION TIME

MULCH:

KIND: GREEN HYDROMULCH AFTER SEEDING. CONTRACTOR TO SUBMIT PRODUCT SAMPLE

AMOUNT: 2.00 LBS / ACRE

HOW APPLIED: HYDROSEED IN TWO STEPS. 1ST: SEED APPLICATION 2ND: MULCH APPLICATION

HOW ANCHORED: 100 LBS / ACRE. JACKSON

ANCHORAGE DEPTH: 1/4"

SEED:

KIND: GREEN HYDROMULCH AFTER SEEDING. CONTRACTOR TO SUBMIT PRODUCT SAMPLE

SEED SOURCE: ARIZONA VALLEY SEED CO. (800) 300-7700

VARIETY:

SPECIES:

REQUIRED PLS RATES PER ACRE

KIND: GREEN HYDROMULCH AFTER SEEDING. CONTRACTOR TO SUBMIT PRODUCT SAMPLE

AGRICULTURAL CRISTATUM

ESTRICA LOUISIANA

ESTRICA LOUISIANA

POA COMPRESSA

LOUISIANA PERENNIAL

PERENNIAL INTEGRATED - TETRA

OR % OF SEEDS IN MIXTURE

OR % OF SEEDS IN MIXTURE PER SPECIES/ACRE (TOD)

OR PLANNED ACRE

TOTAL PLS LBS (SPECIES PLANNED) (TOD)

TOTALS: 1.00 40 LBS / AC

Land Planning  
Landscape  
Architecture  
Urban Design

NES

N.E.S. Inc.

619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Tel. 719.471.0073

Fax 719.471.0167

www.nescolorado.com

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FOREST  
LAKES

WATERFRONT PARK  
50% CONSTRUCTION  
DOCUMENTS

DATE: February 24, 2016

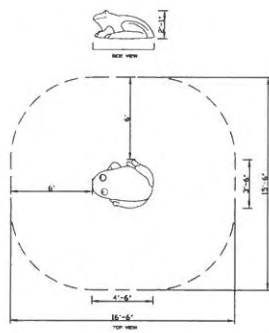
PROJECT NO: 7. Forest

PREPARED BY: B. Carson

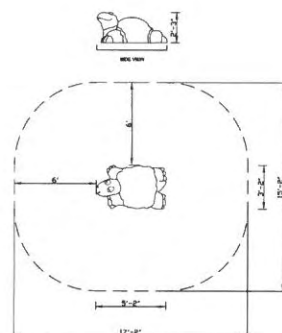
DATE: BY: DESCRIPTION:

Notes & Details

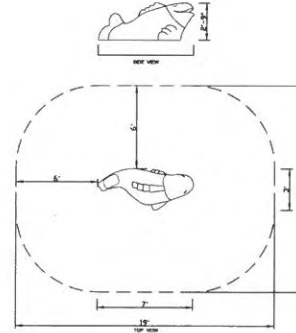
6  
OF 7



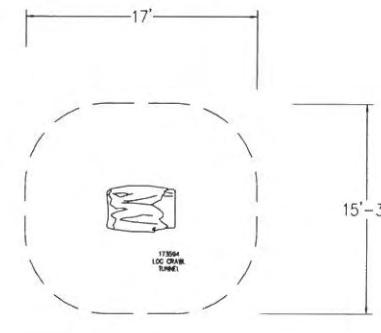
1 Climbing Frog  
Scale: NTS



1 Climbing Turtle  
Scale: NTS



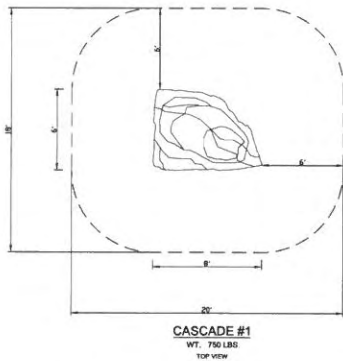
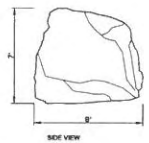
1 Climbing Fish  
Scale: NTS



1 Log Crawl Tunnel  
Scale: NTS

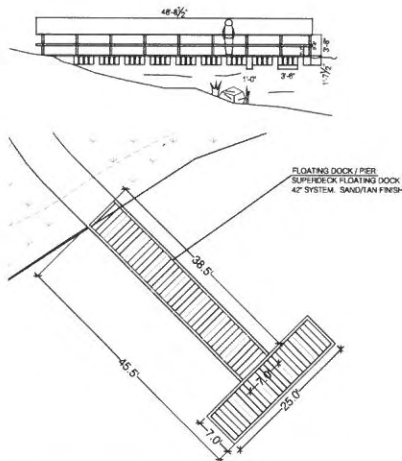


1 Boulder Bench  
Scale: NTS

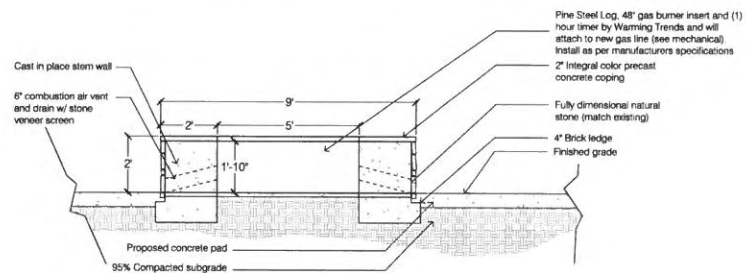
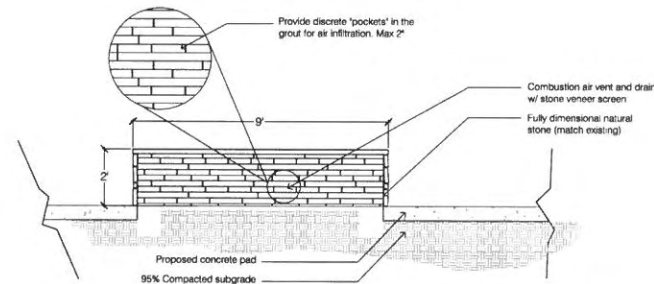
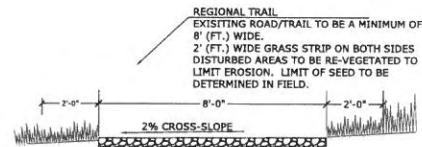


CASCADE #1  
WT. 750 LBS  
TOP VIEW

1 Climbing Boulder  
Scale: NTS



1 Floating Dock/Pier  
Scale: NTS



## FOREST LAKES

### WATERFRONT PARK 50% CONSTRUCTION DOCUMENTS

DATE: February 26, 2016  
PROJECT NO: 7  
PREPARED BY: J. Siskind  
B. Carlson

DATE: BY: DESCRIPTION:

#### Notes & Details

7  
of 7

**El Paso County Parks  
2016 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Upgrade BCNC Exhibits	Todd Marts	High	Design Phase
FCNC Recycled Bottle Exhibit	Nancy Bernard	High	Bid Phase
FCNC Cultural History Exhibit	Nancy Bernard	High	Bid Phase
Establish Kite Festival			Tabled
County Fair Improvements	Todd Marts	High	Implementation Phase
Establish Advanced Equine Clinic		Medium	
Establish Pollinator Festival	Jamie Bequette	Medium	
Expand Fairgrounds Halloween activities		Low	
Establish Equestrian Poker Run at FCRP		Low	
40th Anniversary Celebration - BCNC	Todd Marts	Medium	
Establish Fountain Creek Festival	Todd Marts		Tabled
Explore holiday lighting display at FRRP	Todd Marts		Tabled
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Update Park Operations Manual	Brad Bixler	High	Review Phase
Park Security Officer Expanded Duties	Brad Bixler	High	Approval Phase
Expand Forest Management Program	Brad Bixler	Medium	
Park Operations Software Upgrade	Brad Bixler	High	Development Phase
Install BC Dog Park Memorial	Kyle Melvin	High	Installation Phase
Re-open New Santa Fe Regional Trail	Tim Wolken	High	Planning Phase
Expand Training Program Schedule	Brad Bixler	Medium	
<b>Planning Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
FC Regional Park Master Plan Update	Ross Williams	High	Implementation Phase
Widefield Community Park Master Plan Update	Ross Williams	Low	
Culturally Modified Tree Studies	Ross Williams	Medium	
Fountain Creek Greenway Project	Elaine Kleckner	Low	
Collaborative Trail Development	Elaine Kleckner	Low	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Bid Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Design Phase
Falcon Regional Park Development	Elaine Kleckner	High	Construction Phase
Falcon Trailhead Improvements	Jason Meyer	High	Bid Phase
Drake Lake Improvements		Low	
Flood Recovery Projects	Elaine Kleckner	High	Bid Phase
Maxwell Street Streambank Protection	Elaine Kleckner	Medium	
USACE Section 205 Project	Elaine Kleckner	Low	
Christian Open Space Trail	Jason Meyer	Medium	Planning Phase
County Fairground Improvements	Tasha Brackin	High	Bid Phase
Fountain Creek Regional Park Improvements	Ross Williams	Medium	
Jones Park Improvements	Tim Wolken	Medium	Planning Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Low	Fundraising Phase

General Trail Improvements	Brad Bixler	Medium	
Ceresa Park Improvements	Brad Bixler	Medium	
Bear Creek Regional Park Improvements	Brad Bixler	Medium	
<b>Open Space Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Elephant Rock	Elaine Kleckner	High	Fundraising Phase
<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
County Fair Sponsorships	Dana Nordstrom	High	Fundraising Phase
Partners in the Park	Dana Nordstrom	High	Fundraising Phase
Friends Groups Expansion	Dana Nordstrom	High	Marketing Phase
Nature Center Annual Fundraising Campaign	Todd Marts	Medium	Fundraising Phase
County Fairgrounds Capital Campaign	Christine Burns	High	Fundraising Phase
Expand Parks Annual Giving Campaign	Christine Burns	Low	
BCNC Exhibits Fundraising Campaign	Todd Marts	High	Fundraising Phase
United Way Giving Campaign	Christine Burns	Medium	Research Phase
Elephant Rock Open Space Capital Campaign	Elaine Kleckner	High	Fundraising Phase
Naming Rights Opportunities	Christine Burns	Low	
Expand Marketing Efforts for Health Impacts	Christine Burns	Low	
"How To" Video for Park Rentals	Christine Burns	Medium	
Use of QR Codes	Christine Burns	Low	
Development of Global CSD Calendar	Christine Burns	High	Implementation Phase
<b>Administration</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Internship Opportunities	Christine Burns	High	Research Phase
Explore Use of Virtual Meetings	Deb Reid	Medium	
Trust for Public Land Funding Study	Tim Wolken	High	Research Phase
Fiber Connections to Park Buildings	Deb Reid		Completed



**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
February 2016 Monthly Report**

<b>Facility Revenue Totals To Date</b>						
		<b>2016</b>				<b>2015</b>
		<b>Budget</b>	<b>Current</b>	<b>Balance</b>		<b>Totals to Date</b>
Parks Facility Reservation Revenue		\$ 145,000	\$ 36,630	\$ 108,370		\$ 33,498
County Fair / Fairgrounds		\$ 295,651	61,590	\$ 234,061		37,115
<b>Total</b>		<b>\$ 440,651</b>	<b>\$ 98,220</b>	<b>\$ 342,431</b>		<b>\$ 70,613</b>
<b>Fundraising Revenue</b>						
		<b>2016</b>				<b>2015</b>
	<b>Purpose</b>	<b>Goal</b>	<b>Amount</b>	<b>Balance</b>		<b>Totals to Date</b>
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 2,500	\$ 62,500		
Partners in the Park Program	Park Operations	\$ 30,000	\$ 15,000	\$ 15,000		
Parks Friends Groups	Park Operations	\$ 15,000	\$ 5,726	\$ 9,274		
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 735	\$ 24,265		
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)		
Parks Annual Campaign	Park Operations	\$ 5,000		\$ 5,000		
<b>Total</b>		<b>\$ 180,000</b>	<b>\$ 73,961</b>	<b>\$ 101,039</b>		<b>\$ -</b>
<b>Grant Funds</b>						
CO Water Conservation Board	Jones Park	\$ 250,000				
CO Dept of Natural Resources	Fuels Mitigation Grant	\$ 41,750				
<b>Total</b>		<b>\$ 291,750</b>				<b>\$ -</b>
<b>Parks Division Reservations</b>						
		<b>2016</b>			<b>2015</b>	<b>2015</b>
<b>Year to Date</b>		<b>Rentals</b>	<b>Attendance</b>	<b>Evaluation</b>	<b>Rentals</b>	<b>Attendance</b>
January		16	678	N/A	16	745
February		20	647	N/A	21	221
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>36</b>	<b>1325</b>		<b>37</b>	<b>966</b>

<u>Parks Facility Reservations</u>	2016				2015	2015
<b>February</b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes		4	18		3	6
Athletic Fields						
Pavilions						
Trails		1	6			
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		10	117		18	215
<b><u>Black Forest Regional Park</u></b>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
<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		1	6			
<b><u>Palmer Lake Recreational Area</u></b>						
Palmer Lake Santa Fe Trail		1	125			
<b><u>New Santa Fe Trail</u></b>						
Monument Trail Head New Santa Fe Trail		2	250			
Baptist Road Santa Fe Trail		1	125			
AFA Santa Fe Trail						
Vendor						
<b><u>Paint Mines Trail</u></b>						
<b><u>Rock Island Trail</u></b>						
<b><u>Black Forest Section 16</u></b>						
<b>Total Park Facility Reservations</b>		<b>20</b>	<b>647</b>		<b>21</b>	<b>221</b>
<u>Fairgrounds Facility Reservations</u>	2016				2015	2015
<b><u>Year to Date</u></b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	<b><u>Rentals</u></b>	<b><u>Attendance</u></b>
January		9	240		8	530
February		13	347		15	539
March						
April						

May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>22</b>	<b>587</b>		<b>23</b>	<b>1069</b>
<b><u>Fairgrounds Facility Reservations</u></b>		<b>2016</b>		<b>2015</b>		
<b><u>February</u></b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	
<b><u>Swink Hall - Fairgrounds</u></b>						
Fair Corporation Meeting		1	8	2	9	
FAB Meeting		1	18	Rescheduled		
Lions Club Meeting		1	20	1	20	
COC Meeting		1	18	1	17	
Senior Dinner		2	131	2	161	
Queen Clinic		1	5	1	20	
Valentine Dinner Dance		1	25	1	81	
Race Meeting				1	40	
<b><u>Grounds/ Arena / Track</u></b>						
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
Snow & Go Gymkhana		1	20	1	20	
Beef Weigh In		1	50	1	75	
Pinedo Wedding				1	100	
<b><u>Whitemore - Fairgrounds</u></b>						
Calhan Ranch Hand 4H		2	40	2	30	
<b><u>Exhibit Hall - Fairgrounds</u></b>						
Livestock Committee Meeting		1	20	1	20	
<b>Month Total Fair Facility Reservations</b>		<b>13</b>	<b>347</b>	<b>15</b>	<b>593</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>		
			<b>2016 Total</b>	<b>\$</b>	<b>-</b>	
			<b>2015 Total</b>	<b>\$</b>	<b>3,988</b>	

<u>Volunteerism</u>		2016		2015		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		262	1271	401	1607	
February		161	2345	42	1642	
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>20,000 hours</b>	<b>423</b>	<b>3,616</b>	<b>443</b>	<b>3,249</b>	
		2016				
<b>February</b>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	27			
Fair Advisory Board		14	704			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		45	326			
Adopt-A-Trail / Park / Volunteer Projects/		86	1,230			
Front Range Community Service		2	38			
<b>Total</b>		<b>161</b>	<b>2,345</b>			
<u>Programming</u>	Goal	2016			2015	2015
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		33	1438	5.00	28	687
February		26	836	4.97	42	1642
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>59</b>	<b>2274</b>	<b>4.99</b>	<b>70</b>	<b>2329</b>



<b><u>February</u></b>	<b><u>Facility</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	
Habitat	BCNC	1	12	5.00	
Water, We Care	BCNC	1	12	5.00	
Nature's Nobility: A Prince & Princess Party	BCNC	1	14	4.96	
Outreach: Bighorn Sheep Day	BCNC	1	375		
Active Adults: Nature Crafts	BCNC	1	13	5.00	
Nature Explorers: Frolicking in the Forest	BCNC	1	19	5.00	
Sustainability Series: DIY Lotions	BCNC	1	12	5.00	
Scout: Fur, Feathers & Ferns	BCNC	1	12	5.00	
Little Wonders: Friends with Feathers	BCNC	1	24	5.00	
Birthday Party: Wildlife Superheroes	BCNC	1	30	5.00	
No Excuse Moms	BCNC	1	20		
Our House	BCNC	2	12		
Walk the Wetlands	FCNC	1	12	5.00	
Discover the Wetlands	FCNC	5	82	5.00	
Nature Adventures: Wild Cats	FCNC	1	21	4.60	
Winter Night Sky for Beginners	FCNC	1	23	5.00	
2's & 3's Outdoors: Feet, Flippers, Hooves, Hand	FCNC	1	29	5.00	
Kritter Karavan	FCNC	1	47	5.00	
Bird Festival Meeting	FCNC	1	12		
Fontaine qui Bouille: History of C/S Essential Fluid	FCNC	1	40	5.00	
Gourd Decorating Workshop	FCNC	1	15	5.00	
<b>TOTALS</b>		<b>26</b>	<b>836</b>	<b>4.97</b>	



COMMISSIONERS  
AMY LATHEN, CHAIR  
DENNIS HISEY, VICE CHAIR

SALLIE CLARK  
DARRYL GLENN  
PEGGY LITTLETON

## 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

## February 2016

### General Updates:

1. Facility rental revenue is up by \$3,132.00 from this time in 2015.
2. There were 20 reservations made in February for a total of \$21.00.

### Special Events:

1. The Pikes Peak Road Runners conducted the third part of their Winter Series at the New Santa Fe Regional Trail. 500 participants met up at the Baptist Road trailhead and headed north for a 5K and 10K run.
2. The El Paso County Search & Rescue bought several teams out to Homestead Ranch Regional Park and Bear Creek Regional Park for K9 training.
3. February is a busy time for event applications; 50 special event applications have been received so far which include 32 running/walking events. Several running / community event combos, cycling events, multi-day dog agility events, soccer camps, company and church event applications are also being processed.
4. Sabine Carter has met with several event organizers to discuss their 2016 events. She is also working on the joint March City/County Park Board meeting.



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

**COMMUNITY OUTREACH and GRANTS**  
**Monthly Report –February 2016**  
**Christine Burns, Community Outreach Manager**  
**Dana Nordstrom, Community Outreach Coordinator**

**Community Outreach**

1. **COMMUNITY OUTREACH:** Staff has supported The Bear Creek Dog Park Memorial project and is in the process of finishing up the donor plaques for the memorial. Please tentatively mark your calendars for Saturday, May 14<sup>th</sup> for our official unveiling.
2. **PARTNERS IN THE PARK:** We have received \$10,000.00 from Heuberger Motors our partner for Bear Creek and Fox Run Dog Parks. Please feel free to send them at thank you: John Adams, Heuberger Motors, and 1080 Motor City, C.S., CO 80905.
3. **EL PASO COUNTY FAIR:** Staff continues to search for a new Presenting Sponsor this year for \$10,000.00. Please contact Dana Nordstrom at 520-6983 for more information.

**Grants**

1. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.





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DENNIS HISEY, VICE CHAIR

SALLIE CLARK  
DARRYL GLENN  
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## COMMUNITY SERVICES DEPARTMENT

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

### RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT – FEBRUARY 2016

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

#### General

1. Nancy Bernard attended a SkillPath Training seminar on Coaching and Teambuilding Skills for Managers and Supervisors. Some topics covered were: Differences between a Team and a Work Group. The “Platinum Rule”—Treat others the way *they* want to be treated. Be specific when offering praise to employees. Put people before projects.
2. Jamie Bequette attended a Colorado Parks and Recreation Association (CPRA) Active Adult Program Section (AAPS) meeting this month. Colorado Parks and Rec. professionals in the AAPS meet to discuss trends, successes, programming ideas for active adults. Attending these meetings and being involved with AAPS will strengthen the Active Adults Nature Club that was started in 2014 as a way to boost adult/senior participation in County Parks and Nature Centers.

#### Projects, Fundraising & Grants:

1. Bear Creek Nature Center has begun planning for its 40<sup>th</sup> Anniversary. The celebration will be in conjunction with the Friends of El Paso County Nature Center’s annual Fundraiser, Happy Trails. Happy Trails will be Friday, Aug. 26 and the 40<sup>th</sup> celebration on Saturday, Aug. 27.

#### Programs & Events:

1. Katherine Scott Sturdevant, History Professor at Pikes Peak Community College gave a fascinating lecture entitled, “Fontaine Qui Bouille: A History of Colorado Springs’ Essential Fluid.” Forty adults attended this program to learn about the social and cultural history of the Fountain from early American Indian times, early explorers to settlers and more. She clearly brought out how from ancient to modern times, humans depend on water sources for building communities.
2. Volunteers Lynn Wilson and Diane French led a creative Gourd Decorating Workshop for about seventeen people. They learned how to clean, cut and decorate gourds using many different mediums to make “objects d’art” for the home or bird feeders for the outdoors.





3. FCNC began a partnership with the Colorado Springs Astronomical Society for our Night Sky Programs for Beginners. The club brought 4-6 large telescopes. After an indoor power point program led by our volunteer Jim Mariner, participants ventured into the parking lot to view the night sky through huge telescopes. The club members were very knowledgeable and took great satisfaction in sharing their passion for the constellations and other stars with the newbies. Students from PPCC attended as well as other community members.
4. Bear Creek Nature Center participated in Garden of the God's annual event, Bighorn Sheep Day on Saturday, February 13. Bear Creek Nature Center has participated in this event for many years providing craft opportunities for families and children. This outreach event has formed a nice partnership between County and City Parks departments and helps spread the word about El Paso County Nature Centers to our citizens.

**COMMUNITY SERVICES DEPARTMENT**

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

**Date:** March 9, 2016  
**To:** Park Advisory Board  
**From:** Elaine Kleckner, Planning Manager  
**Subject:** Planning Division Monthly Report for February, 2016

**Capital Projects:**

1. **Elephant Rock Open Space:** A landowner approached El Paso County Parks regarding acquisition of 60 acres of undeveloped property along the new Santa Fe Trail and adjacent to the Elephant Rock formation. Staff is working with the Trails and Open Space Coalition (TOSC), the Tri-Lakes Chamber of Commerce and other interested parties to raise funds for acquisition. Ballot Question 1A funds and regional park fees comprise the majority of the project budget. Only \$31,500 more is needed to meet the fundraising goal of \$340,000.
2. **Rainbow Falls Recreation Area:** The Board of County Commissioners recognized and appropriated \$308,000 in federal funds received through the State Surface Transportation Improvement Program to the project in 2014. Proposed improvements include bank stabilization, service road/trail surfacing, park amenities, secondary trails and parking lot improvements. The Matrix Group prepared construction documents and cost estimates. Staff is now working with the Colorado Department of Transportation (CDOT) on a License Agreement and to obtain an Option Letter (to formally encumber construction funds). Procurement of a general contractor will be the next step. CDOT bridge repairs are expected to begin this month.
3. **Pineries Open Space:** FEMA-funded building demolition has been completed. Building improvements, including a new restroom, are underway and are scheduled to be completed in March. Planning Division will initiate a design/build process for other Phase 1 improvements in the second quarter. Fire impacts will need to be addressed to make way for trails and recreation facilities proposed in the Pineries Open Space Master Plan and to restore a healthy forest. The Rocky Mountain Field Institute (RMFI) is assisting with forest management work this winter. A rare plant survey was conducted, with field assessment days on May 15-16 and July 17-18. Preliminary results have been delivered, and a final report is expected by the end of May. A Culturally Modified Tree assessment was completed.

4. **Black Forest Regional Park:** Planning Division continues to work on recovery projects and is helping coordinate volunteer projects in 2016. Planning for drainage improvements, forest restoration, and an update of the trails master plan was initiated.
5. **Falcon Regional Park:** The Falcon Regional Park Master Plan was approved by the Board of County Commissioners on March 3, 2015. Construction documents for Phase 1A improvements were completed with assistance from NES Inc. consultants. The County selected American Civil Constructors to perform the work, and improvements are on pace for completion by June 1, 2016. The focus for Phase 1A is baseball fields, access and parking areas, park infrastructure, and basic park amenities. Excavation is mostly complete, utility installation is underway, and fence and dugout construction is poised to begin.
6. **New Santa Fe Regional Trail Improvements:** Tapis Associates completed a trail safety and maintenance assessment in late 2014. Due to the rain and subsequent flooding of May 2015, a reassessment was commissioned to determine additional damage and inform FEMA scoping. The reassessment was completed in November and will be useful tool for managing repairs. Basic repairs will take place in early 2016 with the intent of reopening portions of the trail in late spring/early summer provided access issues have been resolved with the Air Force Academy. FEMA-funded repairs will follow.
7. **Falcon Trailhead Improvements:** The County received State funding for the project in 2014. Planning Division staff has completed the final design, site maps, and bid package. Procurement is underway and the construction phase will launch by April of 2016.

#### **Flood Recovery:**

1. **2015 Flood Recovery:** FEMA made a declaration of Public Assistance on July 16 for flood damages occurring May 4 through June 16. Estimates for all damages, debris removal and emergency response for Parks are \$3,100,500. Staff is working with State and FEMA officials and has developed scopes of work for damaged areas. FEMA project worksheets have been completed, hydraulic studies have been initiated, and grant agreements will follow.
2. **Highway 85/87/Maxwell Street Trailhead Bank Stabilization Project:** The County requested assistance from the U. S. Army Corps of Engineers (USACE) under its Section 14 Program to help address bank erosion at the Maxwell Street Trailhead. FEMA funds have been used to stabilize the toe of the slope, but trails and trailhead are still at risk, as are the highway bridge and Colorado Springs Utilities infrastructure. The USACE and the County have allocated funds for a feasibility study/environmental assessment and the County has secured the local match for design and construction of the \$2.5 million project. The Planning Division is leading the project for the County and is working with the USACE to complete the feasibility study in 2016. Construction is planned in 2017-2018.
3. **Fishers Canyon Pedestrian Crossing:** El Paso County Parks received CDBG funds to replace a damaged pedestrian crossing of the Fountain Creek Regional Trail over Fishers Canyon. Procurement was completed in July, and construction launched in November. Project completion is expected by March 31, 2016.

## **Planning:**

- 1. Fountain Creek Regional Park Master Plan:** With recently completed improvements at the Fountain Creek Nature Center and at Clear Spring Ranch, interest has increased in other potential improvements along the Fountain Creek corridor. Flooding in 2013 and 2015 made the need for additional planning and restoration an even higher priority. The development of the Fountain Creek Regional Park Master Plan began in the fall of 2015. The process includes site analysis, analysis of current use and future needs, stakeholder and public involvement, and development of a plan to guide future improvements and management actions. The master plan will be completed in May of 2016.
- 2. Fountain Creek Watershed, Flood Control and Greenway District:** Staff continues to participate in District Technical Advisory Committee and Citizens Advisory Group meetings. The committees help develop and implement watershed restoration and enhancement projects.
- 3. 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.

## **Development Permit Application Reviews:**

Staff reviewed a total of three development permit applications in February: Providence Point Estates Final Plat; Samuel Woodfill Emplacement Minor Subdivision; and Circle K Preliminary Plan and Final Plat (Commercial).



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**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
FEBRUARY 2016**

**Operations/Misc. Projects.**

**Fairgrounds Improvements:**

Staff met with Mountain View Electric Association concerning electrical service application for a new service to the indoor arena. MVEA requires a blueprint with transformer location that that will be provided by AECOM Engineers. Staff will work with electrical contractors with the help of Facilities to have power installed from the new transformer to a distribution panel inside of the Owens Arena.

**Falcon Regional Parks:**

Staff met with MVEA to go over all requirements for electrical application. Staff will work with Facilities to expedite the application timeline so we can have power in time to run irrigation.

**Bear Creek:**

**I-Central Irrigation:** Central District staff has taken over this task and will be working to complete project in March of 2016.

**Parking Lot Upgrade East:** Staff working on getting for pricing for doing an overlay and stripping of the Park headquarters parking lot.

**Parking Lot Upgrade Bear Creek Terrace:** Staff working with Brad Hartmann/DOT to get pricing for curb and gutter plus the asphalt for this lot.

**Fountain Creek Regional Parks:**

**Fountain Creek Nature Center Well:** Staff confirmed three bids are needed. Staff contacted two other electrical contractors to receive bids. Staff will meet with Bible Electric Tuesday, March 1<sup>st</sup> and Faith Enterprises on March 2<sup>nd</sup>.

**Duckwood Aerator Replacement:** Change order has been submitted for \$4821.93





**Duckwood Sidewalk Renovation:** Staff will be meeting with AA Construction on site to get prices on the more critical areas.

**Nature Center Parking Lot Light Repair:** Repair was made in house by staff and Facilities using repair items on hand. NO Cost.

### **Fox Run Regional Park:**

**Aerator Replacement:** Pump has been ordered. 4-6 weeks delivery time. This will be purchased and installed before the first wedding is scheduled for 2016.

**Signs:** 40 signs have been ordered for all parks trails to warn of possible trail damage due to last year's storms. Will be ready for pick up in the first week of March.

**Welding Equipment:** Pricing welding equipment for districts that are not as well equipped as the central district.

### **Central District**

**Bear Creek Regional Park -** Staff is quickly approaching the completion of the I-Central project in Bear Creek West and hopes to cultivate and over seed areas damaged by the large amount of trenching involved.

**Regional Trail -** Staff made significant structural improvements to a section of regional trail in Bear Creek East that was damaged by flooding last summer. Staff widened the trail back to its original 8ft width and added nearly 15 tons of rip rap to stabilize the area and prevent future erosional issues. Staff continues to perform structural pruning throughout the park and has had to remove several trees due to recent high winds.

**Homeless Camps -** Staff continues to battle illegal camping in the park and recently hosted a work day in collaboration with *Keep Colorado Springs Beautiful* to clean-up and remove illegal sites.

**Tool Trailer -** Staff has nearly completed the construction of the volunteer tool trailer donated by Heuberger Subaru, and is excited to provide volunteers with necessary tools and equipment.

**Bear Creek Dog Park-** Staff is mostly finished with the Dog Park Memorial and will be preforming finishing touches this week. The granite monoliths were installed earlier this month and a contractor is working on a design for the additional donor sign. Dave Law with Law Fence installed the post for the high-grade aluminum perimeter fence and staff will add 14 tons of 2-4 inch washed river rock to improve aesthetic value and to reduce unwanted weeds. The dog silhouettes are scheduled to be installed atop the monoliths 2/29/15.

Staff has constructed three new trash cribs and are currently building new bag dispensers. A new information kiosk has been ordered to help improve advertisement fundraising and to increase event announcements.

**Dog Park Facebook Page** - Staff along with the DPAC has updated the Dog Park Facebook and website page. Staff and the DPAC are extremely busy organizing and planning this year's events to include April Stools and the Memorial Dedication.

**Rainbow Falls-** Staff continues to spend roughly 20-30 hours a week removing graffiti and trash. CDOT hopes to have a contractor secured in the near future to begin bridge renovation. Staff has met onsite with Master Blaster Inc. to discuss contracting services for graffiti removal. We hope to find creative ways to increase funding for graffiti removal services as staff cannot keep up with the large volume.

Staff met onsite with the County Security Division to discuss wireless video surveillance, and options for overall security improvements. Parks Staff is waiting on a report from security on product information and increased security presence.

**Green Mountain Falls-** Staff surveyed the trail system to ensure safety and usability. Parks Planning staff is in the final stages of securing a contractor for trail construction between the elementary school and the Wines of Colorado.

**Jones Park-** Management is seeking a contractor for the four mile section of trail to be built this summer. No new maintenance information.

**Downtown Properties-** Staff have been performing routine maintenance for all 16 facilities, including but not limited to snow removal, pruning, mulching, and trash removal. Staff was busy earlier this month with Centennial Hall renovation which included tree removal, excavation, and irrigation improvements. The Centennial Hall landscape design package has been submitted to the planning department, and staff is currently waiting on the allocation of funds to begin the remaining phases of the project. Staff recently excavated an area next to the Tejon parking garage to provide additional parking for Facilities staff.

Staff is currently in the process of ordering materials for seeding, fertilizing, aerating and pre-emergent application.

**Training-** Staff are currently signed-up for a herbicide training class through Ewing Irrigation and are exploring possibilities for a certified welding class. Tyler Watters obtained his skid steer operators certification, giving the Central District a total of three licensed operators.

## **North District**

**General/Admin** – Staff continues to perform snow removal duties in the North District at Citizens Service Center and Mark Dabbling Fleet. Staff continues to perform sign and trash crib maintenance in the shop during cold weather hours. Staff from Parks met with personnel from the County Facilities department to discuss the snow removal efforts thus far in the season. Several agreements were made regarding the CSC facility. It was agreed that the Kubota that was being used at CSC will be swapped out with the south district Tool Kat so they will have a

machine that can clean the B Street Bridge. The facilities personnel also agreed that in the event of predictable precipitation, they will have the Tool Kat fueled up for the storm and set the override switch on the south steps to run overnight and prevent snow and ice from accumulating on the steps.

**Treecycle** - Staff attended the annual Treecycle wrap up meeting to discuss the 2016 campaign and how the process went in relation to past years. Staff participated in a conference call to discuss the specifics of the new chipper that Environmental Services will be purchasing for Parks.

**Hazardous Chemicals** - Staff took a truckload of scrap metal to the south district and placed it in their big bin for recycling. Staff took a load of hazardous chemicals and fluids to Environmental Services for processing.

**Training** – PMI Mandry is currently in classes to obtain his Master Gardener certificate through the Colorado State Extension office. Staff participated in training at CSC, with Facilities and Fleet personnel, to learn how to use the Tool Kat which will be used for snow removal at that facility going forward. The District Supervisor attended the annual Colorado Rural Water Association conference in Denver to renew his Public Water Operator licenses. PMII Abeyta is currently at the Akers facility for 3 weeks to train and test for his Commercial Driver's License.

**Trail Maintenance** – The North District continues to monitor trail damage along the trails and trailheads. Staff is not performing any repairs at this time for FEMA purposes.

**Section 16** – Staff met with a representative from the Colorado State Forest Service to discuss fire wood removal from our trail easement within the park. The vendor will be taking burnt wood from the Volmer section north of the School in the Woods. Staff met with a Scout who will be installing a memorial bench in the park this summer as part of his Eagle Scout project.

**Black Forest Regional Park** – Staff continues to monitor and service the public water system at the restroom facility in anticipation of the summer season and getting it operational for the upcoming Bac-T test.

**Fox Run Regional Park** - Staff performed some clean up duties and moved a picnic table in the Small Dog Park to a sunny spot for the users to sit at on warm days.

**Pineries Open Space** – The new restroom unit was delivered to the trailhead and is 75% installed. Personnel from the Rocky Mountain Field Institute have been onsite to start their scope of work for the 2016 season. They are flagging and performing vegetation and tree removal along the tier 1 trail corridor. They have completed Task 4 burnt tree removal at the south east corner of the property along Blue Spruce road. Staff met with a representative from the Palmer Land Trust at Park HQ to discuss the plans for tree removal and noxious weed mitigation in the coming year.

**\$50,000 Fox Run CIP Project** – Staff met with the Manager to discuss some options for these funds in 2016. The scope of work has not yet been decided on but will probably include asphaltting the Stella entrance.

**New Santa Fe Regional Trail** – The construction for the new roundabout at the Baptist Road Trailhead is nearing completion. Parks staff is meeting with the construction team next month to go over the placement of the transplanted trees that were removed to make room for the new parking lot. Staff installed “No Parking” signs at the North Gate trailhead to try and cut down on some of the illegal parking being done by ride sharers who are not using the trail at all. Staff removed signs for repair at the Fox Run shop that were blown down during the wind storm at the Palmer Lake and Baptist Road trailheads.

## **South District**

**General Overview and Staffing-** Staff took on new snow removal responsibilities in an attempt to assist facilities in the maintenance of the County’s B-street bridge. This bridge is a critical pedestrian bridge as students from Stratmoor Elementary utilize it to safely cross B-street and railroad tracks to get to school.

Staff supervisor attended Public Water Conference in Denver that was put on by Colorado Rural Water Association.

**Equipment-** The district has received all equipment back from fleet. South District agreed to temporarily transfer the tool cat and snow thrower to CSC building to aid in the snow removal there. The district received the Kubota from CSC in trade for use of the tool cat.

**Willow Springs** – Staff completed routine maintenance. One of our volunteers continued to help with tree thinning. Staff repaired large section of split rail fencing that was damaged by an unknown vehicle. Staff also repaired sign posts that were damaged by a vehicle.

**Fountain Creek Regional Park** – Staff completed routine maintenance. Staff is about 70% complete with refurbishing pavilion picnic table legs and supports. Staff is sandblasting, priming and repainting all pavilion tables.

Staff continued to improve the shop to improve efficiency.

Staff completed reprogramming of the irrigation controllers while updating other administrative settings on the Rainmaster controller system.

Staff started the process of water testing of our wells for Perflourinate Compounds or PFCs. PFC testing is not mandatory at this time but, as good stewards of public water, we are testing before it becomes a requirement.

Staff has been involved in the Park’s Master Planning process, as it moves along.

**Grinnell Boulevard** – Staff carried out routine maintenance. Completed winter watering.

**Widefield Park** – Staff conducted routine maintenance. Completed winter watering

**Ceresa Park** – Staff conducted routine maintenance. Staff began the process of project research on improvements that will be proposed later in March.

**Stratmoor Valley Park** – Staff conducted routine maintenance. Fisher's Canyon Bridge project went into full swing. They are projecting to be complete by the end of March.

**Hanson Open Space Trailhead** – Staff conducted routine maintenance.

**Maxwell Trailhead** – Staff closed off trail access at the trailhead north of the Fisher's Canyon Bridge Project. Contractors completed about 50% of the Fisher's Canyon Bridge Project.

**FC Nature Center** – Staff conducted routine maintenance.

**Clear Springs Ranch** – Staff conducted routine maintenance.

**Additional Sites** – Staff performed routine maintenance checks at the following locations:  
McCrea Reservoir, Mule Train

**Other** - Staff performed equipment maintenance approximately 12 hours per week.