



COMMISSIONERS:
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COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, September 14, 2016 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations	Chair	Information
5.	Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Sterling Ranch Master Plat Filing No. 1 – Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Friends Groups Update	Christine Burns / Dana Nordstrom	Information
B.	2016 COSA Blue Grama Award for Outstanding Achievement	Ross Williams	Information
C.	2016 Happy Trails Event	Todd Marts	Information
D.	Park Fee Advisory Committee Appointment	Tim Wolken	Endorsement
E.	2016 Slide the City Event	Tim Wolken	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

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

Members Present:

Bob Falcone, Chair
Jane Dillon, 2nd Chair
Terri Hayes, 3rd Vice Chair
Judi Tobias, Secretary
Shirley Gipson
Julia Sands de Melendez
Todd Weaver

Staff Present:

Tim Wolken, Community Services Director
Jason Meyer, Project Manager
Elaine Kleckner, Planning Manager
Brad Bixler, Park Operations Manager
Sabine Carter, Admin Services Coordinator

Absent: Ann Nichols, Alan Rainville,

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 Bob Falcone, Chair.
2. Approval of Agenda: Shirley Gipson made a motion to approve the meeting agenda. Terri Hayes seconded the motion. The motion carried 6 - 0.
3. Approval of Minutes: Julia Sands de Melendez made a motion to approve the July 13, 2016 minutes with the correction of a spelling error. Shirley Gipson seconded the motion. The motion carried 6 - 0.
4. Introductions and Presentations:

None
5. Citizen Comments / Correspondence:

Pam Archuleta, superintendent for the 4-H Horse Program, addressed concerns regarding the use of the County Fairgrounds outdoor arena during the 2016 County Fair (*Information package was handed out to the Board*). The primary concern was metal and plastic fragments from the “Metal Mayhem” event that was conducted prior to the equestrian events.

Christina Culver, 4-H parent, expressed concerns about the condition of the horse stalls, need for additional shade structures, and the portable restrooms were located too far from the staging area.

(Judi Tobias joined the meeting at 1:43 p.m.)

Rani Keira Culver, 4-H club member, expressed concern about the footing conditions in the arena.

Aneka Normandie, 4-H club member, suggested that El Paso County pursue similar equestrian facilities that are available in other front range counties.

Rebecca Raven, 4-H parent, suggested El Paso County consider a portable cover over the existing outdoor arena.

Tim Wolken indicated that staff has requested a meeting with the 4-H Horse Advisory Committee and CSU Extension staff to discuss the 2016 County Fair concerns and proposed improvements prior to the 2017 County Fair. Wolken indicated he will provide a report to the Park Advisory Board following the meeting.

Bob Falcone suggested the scheduling of horse events before any motorized events in the outdoor arena. Bob Falcone and Judi Tobias inquired about the possibility of raising arena rental fees to generate additional revenue to support improvements.

6. Development Applications:

A. **Carriage Meadows South at Lorson Ranch – Planned Unit Development / Preliminary Plan**

Jason Meyer provided an overview of the Carriage Meadows South at Lorson Ranch – Planned Unit Development / Preliminary Plan and addressed questions by the Board.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South PUD Development Plan / Preliminary Plan include the following conditions: Require fees in lieu of land for regional park purposes in the amount of \$78,624 and urban fees in the amount of \$49,608; A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Judi Tobias seconded the motion. The motion carried 7 - 0.

7. Information / Action Items:

A. **2017 Budget Proposal**

Tim Wolken presented the 2017 Budget Proposals. The budgets consist of the Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, which is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Shirley Gipson move to endorse the 2017 County Parks Administration and Conservation Trust Fund budget proposals. Jane Dillon seconded the motion. The motion carried 7-0.

B. 2016 Facility Improvement Projects

a. Black Forest Regional Park Improvements Update

Jason Meyer provided an overview of the Black Forest Regional Park improvements which include ongoing post-fire recovery, drainage plan and trails plan with a goal for completion of drainage and trail improvements in 2017. Ongoing forest restoration efforts will continue as outlined in the Black Forest Regional Park Forest Management Plan.

b. Pineries Open Space Update

Elaine Kleckner provided updates on the Pineries Open Space development which includes approximately eight miles of trail, a main trailhead with separate equestrian and hike/bike parking areas, an outdoor classroom, restroom, corral, and signage. Hazard tree removal by a private vendor is being investigated.

c. Bear Creek Nature Center Exhibits

Todd Marts introduced Mary Jo Lewis the new Bear Creek Nature Center supervisor to the Board. Todd provided an overview of the need for updated exhibits for the Bear Creek Nature Center. Funding will be provided by \$150,000 of 1A funds and private fundraising. It is anticipated the exhibits will be upgraded in 2017.

8. Monthly Reports:

None

9. Board/Staff Comments:

Bob Falcone asked about the status of the County Parks ticketing program. Tim Wolken indicated that staff from several office and departments are finalizing the ticketing procedures and we anticipate that the ticketing process will begin in September.

Bob Falcone inquired about the status of New Santa Fe Regional Trail renovations. Staff attended a meeting with Air Force Academy officials regarding the trail improvements which will require an extensive approval process by federal agencies.

10. Adjournment: The meeting adjourned at 3:05 p.m.

Judi Tobias, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Master Plat Filing No. 1 – Final Plat

Agenda Date: September 14, 2016

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by SR Land, LLC, for approval of a final plat to plat 134 acres, which includes public road right of way, drainage, open space, utility and future development tracts. No residential lots are included in the final plat. The property is currently zoned RR-5, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road. The final plat is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan endorsed on April 8, 2015 by the Park Advisory Board, and approved on May 26, 2015 by the Board of County Commissioners.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections impacted by the project. The proposed Sand Creek Regional Trail alignment traverses the eastern portion of the property, along Sand Creek. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately .75 mile to the northwest of the project site.

In April 2015, the Park Advisory Board endorsed the Sterling Ranch Preliminary Plan with the following recommendation: *“Recommend to the Planning Commission and Board of County Commissioners that approval of the Sterling Ranch Phase One Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$138,014.00 and urban fees in the amount of \$87,287.00; Recommend dedication of open space via final plat; Recommend developer install the 10-foot wide and 5-foot wide gravel trails within Tract D and along Briargate Parkway and Marksheffel Road; Require dedication of a 25-foot wide regional trail easements within Tract D and along Briargate Parkway and Marksheffel Road to the County for public multi-use trails.”*

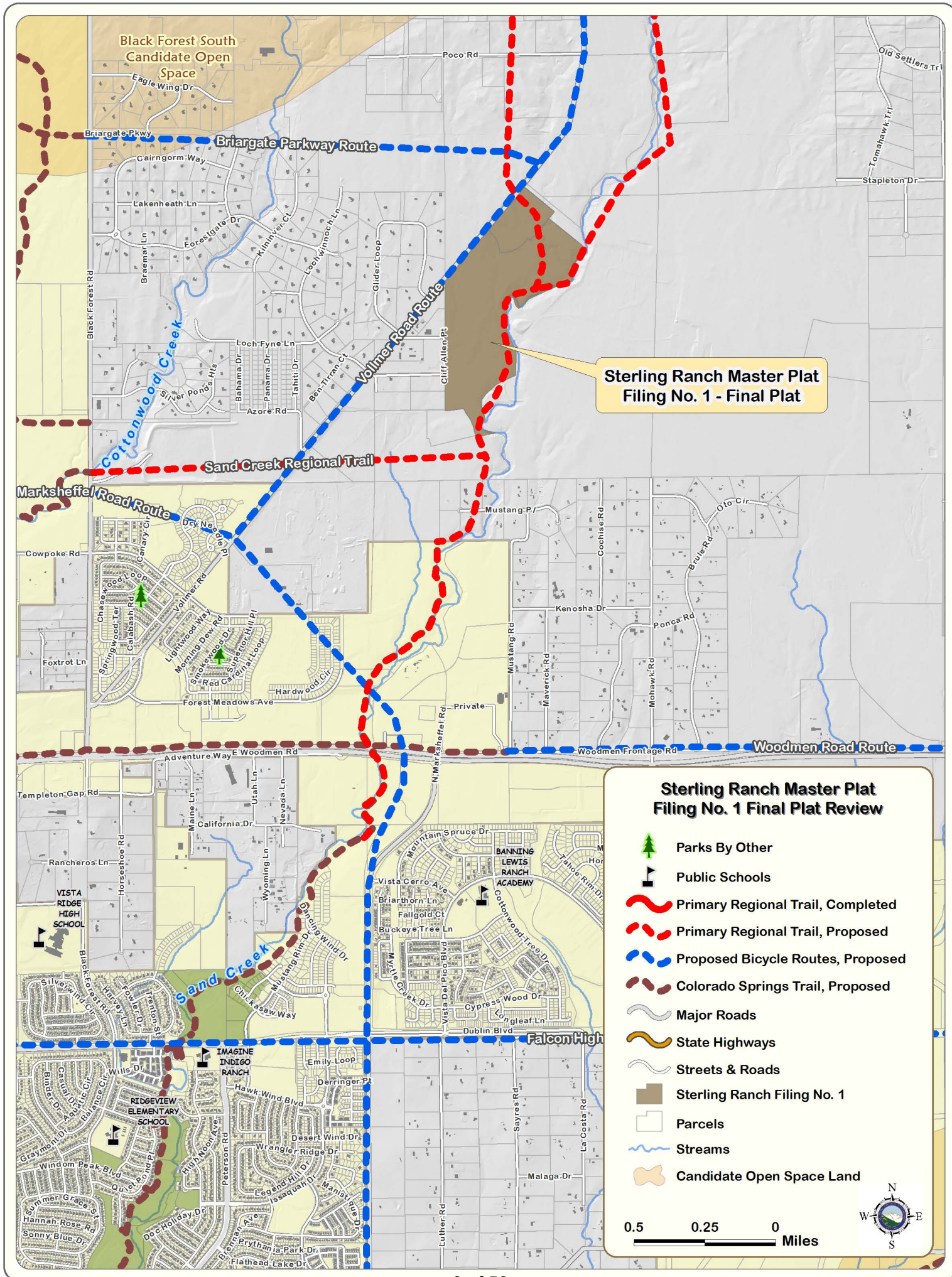
The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan, dated March 5 and March 26, 2015 (respectively) state the following conditions of approval:

- 1) Location and widths of gravel trails within Tract D and along Briargate Parkway and Marksheffel Road shall be determined with subsequent final plats.
- 2) A dedication of 25-foot wide regional trail easements within Tract D and along Briargate Parkway and Marksheffel Road to the County for public multi-use trails shall be completed with subsequent final plats.

While the current application does designate open space and/or trail uses for Tracts D, F, L, and CC within the plat notes, the final plat does not show the aforementioned trail easements – only the tract designations. Parks staff recommends that the Master Plan Filing No. 1 show the 25-foot trail easements within Tract D and along Briargate Parkway, and require dedication of the 25-foot wide regional trail easements within Tract D and along Briargate Parkway to the County for the County’s construction and maintenance of public multi-use trails on the Final Plat.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Sterling Ranch Master Plat Filing No. 1 Final Plat include the following conditions: Require the 25-foot trail easements within Tract D and along Briargate Parkway be shown on the Final Plat; Require dedication of 25-foot wide regional trail easements within Tract D and along Briargate Parkway to the County for the County’s construction and maintenance of public multi-use trails on the Final Plat.



Development Application Permit Review



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

September 14, 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:	Sterling Ranch Master Plat Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SP-15-015	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	134.39
SR Land, LLC	NES, Inc.	Total # of Dwelling Units	0
20 Boulder Crescent, Suite 102	619 North Cascade Avenue, Suite 200	Gross Density:	0.00
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	3

Existing Zoning Code: **RS-5000, CS** Proposed Zoning: **RS-5000, CS**

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: ☐ (2.5 units / acre or greater)

Regional Parks: 2	Urban Parks Area: 3
0.0194 Acres x 0 Dwelling Units = 0.00 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3
\$302.00 / Unit x 0 Dwelling Units = \$0.00	Neighborhood: \$72.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$119.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Sterling Ranch Master Plat Filing No. 1 Final Plat include the following conditions: Require the 25-foot trail easements within Tract D and along Briargate Parkway be shown on the Final Plat; Require dedication of 25-foot wide regional trail easements within Tract D and along Briargate Parkway to the County for the County's construction and maintenance of public multi-use trails on the Final Plat.

Park Advisory Board Recommendation:

**Sterling Ranch
Letter of Intent
Sterling Ranch Filing No. 1 Final Plat
August 24, 2016**

Owner/Applicant: SR Land, LLC
20 Boulder Crescent Street
Colorado Springs, CO 80903
(719) 471-1742

Consultants: N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 471-0073
(719) 471-0267

P. J. Anderson
31 North Tejon Street, Suite 500
Colorado Springs, CO 80903
(719) 331-2732
(719) 633/2926 (Fax)
Email: pja5713@gmail.com

Engineering: M&S Civil Consultants, Inc.
15 North Nevada Avenue
Colorado Springs, CO 80903
(719) 955-5485

Site Location: Sterling Ranch Phase One is located northeast of Vollmer Road and Marksheffel Road, in El Paso County.

Request.: A request by SR Land, LLC for approval of the Sterling Ranch Filing No. 1 Final Plat.

Tax Schedule Numbers: 52330-00-008, 52330-00-007 & 52330-00-009

Plat and Site Information: The Sterling Ranch Filing No. 1 Final Plat (the "Final Plat") will create twenty-four drainage, open space and landscaping tracts, principal road rights of way and five pad sites for future development. The Final Plat contains approximately 134.389 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classifications are RS 5000 and CS. No lots are being created on the Final Plat and the five pad sites being created on the Final Plat cannot be further subdivided until the

RECEIVED VERSION

AUG 25 2016 1

necessary improvements being constructed as part of this Final Plat have received Preliminary Acceptance by the County.

Justification for Request: The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. Final platting the road rights of way, landscape areas and detention ponds prior to platting individual lots allows for the construction of much of the major infrastructure in such a manner as to minimize construction conflicts when the pad sites are subsequently subdivided and developed.

Landscaping/Trails/Open Space: Twenty-two open space, trail and landscape tracts are being created as part of this Final Plat. These tracts help provide the desired transition between existing rural residential areas and the proposed urban density residential. Trails will be constructed on Tracts D, L and M.

Drainage: The drainage improvements and two tracts associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current; El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Early Grading: Pursuant to previously approved grading and erosion control plans (on-site November 18, 2015 and off-site December 3, 2015), a significant amount of grading has been completed for the improvements to be constructed as part of this Final Plat.

Waivers/Deviations: Because no lots are being created with this plat, a waiver of the water and wastewater commitments from Sterling Ranch Metropolitan District No. 1 is requested. Similarly, waivers of the Wastewater Report and Water Resources Report as required in Sections 8.4.9 and 8.4.7 of the Land Development Code are requested. Said reports will be required with any and all future re-plats of the tracts created by this Final Plat.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Water will be provided by Sterling Ranch Metropolitan District No. 1.
- Wastewater treatment services will be provided by Meridian Service Metropolitan District through an intergovernmental agreement with Sterling Ranch Metropolitan District No. 1. Wastewater collection services will be provided by Sterling Ranch Metropolitan District No. 1

The Sterling Ranch Metropolitan No. 1 was organized in late 2010 and was re-activated in 2015 to serve the development.

Supplemental Information Included With Final Plat Submittal:

El Paso County Application Fee
22 Copies – Application Form
22 Copies – Letter of Intent
22 Copies Vicinity Map
4 Hard Copies – Legal Description
1 Legal Description (digital)
3 Copies Title Commitment
2 Closure Sheets (survey)
2 Copies Construction Drawings
2 Copies Energy Commitment Letter
2 Copies Financial Assurance Form
2 Copies Traffic Impact Study
2 Copies Storm Water Management Plan
4 Copies Grading & Erosion Control Plan
7 Copies Final Drainage Report
8 Copies Final Plat Drawings 24"x36"
20 Copies Final Plat Drawings 8.5"x11"
Waiver of Water & Wastewater Commitments (Letter of Intent)
3 Copies Subdivision Improvements Agreement (Development Agreement)
3 Copies Fire Protection Commitment
2 Copies Mineral Rights Certification
1 Copy Subdivision Summary
1 Copy Adjoining Property Owners Notification
3 Copies Detention Basin Maintenance Agreement
Waiver of Water Resources Report Section 8.4.7 LDC (Letter of Intent)
Waiver of Wastewater Report Section 8.4.9 LDC (Letter of Intent)
4 Copies of FEMA LOMR, CLOMR, LOMA

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 28 AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASES OF BEARINGS. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 0376", AND AT ITS EAST END BY A 2-1/2" ALUMINUM CAP STAMPED "76.5 4842". THE LINE BETWEEN THEM IS ASSUMED TO BEAR N 89°05'36" E, A DISTANCE OF 2681.17 FEET.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE S 43°29'55" W, A DISTANCE OF 9540.73 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33 SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N 39°33'46" E ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD, A DISTANCE OF 2355.81 FEET;
THENCE S50°26'12" E, A DISTANCE OF 810.00 FEET;
THENCE S 39°33'48" W, A DISTANCE OF 130.00 FEET;
THENCE S 50°26'12" E, A DISTANCE OF 766.13 FEET;
THENCE S 39°33'48" W, A DISTANCE OF 15.00 FEET;
THENCE S 14°40'14" E, A DISTANCE OF 112.26 FEET;
THENCE S 42°37'17" W, A DISTANCE OF 138.57 FEET;
THENCE S 31°50'18" W, A DISTANCE OF 229.19 FEET;
THENCE S 00°14'13" W, A DISTANCE OF 243.48 FEET;
THENCE S 59°31'59" W, A DISTANCE OF 178.71 FEET;
THENCE S 87°30'37" W, A DISTANCE OF 17.08 FEET;
THENCE S 65°02'48" W, A DISTANCE OF 632.56 FEET;
THENCE S 40°27'16" W, A DISTANCE OF 94.24 FEET;
THENCE S 50°58'40" W, A DISTANCE OF 72.52 FEET;
THENCE N 50°40'25" W, A DISTANCE OF 76.13 FEET;
THENCE N 19°39'33" W, A DISTANCE OF 36.14 FEET;
THENCE N 88°53'18" W, A DISTANCE OF 371.46 FEET;
THENCE S 13°28'59" W, A DISTANCE OF 296.69 FEET;
THENCE S 04°22'24" E, A DISTANCE OF 393.42 FEET;
THENCE S 26°06'12" E, A DISTANCE OF 452.46 FEET;
THENCE S 02°44'27" W, A DISTANCE OF 252.42 FEET;
THENCE S 65°39'18" W, A DISTANCE OF 166.84 FEET;
THENCE S 60°18'33" W, A DISTANCE OF 252.38 FEET;
THENCE S 46°04'45" W, A DISTANCE OF 139.61 FEET;
THENCE S 35°47'33" W, A DISTANCE OF 128.28 FEET;
THENCE S 09°55'19" E, A DISTANCE OF 131.63 FEET;
THENCE S 15°27'56" E, A DISTANCE OF 128.28 FEET;
THENCE S 46°52'24" W, A DISTANCE OF 105.91 FEET;
THENCE S 17°53'47" E, A DISTANCE OF 278.31 FEET;
THENCE S 76°13'42" E, A DISTANCE OF 391.51 FEET;
THENCE N 13°40'40" W, A DISTANCE OF 216.90 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 142.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°23'00", AN ARC OF 142.00 FEET TO A POINT OF BEGINNING;
THENCE N 00°03'40" E, A DISTANCE OF 152.06 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°54" (THE LONG CHORD OF WHICH BEARS N 27°57'43", A LONG CHORD DISTANCE OF 85.07 FEET);
THENCE S 83°22'30" W, A DISTANCE OF 194.64 FEET;
THENCE S 80°27'08" W, A DISTANCE OF 59.99 FEET;
THENCE S 85°53'10" W, A DISTANCE OF 59.92 FEET;
THENCE S 85°09'36" W, A DISTANCE OF 54.23 FEET;
THENCE N 04°50'24" W, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 33;
THENCE N 00°07'25" W ALONG SAID WEST LINE, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING A CALCULATED AREA OF 5,853,541 SQUARE FEET (134,389 ACRES) MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE Laid Out, SUBDIVIDED, AND PLATTED SAID LANDS INTO TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "STERLING RANCH FILING NO. 1", ALL RIGHTS OF ANY PARTY CLAIMED ARE HEREBY DEEMED TO HAVE BEEN ACQUIRED BY THE UNDERSIGNED AND THE UNDERSIGNED HEREBY AGREES TO BE CONSTRUCTED TO EL PASO COUNTY, HERRING COUNTY AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, SR LAND, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2016.
BY: _____ OF SR LAND, LLC
AS: _____
STATE OF COLORADO)) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 A.D. BY _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STERLING RANCH FILING NO. 1

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. THE DATE OF PREPARATION IS AUGUST 24, 2016.
 2. BASES OF BEARINGS. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED 2006 ESI PLS 0376, AND AT ITS EAST END BY A 2-1/2" ALUMINUM CAP STAMPED 76.5 4842. THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°05'36"E.
 3. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
 4. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
 5. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
 6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
 7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: _____
 8. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR BEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
 10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
 11. NO REPEAT OR RESUBDIVISION OF TRACTS C, E, G, K OR BB SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR STERLING RANCH FILING NO. 1 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
 12. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, CIVIL ACTION NO. 2010035974.
 13. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
 14. MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- A PORTION OF THIS SITE, STERLING RANCH FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C03535F, DATED MARCH 17, 1997.

FLOODPLAIN STATEMENT:

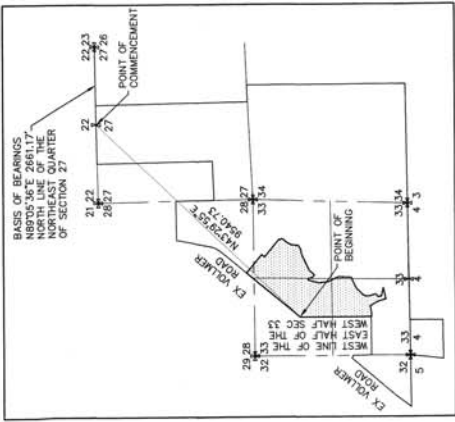
ACCEPTANCE CERTIFICATE FOR TRACTS:

BY: _____ OF SR LAND, LLC
AS: _____
STATE OF COLORADO)) SS
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 A.D.
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
BY: _____ OF STERLING RANCH METRO DISTRICT (SRMD)
AS: _____
STATE OF COLORADO)) SS
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 A.D.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

EASEMENTS:

UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
A. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

TRACT/LOT TABLE:

TRACT	USE	MAINTENANCE	OWNERSHIP
A	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
B	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
C	FUTURE COMMERCIAL PAD SITES	SR LAND, LLC	SRMD, LLC
D	OPEN SPACE/FLOODPLAIN/TRAIL	SR LAND, LLC	SR LAND, LLC
E	FUTURE SINGLE FAMILY LOTS	SRMD	SRMD
F	OPEN SPACE/FLOODPLAIN/TRAIL	SRMD	SRMD
G	FUTURE SINGLE FAMILY LOTS	SRMD	SRMD
H	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SR LAND, LLC
I	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
J	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
K	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
L	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SR LAND, LLC
M	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
N	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
O	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
P	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Q	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
R	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
S	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
T	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
U	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
V	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
W	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
X	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Y	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Z	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
AA	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SR LAND, LLC	SR LAND, LLC
BB	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
CC	FUTURE SINGLE FAMILY LOTS	SRMD	SRMD

*SRMD = STERLING RANCH METROPOLITAN DISTRICT

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 2016.

CORY L. SHARP
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY DEFECT OR ERROR IN THIS LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION DISCOVERS OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN TEN YEARS AFTER COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2016, SUBJECT TO THE NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
EL PASO COUNTY DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2016, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROGEMAN, RECORDER

SUMMARY:

FEES:	29 TRACTS	122.12 ACRES	90.88%
	RIGHT-OF-WAY	12.26 ACRES	9.12%
	TOTAL	134.38 ACRES	100.00%

FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS
RECORDED
AUG 25 2016

SHEET 1 OF 6

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.76	420.00	18°23'00"	N22°52'10"W	134.18
C2	85.14	595.00	81°15'4"	N27°57'43"W	85.07



- | SF | SQUARE FEET |
|------|--------------|
| (R) | RADIAL |
| CH | CHORD |
| CH L | CHORD LENGTH |
- SET BLUE PLASTIC SURVEYORS CAP ON NO. 5
 REBAR. CAP IS STAMPED "M&S CIVIL. PLS. 37820"

- | | |
|---|-------------------------------|
| A | MONUMENTATION FOUND AS NOTED |
| * | NOT A PART OF THE SUBDIVISION |

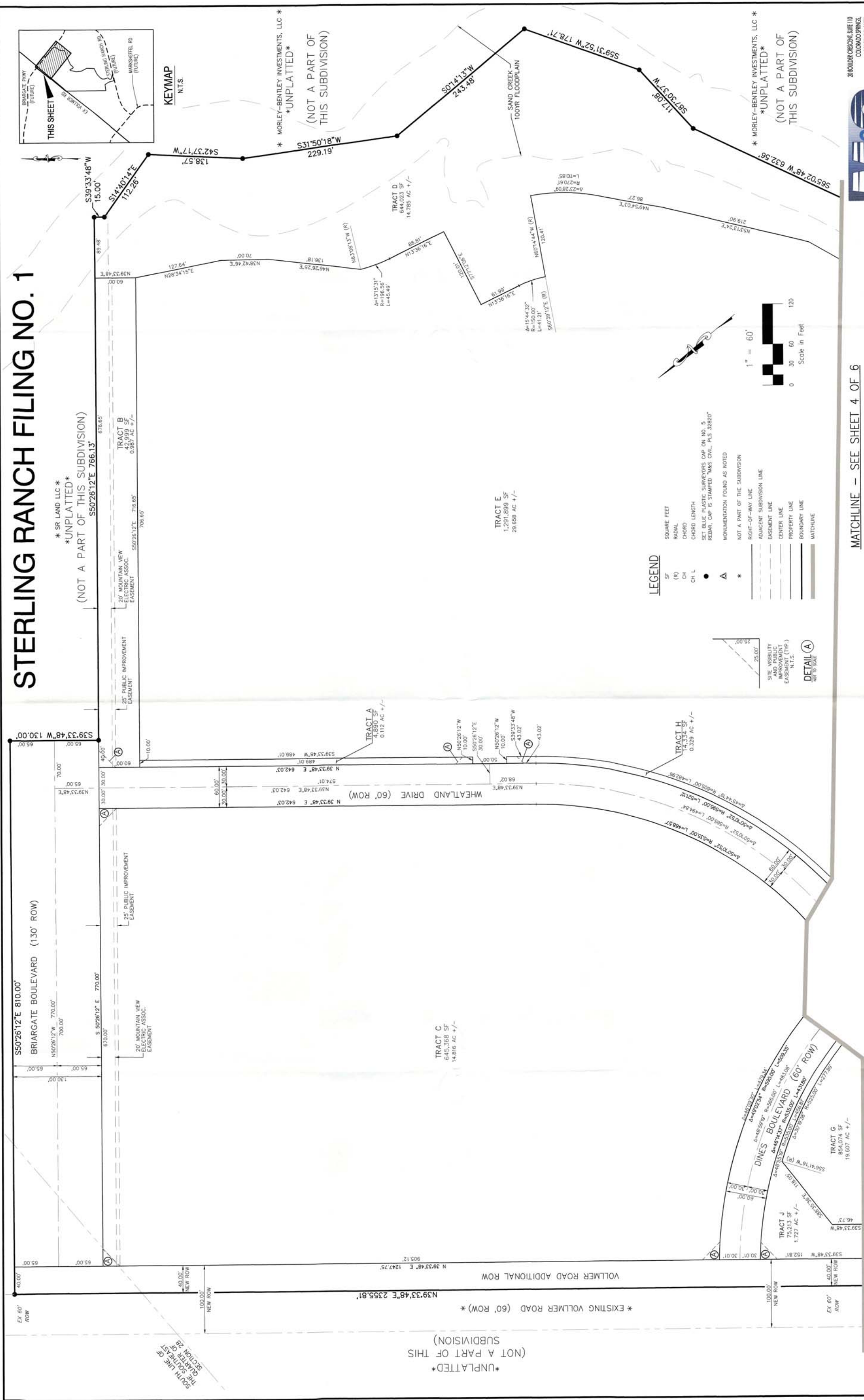
- RIGHT-OF-WAY LINE
ADJACENT SUBDIVISION LINE
EASEMENT LINE
CENTER LINE
PROPERTY LINE
BOUNDARY LINE
MATCHLINE



FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:



STERLING RANCH FILING NO. 1



W&S
CIVIL CONSULTANTS, INC.

20 BOULDER OBSERVANT, SUITE 110
COLORADO SPRINGS,
COLORADO 80903

SHEET 3 OF 6

FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:

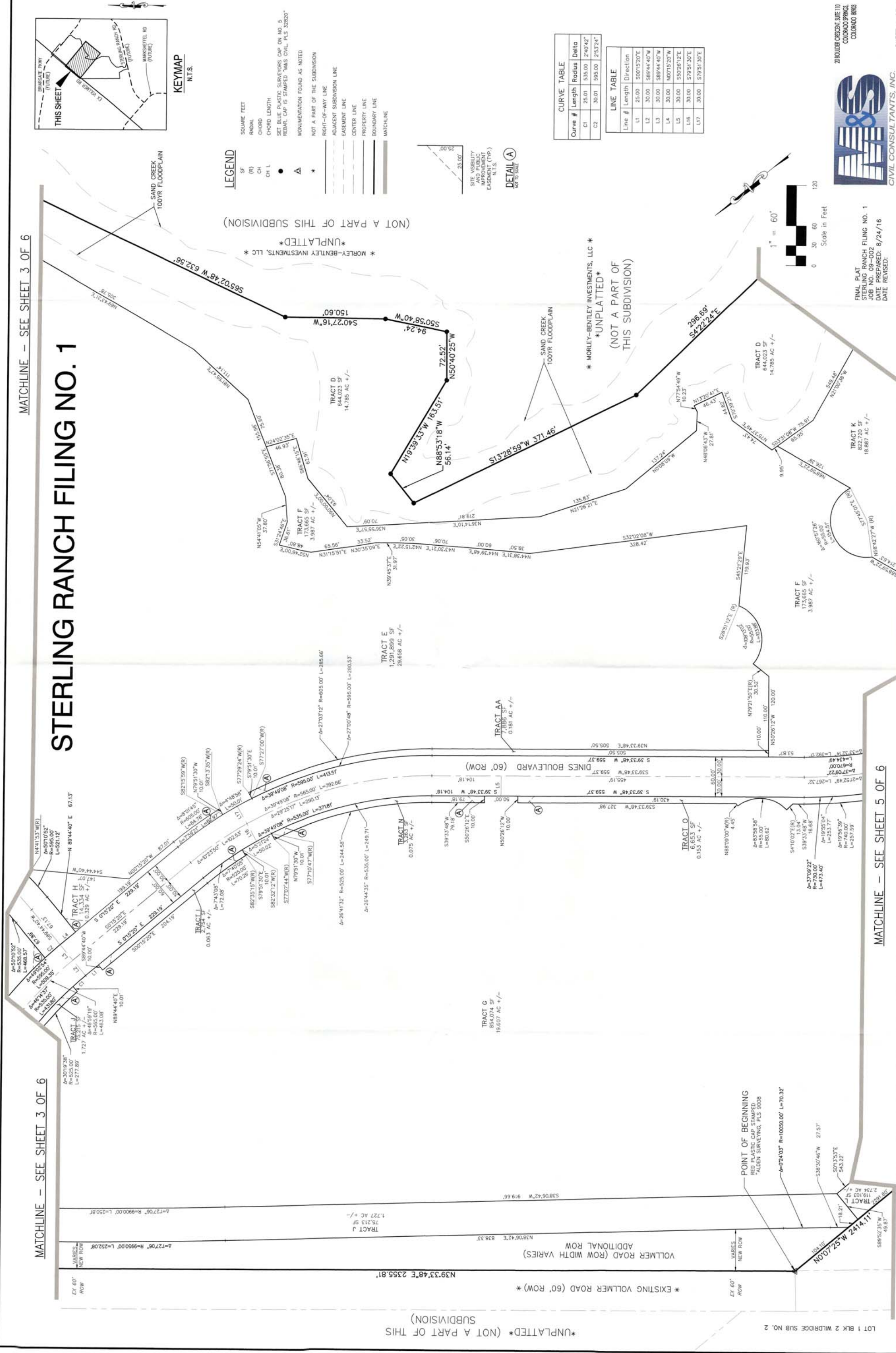
MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 3 OF 6

MATCHLINE - SEE SHEET 3 OF 6

STERLING RANCH FILING NO. 1



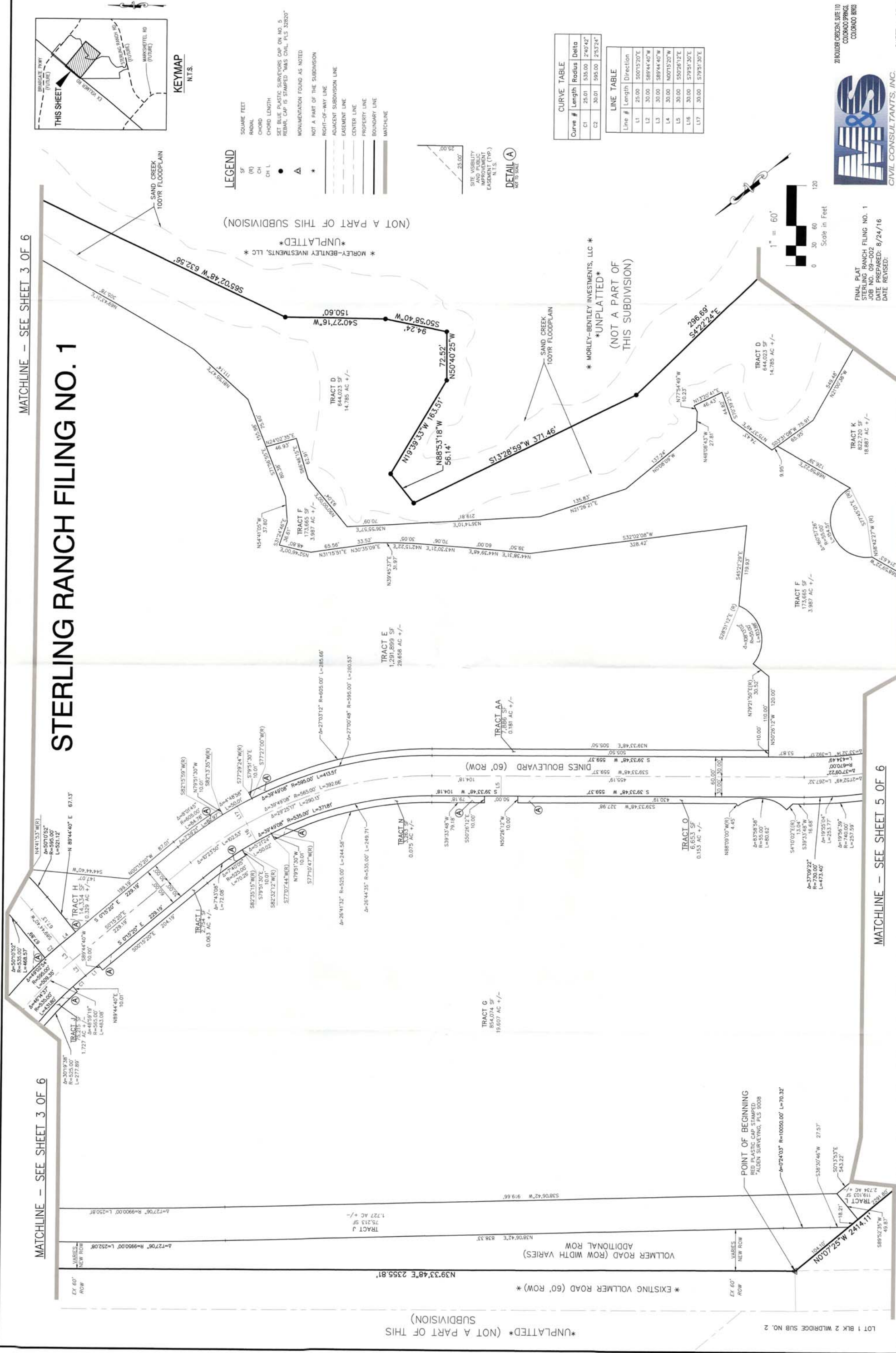
M&S
CIVIL CONSULTANTS, INC.

20 BOLDER CREEK, SUITE 110
COLORADO SPRINGS,
COLORADO 80905

MATCHLINE - SEE SHEET 3 OF 6

MATCHLINE - SEE SHEET 3 OF 6

STERLING RANCH FILING NO. 1

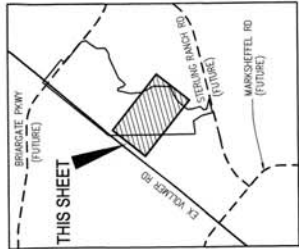


M&S
CIVIL CONSULTANTS, INC.

20 BOLDER CREEK, SUITE 110
COLORADO SPRINGS,
COLORADO 80905

STERLING RANCH FILING NO. 1

MATCHLINE - SEE SHEET 4 OF 6



KEYMAP
N.T.S.

* MORLEY-BENTLEY INVESTMENTS, LLC *
* UNPLATTED *
(NOT A PART OF THIS SUBDIVISION)
S2°44'27"W 452.46'

TRACT K
18,887 AC +/-

Line #	Length	Direction
L6	30.00	N72°19'01"W
L7	30.00	N87°55'34"W
L8	30.00	N87°55'34"W
L9	30.00	N87°55'34"E
L10	30.00	S87°55'34"E
L11	30.00	S87°55'34"E
L12	30.00	S87°55'34"E

* UNPLATTED *
(NOT A PART OF THIS
SUBDIVISION)

LEGEND

- SF SQUARE FEET
- (R) RADIAL
- CH CHORD LENGTH
- ON L SET BLUE PLASTIC SURVEYORS CAP ON NO. 5 REBAR, CAP IS STAMPED "MKS CIVIL PLUS 32820"
- MONUMENTATION FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- RIGHT-OF-WAY LINE
- ADJACENT SUBDIVISION LINE
- EASEMENT LINE
- CENTER LINE
- PROPERTY LINE
- BOUNDARY LINE
- MATCHLINE



DETAIL A
NOT TO SCALE

* ALLAN BRASS & MARK WARREN *

* UNPLATTED *
(NOT A PART OF
THIS SUBDIVISION)

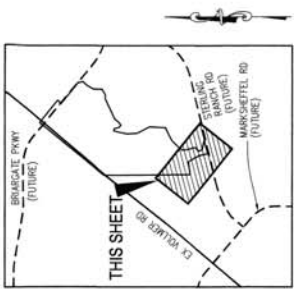
MATCHLINE - SEE SHEET 6 OF 6

FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:



STERLING RANCH FILING NO. 1

MATCHLINE — SEE SHEET 5 OF 6



KEYMAP
N.T.S.

* MORLEY-BENTLEY INVESTMENTS, LLC *
UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

LINE TABLE	
Line #	Length Direction
L13	30.00 S87°25'34"E
L14	30.00 S87°35'34"E
L15	30.00 N83°26'41"E

*BARBARICK SUBDIVISION
RECEPTION NO. 208712754*

* BWH PROPERTIES LLC *

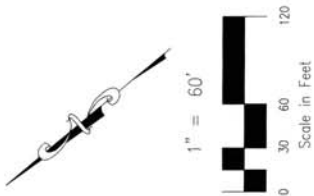
* MORLEY-BENTLEY INVESTMENTS LLC
C/O BENTLEY INVESTMENT *
UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

(FUTURE) STERLING RANCH ROAD
RANCH FILING NO. 2

* SR LAND LLC *
UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

LEGEND

- SF SQUARE FEET
- (R) RADIAL
- CH CHORD
- CH L CHORD LENGTH
- SET BLUE PLASTIC SURVEYORS CAP ON NO. 5 REBAR, CAP IS STAMPED "MCS CIVIL, PLS 318800"
- ▲ MONUMENTATION FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- RIGHT-OF-WAY LINE
- ADJACENT SUBDIVISION LINE
- - - EASEMENT LINE
- - - CENTER LINE
- PROPERTY LINE
- BOUNDARY LINE
- MATCHLINE



FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:

20100197 C09000A SUE 110
C090000 P0003
C090000 80003



File Copy

EL PASO COUNTY

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



SHERIFF:
DARRYL GLENN
PEGGY LEE HUTTON

DEVELOPMENT SERVICES DEPARTMENT
MAX L. ROTHSCHILD, P.E., DIRECTOR

TO: Board of County Commissioners
Dennis Hisey, Chair

FROM: Kari Parsons, Project Manager II, Ext. 6306
Richard Harvey, P.E., Engineer III

RE: SP-14-015: Sterling Ranch Preliminary Plan
Tax Schedule #52330-00-007, 52330-00-008, 52330-00-009,
52000-00-231, 52000-00-364, 52000-00-365, 53000-00-173,
53000-00-222

OWNER:
8335 Vollmer Road, LLC.
Arvest Bank
Morley-Bentley Investments, LLC.
SR Land, LLC.
20 Boulder Crescent
Colorado Springs, CO 80903

REPRESENTATIVE:
N.E.S. Inc.
619 N. Cascade Ave, Suite 200
Colorado Springs, CO 80903

Commissioner District: 1 and 2

Planning Commission Hearing Date:	05/05/2015
Board of County Commissioners Hearing Date:	05/26/2015

A request by Morley-Bentley Investments, LLC., 8335 Vollmer Road, LLC., Arvest Bank, SR Land, LLC. for preliminary plan approval. The preliminary plan is 182.26^{+/-} acres, which includes: 457 single-family lots, 6 commercial lots, tracts to be utilized for open space and drainage and public right-of-way. The development is zoned Commercial Service (CS) and Residential Suburban (RS-5000); however, there is a condition of approval on the RS-5000 (P-15-001) to keep with the intent of the 2008 Sterling Ranch Sketch Plan that states, "Open space buffers shall be no less than what is graphically depicted on the October 2008 Amended Sketch Plan Map (SKP-07-007) in subsequent preliminary plan and subdivision submittals. Adjacent to the southern border no residence may be constructed within 100 feet, and an average building setback of 150 feet shall be maintained from the adjacent property lines and reflected on the plat." The site is located within the Sterling Ranch Metro District which is anticipated to provide central water. The Meridian Service Metropolitan District is anticipated to provide waste



water services. The State Engineer's Office has made a finding of sufficiency regarding water quantity and dependability. The County Attorney has made a finding of insufficiency as to dependability of the water supply. The parcel is located east of Vollmer Road, north of Woodmen Road and west of Meridian Road in Sections 32 and 33 Townships 12 South, Range 65 West of the 6th Principal Meridian P.M. The site is within the Black Forest Preservation Plan (1998) area and the Falcon Peyton Small Area Plan (2008).

A. PLANNING COMMISSION SUMMARY

Request Heard: May 5, 2015, as a consent item

Recommendation: Approval, subject to the conditions and notations. A copy of the Planning Commission Resolution is included as an attachment

Waiver Recommendation: N/A

Vote: 9 to 0

Vote Rationale: N/A

Summary of Hearing:

SPEAKING FOR: Applicant was represented at the hearing

SPEAKING AGAINST: None

Legal Notice: N/A

B. REQUEST/WAIVERS/AUTHORIZATION: Pre-Development Site Grading is also being requested.

Request: A request by Morley-Bentley Investments, LLC., 8335 Vollmer Road, LLC., Arvest Bank, SR Land, LLC. for preliminary plan approval. The preliminary plan is 182.26^{+/-} acres, which includes: 457 single-family lots, 6 commercial lots, tracts to be utilized for open space and drainage and public right-of-way.

Waivers: None

Authorization for Board of County Commissioners to Sign: N/A

C. CONDITIONS OF APPROVAL

1. Applicable traffic, drainage and bridge fees shall be accounted for with each final plat.
2. Applicable park and school fees shall be accounted for with each final plat.
3. Location and widths of gravel trails within Tract D and along Briargate Parkway and Marksheffel Road shall be determined with subsequent final plats.

4. A dedication of a 25-foot wide regional trail easements within Tract D and along Briargate Parkway and Marksheffel Road to the County for public multi-use trails shall be completed with subsequent final plats.
5. No building permits shall be issued prior to recording any subsequent final plat(s).
6. A driveway access permit will be required from the El Paso County Development Services Department for any access to a county maintained roadway.
7. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
8. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements 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 Preble's Meadow Jumping Mouse as a listed species.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. An updated Transportation Impact Study (TIS) shall be submitted with each subsequent subdivision application. All studies shall evaluate the same study area as defined in the Sketch Plan TIS.
11. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in the offsite transportation improvements required by the development's traffic impacts as identified in each TIS. This includes potential roadway and intersection upgrades to and/or construction of Briargate Parkway, Stapleton Drive, Woodmen Road, Vollmer Road, Marksheffel Road, and the Banning-Lewis Parkway. Participation shall be through construction of specified improvements and inclusion in the Woodmen Road District and/or Stapleton Road District (if formed) addressed with each subsequent plat. Specific responsibilities and obligations of the development shall be determined with preliminary plan approvals and final contribution calculations at the final plat stage.

SE ¼ OF SEC. 32 & 33; T12S, R55W; NW ¼ OF SEC 4 & NE ¼ OF SEC. 5, T13S, 46SW, BOTH OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

A PORTION OF LAND Lying WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 46 WEST AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 46 WEST, OF THE 6TH T1P41, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASES OF BEARINGS, BEARINGS AND DISTANCES OF THE NORTHEAST QUARTER OF SECTION 37, TOWNSHIP 12 SOUTH, RANGE 46 WEST OF THE 6TH T1P41, MONUMENTED AT ITS WEST END BY A 1/2" ALUMINUM CAG STAMPED 2006 PLS 10376, AND AT ITS EAST END BY A 1/2" ALUMINUM CAG MONUMENTED PLS 3482. THE LINE BETWEEN THEM IS ASSUMED TO BEAR N90°59'E.

BEING, AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY LINE OF VOLLME ROAD WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE N 39°33'48" E, ON SAID SOUTHEASTERN LINE OF VOLLME ROAD, 2355.81 FEET TO THE FUTURE NORTHEASTERN LINE OF BRIARGATE PARKWAY; THENCE S 60°00'00" E, ALONG THE NORTHEASTERN LINE 599'26'12" E, 810.00 FEET; THENCE S 69°33'48" W, 130.00 FEET TO A POINT ON THE FUTURE SOUTHWESTERN LINE OF SAID BRIARGATE PARKWAY; THENCE ALONG SAID SOUTHWESTERN LINE S 59°26'12" E, 766.13 FEET;

THENCE S 31° 50' 18" W, 138.57 FEET;
THENCE S 14° 40' 14" E, 112.26 FEET;
THENCE S 42° 37' 17" W, 138.57 FEET;
THENCE S 31° 50' 18" W, 229.19 FEET;
THENCE S 00° 14' 17" W, 241.48 FEET;
THENCE S 59° 31' 52" W, 178.71 FEET);

THE SCLT S 8.7-303.1' W, 117.08 FEET;
THE SCLT S 6.5-02.48' W, 632.56 FEET;
THE SCLT S 4.0-27.16' W, 150.60 FEET;
THE SCLT S 5.0-58.40' W, 94.24 FEET;
THE SCLT N 5.0-40.25' W, 72.52 FEET;
THE SCLT N 1.0-39.03' W, 163.51 FEET;

THE SCL S 85-5318 W. 56.14 FEET;
THE SCL S 12-2850 W. 371.46 FEET;
THE SCL S 04-2224 L. 296.69 FEET;
THE SCL S 26-0012 L. 391.42 FEET;
THE SCL S 02-4422 W. 452.46 FEET;
THE SCL S 65-0918 W. 252.42 FEET;

THE NCSL S 607.18.0.0 W, 160.88 (11.1);
THE NCSL S 46.00.4.5 W, 252.38 (11.1);
THE NCSL S 35.42.3.0 W, 139.61 (FEET);
THE NCSL S 607.53.19 E, 131.63 (FEET);
THE NCSL S 15.27.56 E, 241.77 (FEET);
THE NCSL S 46.52.2.4 W, 128.28 (FEET);

THENCE S 17°53'41" E, 108.00 FEET;
THENCE S 76°13'42" E, 228.31 FEET TO A POINT ON THE FUTURE NORTH LINE OF STERLING RANCH ROAD; THENCE ALONG SAID FUTURE NORTH LINE S 76°19'26" W, 306.51 FEET;
THENCE S 13°40'40" E, 80.00 FEET TO A POINT ON THE FUTURE SOUTH LINE OF SAID STERLING RANCH ROAD;
THENCE ALONG SAID SOUTH LINE S 79°19'20" W, 1,350.09 FEET;
THENCE 402.26 FEET ON THE ARC OF A 960.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°09'39" AND A

CHORD THAT BEARS S 64°19'05" W, 399.33 FEET;
THENCE S 41°03'25" W, 60.85 FEET;
THENCE 138.53 FEET ON THE ARC OF A 950.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°21'18" AND
A CHORD THAT BEARS S 44°32'07" W, 138.41 FEET;
THENCE S 40°21'31" W, 402.59 FEET;
THENCE S 49°38'29" E, 36.00 FEET TO A POINT ON THE FUTURE NORTH-EAST RLY LINE OF MARKSHEFFEL ROAD.

THENCE S 49°25'31" W, 160.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID MARK SHEFFLE ROAD; THENCE ALONG SAID SOUTHWESTERLY LINE N 49°38'29" W, 146.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID VOLLMER ROAD; THENCE ALONG SAID SOUTHEASTERLY LINE N 87°00'00" W, 180.00 FEET; THENCE S 49°22'02" E, 19.51 FEET; THENCE 87°22'22" E TO THE ARC OF A 116.28 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2°58'40"; AND A CHORD THAT BEARS S 70°52'23" E, 83.19 FEET TO THE WESTERLY LINE OF SAID SECTION 33; THENCE S 69°08'00" E ON SAID WESTERLY LINE 25.22 FEET TO A POINT ON THE NORTHWEST QUARTER OF THE SOUTHWESTERLY LINE OF SAID SECTION 33; THENCE N 30°00'00" E, 100.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID SECTION 33; THENCE S 49°25'31" W, 160.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID MARK SHEFFLE ROAD.

89°17'25" E. ALONG SAID SOUTHLINE A DISTANCE OF 229.65';
THENCE S 02°42'35" E. 241.35 FEET;
THENCE S 02°02'55" W. 130.48 FEET;
THENCE S 05°37'53" W. 90.96 FEET;
THENCE S 01°55'09" W. 307.22 FEET;
THENCE N 73°29'47" E. 11.22 FEET;

DISTANCE S 16°30'13" E, 280.14 FEET TO A POINT ON SAID FUTURE NORTH LINE OF STURLING RANCH ROAD; DISTANCE 98.05 FEET ON THE ARC OF A 1040.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°19'30" AND A CHORD THAT BEARS N 66°09'35" E, 167.90 FEET;
THENCE N 76°19'20" E ALONG SAID NORTH LINE, A DISTANCE OF 1284.00 FEET;
THENCE N 13°49'40" W, 218.90 FEET;

CHORD IS 76 FEET ON THE ARC OF A 420.0 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $18^{\circ}27'30''$, AND A CHORD BEARING $S\ 22^{\circ}52'10''\ W.$ 134.18 FEET;
THENCE $N\ 29^{\circ}04'00''\ W.$ 152.00 FEET;
THENCE $E\ 85.14$ FEET ON THE ARC OF A 995.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $81^{\circ}15'$; AND
THENCE $S\ 27^{\circ}54'41''\ W.$ 85.07 FEET,
TO THE POINT OF BEGINNING.

THENCE S 87°21'06" W, 59.969 FEET;
THENCE S 87°53'10" W, 59.921 FEET;
THENCE S 85°09'36" W, 54.23 FEET;
THENCE N 04°59'24" W, 20.00 FEET TO THE WEST LINE OF THE WEST HALF OF SAID SECTION 33;
THENCE ALONG SAID WEST LINE, N 00°07'25" W, A DISTANCE OF 214.11 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA

SPENCER J. BARRON

DESCRIPTION PREPARED BY:
 CONSULTING GEOLOGIST/PROFESSIONAL
 AND SURVEYOR NO. 38141

DAES CIVIL CONSULTANTS, INC.,
62 EAST PRINCE PLAZA AVENUE, SUITE 306
COLORADO SPRINGS, CO 80903

3; T12S, R65W; NW ¼ OF SEC 4 & NE ¼ OF
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY

TRAC	DESCRIPTION	MAINTENANCE	AREA
A	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.9500
B	Trails, Open Space, Landscaping, Sprague	Shelving Ranch Metropolitan District	0.1300
C	Landscaping, Mail Pook, Parking, Sidewalk, Sprague	Shelving Ranch Metropolitan District	0.1500
D	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	14.7800
E	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	0.0900
F	Park, Trail, Utilities, Drainage	Shelving Ranch Metropolitan District	3.5900
G	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	0.0900
H	Landscaping, Mail Pook & Parking, Sidewalk, Sprague	Shelving Ranch Metropolitan District	0.3800
I	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.6100
J	Trails, Open Space, Landscaping, Sprague	Shelving Ranch Metropolitan District	1.7300
K	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	0.0400
L	Trails, Open Space, Landscaping	Shelving Ranch Metropolitan District	2.7800
M	Trails, Open Space, Landscaping	Shelving Ranch Metropolitan District	0.1700
N	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	6.8700
O	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.1500
P	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0900
Q	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0300
R	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0600
S	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0500
T	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0500
U	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0300
V	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0700
W	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0600
X	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	6.6500
Y	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.6500
Z	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.0300
AA	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.1800
BB	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	0.0900
CC	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	0.1400
DD	Park, Trail, Utilities, Drainage	Shelving Ranch Metropolitan District	0.3900
EE	Landscaping, Mail Pook & Parking, Sidewalk, Sprague	Shelving Ranch Metropolitan District	0.3300
FF	Landscaping, Sidewalk, Utilities	Shelving Ranch Metropolitan District	0.1000
GG	Utilities, Trails, Open Space, Drainage	Shelving Ranch Metropolitan District	1.2600
HH	Trails, Open Space, Landscaping	Shelving Ranch Metropolitan District	3.7200
II	Trails, Open Space, Landscaping, Sprague	Shelving Ranch Metropolitan District	35.0000
	TOTAL		

1. All rights to be non-exclusive and irrevocable.
2. The use of the property shall be maintained by El Paso County Parks, Department of Parks and Recreation.
3. Vacating of public rights of way will be maintained within Metropolitan District.
4. Vacating of public rights of way will be maintained with the final plat.
5. Developer shall analyze the need to provide all necessary off-site road improvements, which may include improvements in the City of Colorado Springs, to provide an adequate level of service to the development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvement Agreement.
6. All streets shall be owned and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
7. Development/Improvements depicted in the plan with graphic representation, all design and construction related to roads, storm drainage and erosion control shall be constructed in accordance with the El Paso County standards, including the Land Development Code (LDC), the ECD, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviation from the standards shall be requested and approved in writing to be developed. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the decision approval process.
8. The proposed subdivision shall be a residential subdivision and shall be classified as a Residential Collector or higher.
9. Wetland design is optional only on this plan.
10. When Wetland Design is required, it will be addressed and permitted with the Final Plats.
11. The Subdividers agrees on behalf of themselves and any developer or builder successors and assigns that the Subdividers shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Regulation (Resolution No. 12-182), or any other applicable regulation, and shall be required to pay the applicable fee for the proposed subdivision. The fee shall be paid to the County of El Paso. All sales documents and an plat notes to ensure that a title search would find the fee obligation before sale of the property.
12. The Subdividers agrees to pay the cost of the Subdividers' Subdivision Plat. The fee shall be paid to the County of El Paso. All sales documents and an plat notes followed by *** will use as Temporary Plat. These provisions along the Sacred Creek Channel shall be carried outside the 100 year

Figure 1 is a schematic diagram of the experimental setup. It shows a horizontal beam supported by a central pivot and two end supports. A weight hanger is suspended from the beam at a distance of 0.5 m from the left end. Another weight hanger is suspended from the beam at a distance of 0.5 m from the right end. The beam is labeled "Beam" and the supports are labeled "Support". The distances are marked as 0.5 m, 0.5 m, and 0.5 m.

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[illegible][illegible]

SCALE ITEM
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Sheet 1 of 4 Cover Sheet
Sheet 2 of 4 Site Plan
Sheet 3 of 4 Site Plan
Sheet 4 of 4 Potential Geo-Hazard Plan

SR Land, LLC
20 Boulder Crescent Street
1st Floor
Colorado Springs, CO 80903
(719) 471-1742

Arvest Bank
7401 W. 135th Street
Overland Park, KS 66223
(913) 279-3300

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

M & S Civil Consultants
Colorado Springs, CO 80903
(719) 955-5485

EL PASO COUNTY, COLORADO



NES

COVER SHEET

SP 14-015

The map illustrates the proposed site location within the Sterling Ranch area. Key roads shown include I-25 and I-35, Powers Blvd., Research Pkwy., Academy Blvd., Union Blvd., North Bluffs Pkwy., Nevada Ave., Black Forest Road, Follmer Rd., Marksheffel Rd., and Woodmen Rd. A north arrow is located in the top right corner.

[illegible]

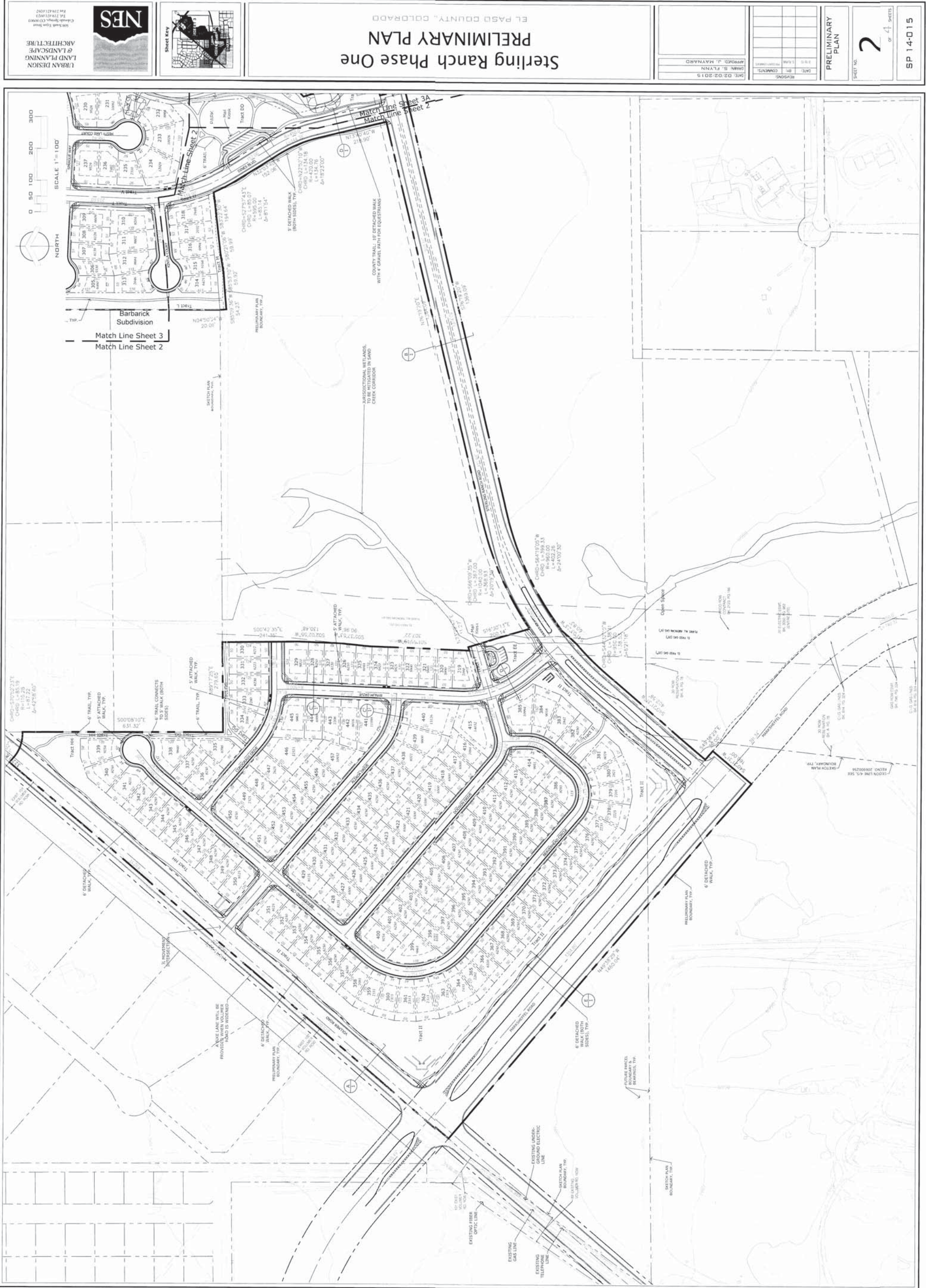
Sheet 1 of 4 Cover Sheet
Sheet 2 of 4 Site Plan
Sheet 3 of 4 Site Plan
Sheet 4 of 4 Potential Geo-Hazard Plan

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(719) 955-5485



STERLING RANCH PHASE ONE
PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

DATE: 02.02.2015
DRAWN BY: J. MAYNARD
CHECKED BY: J. MAYNARD

REVISIONS:
DATE: 02.02.2015
BY: J. MAYNARD
REASON: 1.0000

PRELIMINARY PLAN

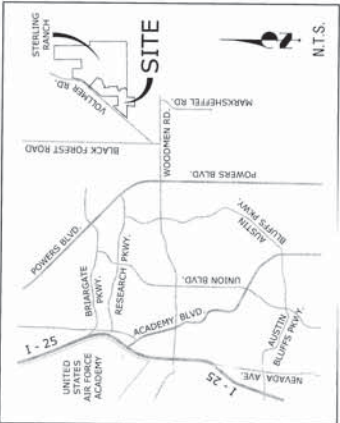
SHEET NO. 2 OF 4 SHEETS

SP 14-015

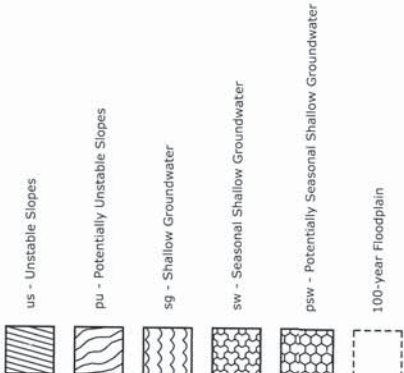
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
100 South Tenth Street
Suite 100
Fort Collins, CO 80501
Phone: 970.221.1000



Vicinity Map



Geological Hazard Legend



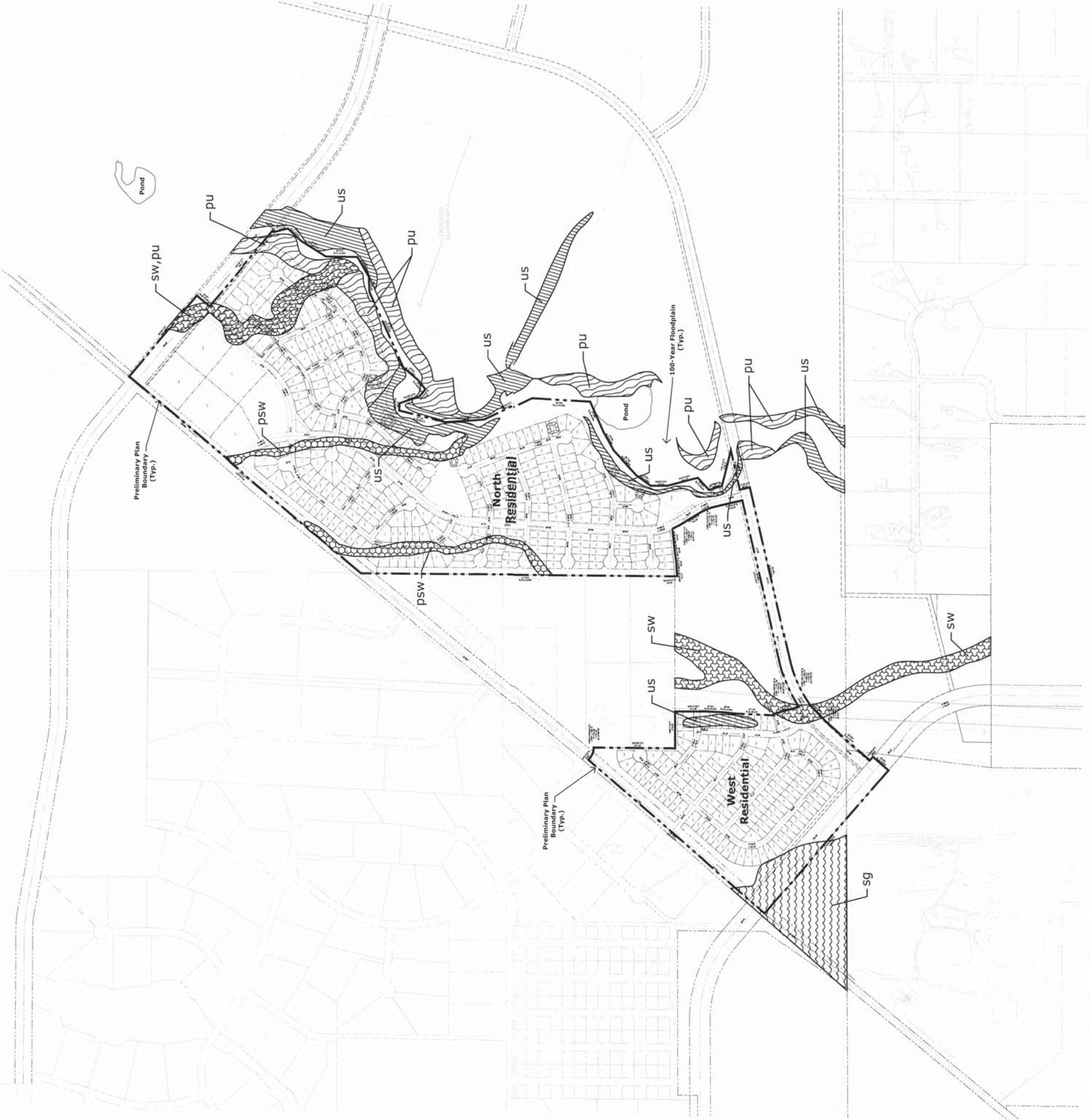
Lots with Geological Hazards

West Residential: (12 Lots)
#221-332

North Residential: (81 Lots)
#1-6, 11-16, 19-21, 27-47, 49-59, 65-70,
111, 117, 132-134, 151-162, 229, 269-271,
277-278, 281-282, 285-287

Notes

- Geological Hazards will be mitigated per recommendations in the "Geological Hazard Evaluation" report by Entech Engineering dated 1/20/2009, and by grading & drainage plans.



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Friends Groups Update

Agenda Date: September 14, 2016

Agenda Item Number: #7 - A

Presenter: Christine Burns, Division Manager, Community Outreach Division
Dana Nordstrom, Community Outreach Coordinator

Information: X **Endorsement:**

Background Information:

A Friends Group is an organized group of park users with an interest in assisting El Paso County Parks in protecting, enhancing, maintaining and restoring a specific park, trail or open space (for example, the Friends of Bear Creek Dog Park.) Friends are volunteers that actively seek ways to preserve and improve their park. Friends participate in park conservation, outreach with the surrounding community, and communication with park staff.

The Friends Groups have two main goals: 1) to increase community involvement in our parks, and 2) to provide time, talent and fundraising to support the identified Friend's Group projects. It is the goal of El Paso County Parks to establish one friends group in each park, to maintain a long-term partnership with each group, and to work together to maximize efforts in the beautification and stewardship of our beautiful County Parks, Trails, and Open Spaces.

Please find below updates on our current Friends Groups:

- **Bear Creek Regional Park:** This group has had three Friends Group meetings this year and two clean-ups. They have expressed interest in partnering with us to fundraise for signage in the park.
- **Bear Creek Dog Park:** This group made the transition from being DPAC / L.O.O.P. groups to a Friends Group this year. They meet quarterly and April Stools Day and Ghouls & Stools Day are their established waste pick up events. This group has created a new Web page and Facebook. They have also assisted in six other work days at the park plus raised funds for Ron Buchanan's Memorial Pavilion (\$5,000).
- **Black Forest Section 16:** This group has met three times and has coordinated three clean-ups this year in Section 16 and along Milan Road.

- **Fox Run Regional Park:** This group met once in March and participated in a work day at the Fox Run Dog Park. They also requested that we provide a concert in the park which was conducted on August 10. A neighborhood meeting on August 23rd brought nine people that were very interested in championing this Friends Group.
- **Friends of the El Paso County Nature Centers:** Meets quarterly and has raised \$40,000 or more annually for the Nature Centers.

Two growing additional Friends Groups:

- **Homestead Ranch Regional Park:** They have had two meetings with staff and two clean-ups this summer. This group has really taken off this year with leadership from Rich Mock.
- **Falcon Regional Park:** Staff has met with the Eastern Plains Chamber and they have committed to assisting with the establishment of a new Friends Group. They have had two fundraisers for the Falcon Dog Park. Staff also worked closely with High Plains Little League (HPLL) as well this year. HPLL provided a \$60,000 donation to ensure the ball fields would be ready this summer. The grand opening for Falcon Regional Park was in June.

Recommended Motion: Information Only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Colorado Open Space Alliance (COSA) Blue Grama Award for Outstanding Achievement

Agenda Date: September 14, 2016

Agenda Item Number: #7 - B

Presenter: Ross Williams, Park Planner

Information: X **Endorsement:**

Background Information:

The Colorado Open Space Alliance (COSA) is a statewide organization of publicly funded local and regional open space programs, working cooperatively to share information, create public awareness and foster partnerships needed to protect and preserve the special places of Colorado. Every year at their annual conference, COSA acknowledges outstanding projects through the Blue Grama Awards. The Outstanding Achievement Award is given to an individual, group or organization that has made significant contributions to the conservation of Colorado's open spaces. The award recognizes an individual or an organization for outstanding leadership achievement through either acquisition or management actions.

The COSA Blue Grama Award nomination was submitted to COSA in August 2016 in preparation for the annual conference, taking place in Estes Park September 12-14. The notification of the award was sent to the Planning Division on August 29, and the award was presented to Planning Division staff on September 14. The Fountain Creek Regional Park Master Plan was submitted to exemplify El Paso County's commitment to master planning as an important tool to conserve open space while providing recreational opportunities.

The Fountain Creek Regional Park Master Plan was completed in June of 2016, through the endorsement by the Park Advisory Board and approval by the Board of County Commissioners. The Master Plan is a guiding document whose purpose is to comprehensively strategize and provide sustainable outdoor recreation opportunities and continuing land stewardship within the park, with focus on active use areas, trails, open space, and recreation and cultural services facilities.

Proposed Action: Information only

Colorado Open Space Alliance 2016 Blue Grama Award Nomination

Contact Information: El Paso County Parks, Planning Division
Ross Williams, Park Planner
2002 Creek Crossing
Colorado Springs, CO 80905
719.520.6984 (Phone)
719.520.6389 (Fax)
rosswilliams@elpasoco.com

Award Category: Outstanding Achievement Award (Group or Organization)

Program Details: **Fountain Creek Regional Park Master Plan**

El Paso County Parks currently manages approximately 390 acres of active use areas, native open space, an educational nature center, regional and internal park trail corridors, wetlands, and active floodplains within Fountain Creek Regional Park. The Master Plan is intended to provide a vision for the future of Fountain Creek Regional Park, continuing the facilities and services that citizens value along with providing new facilities, recreation opportunities, and cultural services programs, while striking a balance between active use areas and passive use natural open spaces. It explores existing conditions and future needs from the vantage point of the public, stakeholders, and County staff and leaders to provide a roadmap for the future.

Executive Summary - The Fountain Creek Regional Park Master Plan, completed in June 2016, is a guiding document whose purpose is to comprehensively strategize and provide sustainable outdoor recreation opportunities and continuing land stewardship within the park, with focus on active use areas, trails, open space, and recreation and cultural services facilities.

The Planning Process – A Public Approach - The Fountain Creek Regional Park Master Plan process began in September 2015 with the establishment of a Master Plan Team, comprised of El Paso County staff members, as well as a member of the Parks Advisory Board and employees from the City of Fountain. A community survey was launched online in December 2015 seeking comments from the general public related to park improvements. The Master Plan Team used the survey results, in combination with input from stakeholder interviews and the first public meeting held in January 2016 to develop site-specific concept plans illustrating park enhancements for consideration in the Master Plan. In addition to the second public meeting held in April 2016, the public was invited to review the draft master plan and submit further comments. The Master Plan was presented at public hearings before the Park Advisory Board for endorsement and the Board of County Commissioners for final approval, both in June 2016.

Long Term Solution to a Delicate Balance of Natural Resources - Since Fountain Creek Regional Park was originally constructed in the mid-1990s, there have been many changes in the

demographics of, and interests among, park users. The community is requesting new, updated, and/or different facilities as a result of the population growth and cultural changes within the region, as well as national trends. The survey conducted as part of this Master Plan documented these new requests, and demonstrated that the development of the Fountain Creek Master Plan was a very timely and worthwhile activity, as it endeavors to provide a sustainable approach to allocation of resources for the next five to ten years.

Protecting Open Space While Providing Recreation - With its current layout, Fountain Creek Regional Park contains approximately 345 acres, or 88 percent, of natural open space, comprised primarily of native grass meadows, protected wetlands, deciduous cottonwood forests, and lowland floodplains. These areas are utilized for either conservation purposes or for passive recreational activities, such as hiking, photography, and wildlife viewing. Results from both the public survey and stakeholder interviews revealed that park users not only prize these open spaces, and want to keep them natural, maintained, and in some cases, restored. Master Plan goals call for preservation of open space for passive recreation, wildlife habitat, to preserve watershed function, and to maintain and enhance wetland and riparian areas, with continued of maintenance and enhancement of park facilities.

The expanse and open layout of the park's active use area allows for the construction of new facilities within a concentrated area already categorized as "active use" without the need to disturb current open spaces. One major Master Plan objective was to keep the open space/active-use area ratio near 80%/20%, so infill of current active-use space was necessary to achieve this ration and reduce the impact to open space acreage. This infill philosophy was employed in developing the Master Plan, concentrating new, higher impact uses in the active use area, thus helping preserve open space while allowing El Paso County Parks to fulfill its mission to provide new and improved facilities and services that citizens desire. While some new activities and facilities require the utilization of open space, these improvements do not require large-scale earth moving and destruction to the surrounding environment, and instead, flow passively with the current landscape without creating significant visual or environmental impacts.

Planning Open Space for a Growing Public's Benefit - Fountain Creek Regional Park supports a large variety of attractive plant types including many species of cottonwood trees, willows, native grasses, and wetlands vegetation, including cattail and milkweed. Creekside willow clusters, expansive riparian areas, native grasslands, terraced floodplains, and a vast sandy creek bottom give this park its unique visual character. Over-development of Fountain Creek Regional Park could degrade these treasured natural and scenic values due to the fact that it is largely undeveloped, in contrast to the urbanized Interstate 25 corridor and surrounding urbanized areas such as Security/Widefield, Fountain, and Fort Carson. As the surrounding communities experience increasing growth in population and infrastructure, care must be taken to continue balancing recreational use of the park with preservation of open spaces and natural resources as recreational, educational, and interpretive opportunities.

It Takes a Village to Preserve a Park - Programs such as adopt-a-park and friends of the park may be created with and supported by the residents, businesses, and/or organizations located in the park's vicinity. These programs allow volunteers to actively assist in improving and maintaining parks, related facilities, and the community in which they live. In addition, volunteers help to reduce the burden of hiring staff for certain activities, and aid in engaging the community in the operation of their park. In the case of Fountain Creek Regional Park, volunteer and friends groups could be established to assist in the ongoing improvement and maintenance of such proposed improvements as the community garden, demonstration garden, dog park, and disc golf course. These examples illustrate the creative efforts that have been undertaken to continue to provide park and recreation services while enduring the reduced funding available to maintain service levels.

A Mission for Parks and Open Space - The goals and objectives created for the Fountain Creek Regional Park Master Plan were derived from the *El Paso County Parks Master Plan (2013)*, input from the Master Plan Team, and from citizens as part of public input opportunities. As outlined in the Parks Master Plan, the mission of El Paso County Parks is to enhance quality of life in El Paso County by acquiring, developing, maintaining, and preserving regional parks, trails, and open space; providing responsible resource management for open space lands characterized by unique natural environments; providing natural and cultural history interpretation, education, and information services; supporting major community events and festivals that celebrate our County's heritage and culture; and, providing and managing visitor destinations and experiences.

Additional goals and objectives call for balancing passive and active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes, while providing high-quality and safe experiences for users of county park facilities and recreational areas. The aforementioned goals and the mission statement provided the basis for the planning of Fountain Creek Regional Park and for the establishment of goals, recommendation, and action items specific to the future development, maintenance, and continuing preservation of the park's unique active use and open space areas.

RELEASE: I confirm that the information in this Blue Grama Award application is accurate to the best of my knowledge; that the photo included in this application is the property of my agency; and that all necessary release forms from the photographer(s) and the subject(s) in these photos have been obtained. I authorize the COSA to use the information and photo for promotion.

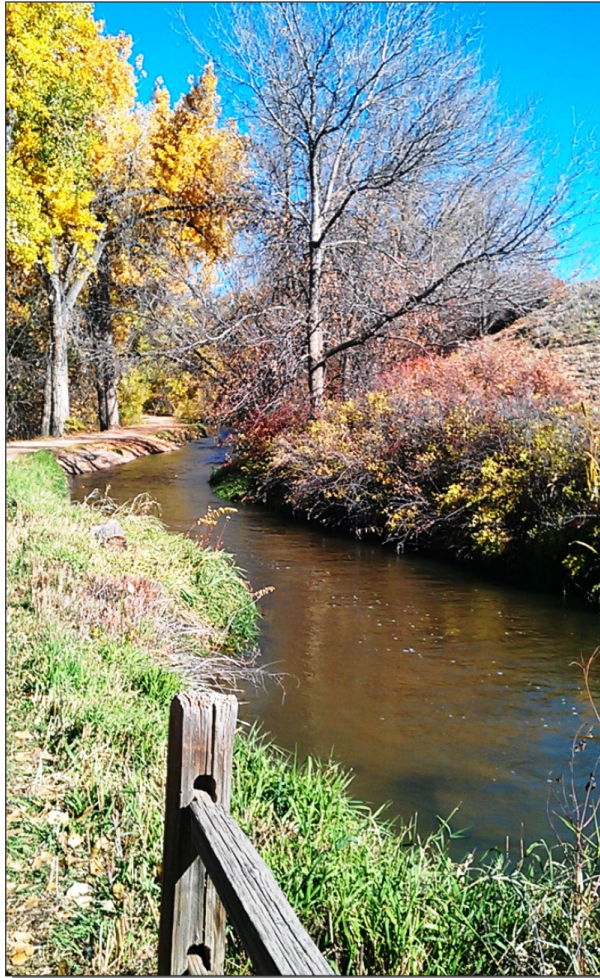
Signed: Ross A. Williams

Date: 08/15/2016

Title: Park Planner

Fountain Creek Regional Park Master Plan

June 2016



**El Paso County Community Services
Planning Division**



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2016 Happy Trails Event

Agenda Date: September 14, 2016

Agenda Item Number: # 7 - C

Presenter: Todd Marts

Information: X **Endorsement:**

Background Information:

Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The event started in 2010 in partnership with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers (Friends) to address budget shortfalls. The Friends became the primary organizer in 2014.

The event normally attracts 125 – 150 participants and has consistently raised over \$7,000 each year. This year's event was conducted on August 26 at the Bear Creek Nature Center and generated record proceeds of \$10,540. Overall, the fundraiser has generated over \$50,000 since its inception. The nature centers programming and capital improvements are dependent on this annual fundraiser and other donations.

Table captains are asked to bring a table of six people and can choose to pay the \$45 per person donation or ask their guests to register online. In 2016 Table Captains raised \$3,645 for the night while individual guest donations were \$1,260. In addition, the generous supporters donated \$5,635 the night of the event.

The success of the fundraiser is dependent on the support from the members of the Park Advisory Board staff and Friends of the El Paso County Nature Centers as table captains, as well as food and drinks donated from local restaurants.

The main course was provided by Buffalo Gals Catering, wine from Sovereignty Wines, beer from Phantom Canyon Brewery, and desserts from a variety of local restaurants. A classical guitarist provides background music for a truly festive backyard barbeque fundraiser.

This year's donations will help support the new exhibits at Bear Creek Nature Center, while past proceeds have supported the expansion at Fountain Creek Nature Center and annual critical programming support.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Fee Advisory Committee Appointment

Agenda Date: September 14, 2016

Agenda Item Number: #7 - D

Presenter: Tim Wolken, Director
Community Services Department

Information: **Endorsement:** X

Background Information:

The Park Fee Advisory Committee makes annual recommendations to the Board of County Commissioners regarding urban and regional park fees that are paid by developers to support parks, trails, and open projects per the Land Development Code.

The committee consists of two Park Advisory Board members, two developer representatives, and one citizen at-large. The committee consists of the following members:

Park Advisory Board -	Bob Falcone
Park Advisory Board -	Vacant (Jeff Cramer's PAB term expired)
Developer Representative -	Angela Essing
Developer Representative -	Ryan Watson
Citizen at Large -	Doug Telford

As indicated, Jeff Cramer's term on the Park Advisory Board expired earlier this year. Staff respectfully requests that the Park Advisory Board endorse the appointment of a new Park Advisory Board representative to the committee.

As the fees are based on formula / property values, past committees typically meet once per year (normally prior to the October PAB meeting) so the time commitment is not significant.

Recommended motion:

Move to endorse _____ serve as a Park Advisory Board representative on the Park Fee Advisory Committee.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2016 Slide the City Event

Agenda Date: September 14, 2016

Agenda Item Number: #7 - E

Presenter: Tim Wolken, Director
Community Services Department

Information: X **Endorsement:**

Background Information:

Slide the City was conducted on Saturday, August 20, 2016 and featured a 1,000 foot padded water slide. The slide was located on 21st Street from Lower Gold Camp Road to Rio Grande Street adjacent to Bear Creek Regional Park (BCRP). This is the second year the event has been offered at this location and attracts 4,000 – 5,000 participants.

The event primarily occurs on 21st Street so the City of Colorado Springs is the lead agency in permitting the event. Our involvement includes addressing impacts to Bear Creek Regional Park and park users. We are thankful the City of Colorado Springs allows us to negotiate directly with the promoter to address the impacts.

Please find below the primary stipulations that we included in the 2016 Facility Use Agreement with the Slide the City promoter:

1. Provide special event payment of \$2,606 to El Paso County by August 1, 2016.
2. Provide a \$3,000 donation to be used for maintenance of Bear Creek Dog Park by August 1, 2016. The dog park was closed on this date and annual maintenance was performed with these donated funds being used to purchase materials.
3. Provide a certificate of insurance indicating coverage in the minimum amount of \$1,000,000 for personal injury and property damage (combined single limit). The certificate shall name El Paso County and its employees and agents as additional insured and indicate the date, time and location, and the name of the event.
4. Provide a \$1,000 damage/cleaning deposit check to be kept on file with the County. A portion / all of the deposit check will be returned based upon the satisfactory completion of all stipulations.
5. Obtain all required permits from the City of Colorado Springs Parks, Recreation & Cultural Services Department, City Traffic Control Committee, and Colorado Springs

Police Department to operate the event. Please provide all copies of the permits to El Paso County.

6. Provide an event site plan that will designate the location of portable restrooms, trash dumpsters, vendors, event equipment and volunteer parking by August 8, 2016 for consideration and / or approval. All vendors, restrooms, event equipment and beer garden will be located on 21st Street and not placed on park turf.

7. Arrange for off-site parking and shuttle service to and from the event site for event participants.

8. Provide a traffic control and pedestrian plan for review and approval by the County by August 8, 2016. The plan will address Slide the City staff, volunteer and participant parking, shuttle drop-off areas, and pedestrian crossings. Slide the City will ensure that the intersection of 21st Street & Argus Blvd and BCRP Terrace will remain open for regular traffic throughout the event.

9. Place "No Slide the City Parking" signs the day of the event at the Bear Creek Regional Park East and West park entrances to ensure adequate parking is available for park facility renters, park visitors and gardeners.

10. Ensure that natural areas and multi-use fields are not used for vehicle parking of any kind.

11. Ensures that reasonable access for emergency vehicles is maintained to BCRP at all times.

12. If desired, obtain all applicable approvals from the City of Colorado Springs to serve alcoholic beverages at the event. Please provide El Paso County copies of any permits prior to the event.

13. Adhere to all El Paso County Park Rules and Regulations.

We encountered the following park impacts from the 2016 Slide the City event:

A. Cyndy Kulp presented an appeal of the Facility Use Agreement for the 2016 Slide the City event. Please find attached the appeal letter.

B. A park user elected to not conduct their event on August 20 at BCRP due to access concerns and received a credit for a future event.

C. A park user complained that her guests struggled accessing the park due to road closure signage managed by the City of Colorado Springs. We agreed to provide a refund.

Staff anticipates a citizen(s) attending the September 14, 2016 Park Advisory Board meeting to address concerns with the Slide the City event.

Proposed Action: Information only

2959 Electra Dr. S.
Colorado Springs, CO 80906
August 14, 2016

Mr. Bob Falcone, Chairperson
Parks Advisory Board, and
Mr. Tim Wolken, Director of Community Services
El Paso County Parks
2002 Creek Crossing
Colorado Springs, CO 80905

RE: Appeal of Commercial Permit #15408

Dear Mr. Falcone and Mr. Wolken,

I am writing to file an appeal against the permit that was granted to the Slide the City group for their event in and around Bear Creek Park on Aug. 20th. This permit was granted on Aug. 5th, 2016, and according to the Park Rules, there is a 10-day period for appeals.

I do not believe that this activity is consistent with the Park Rules concerning commercial events and granting of such permits. I am also concerned that there are too many commercial events in Bear Creek Park, which under the recently-enacted conservation easement are supposed to be limited. In fact, on the same day as the Slide the City event, which is estimated to attract 3,000 people to the area, there is another commercial event in the park, a fundraising run estimated to attract 2,000 people.

I am concerned that the frequency and size of such commercial events are having a detrimental effect on Bear Creek Park, and particularly on public park users, who are inconvenienced to accommodate private events and unable to use the park to its fullest.

I would very much like the Parks Advisory Board to hear this appeal, review this Slide the City permit and make a determination if this event does comply with Park Rules and the conservation easement agreement on Bear Creek Park.

Please let me know when a meeting can be scheduled to hear from the community and to make this determination. I can be reached at (719) 634-0627 or by email at kulpc@aol.com.

Sincerely,



Cynthia P. Kulp

**El Paso County Parks
2016 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Fundraising Phase
FCNC Recycled Bottle Exhibit	Nancy Bernard		Completed
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair Improvements	Todd Marts		Completed
Establish Advanced Equine Clinic		Medium	
Expand Fairgrounds Halloween activities		Low	
Establish Equestrian Poker Run at FCRP		Low	
40th Anniversary Celebration - BCNC	Todd Marts		Completed
Park Operations Division	Project Manager	Priority	Status
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		Completed
Park Operations Software Upgrade	Brad Bixler		Completed
Install BC Dog Park Memorial	Kyle Melvin		Completed
Re-open New Santa Fe Regional Trail	Tim Wolken		Completed
Expand Training Program Schedule	Brad Bixler		Completed
Planning Division	Project Manager	Priority	Status
FC Regional Park Master Plan Update	Ross Williams		Completed
Widefield Community Park Master Plan Update	Ross Williams	High	
Culturally Modified Tree Studies	Ross Williams	High	Approval Phase
Fountain Creek Greenway Project	Elaine Kleckner	Low	
Collaborative Trail Development	Elaine Kleckner	Low	
Capital Improvement Projects	Project Manager	Priority	Status
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	Bid Phase
Falcon Regional Park Development	Elaine Kleckner		Completed
Falcon Trailhead Improvements	Jason Meyer		Completed
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	High	Planning Phase
County Fairground Improvements	Tasha Brackin		Completed
Fountain Creek Regional Park Improvements	Ross Williams	Medium	
Jones Park Improvements	Tim Wolken	High	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Planning Phase
Ceresa Park Improvements	Brad Bixler	High	Planning Phase
Bear Creek Regional Park Improvements	Brad Bixler	Medium	Planning Phase
Open Space Projects	Project Manager	Priority	Status
Elephant Rock	Elaine Kleckner	High	Fundraising Phase

Community Outreach	Project Manager	Priority	Status
County Fair Sponsorships	Dana Nordstrom		Completed
Partners in the Park	Dana Nordstrom	High	Fundraising Phase
Friends Groups Expansion	Dana Nordstrom	High	Marketing Phase
Nature Center Annual Fundraising Campaign	Todd Marts	High	Fundraising Phase
County Fairgrounds Capital Campaign	Christine Burns		Completed
Parks Annual Giving Campaign	Christine Burns	Medium	
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		Completed
Use of QR Codes	Christine Burns	Medium	
Development of Global CSD Calendar	Christine Burns		Completed
Administration	Project Manager	Priority	Status
Internship Opportunities	Christine Burns	High	Research Phase
Explore Use of Virtual Meetings	Deb Reid		Completed
Trust for Public Land Funding Study	Tim Wolken		Completed
Fiber Connections to Park Buildings	Deb Reid		Completed

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

<u>Facility Revenue Totals To Date</u>	2016			2015	
	<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	<u>Totals to Date</u>
Parks Facility Reservation Revenue	\$ 145,000	\$ 162,702	\$ (17,702)	\$	\$ 159,511
County Fair / Fairgrounds	\$ 295,651	281,234	\$ 14,417	\$	\$ 315,953
Total	\$ 440,651	\$ 443,936	\$ (3,285)	\$	\$ 475,464
<u>Fundraising Revenue</u>	2016			2015	
	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	<u>Totals to Date</u>
County Fair Sponsorships	\$ 65,000	\$ 80,050	\$ (15,050)	\$	\$ 76,250
Partners in the Park Program	\$ 30,000	\$ 20,000	\$ 10,000	\$	\$ 30,000
Parks Friends Groups				\$	\$ 14,612
Trust for Community Parks	\$ 15,000	\$ 25,988	\$ (10,988)		N/A
Nature Center Fundraising	\$ 25,000	\$ 23,922	\$ 1,078	\$	\$ 24,166
County Fairgrounds Support (Fairgrounds Corp)	\$ 40,000	\$ 50,000	\$ (10,000)	\$	\$ 40,000
Parks Annual Campaign	\$ 5,000		\$ 5,000		N/A
Total	\$ 180,000	\$ 199,960	\$ (19,960)	\$	\$ 185,028
<u>Grant Funds</u>					
CO Water Conservation Board					
CO Dept of Natural Resources	\$ 250,000				\$ 250,000
Great Outdoors Colorado	\$ 41,750				
Colorado State Trails	\$ 275,000				
Ute Pass Regional Trail	\$ 150,000				
Total	\$ 716,750			\$	\$ 250,000
<u>Parks Division Reservations</u>	2016			2015	
	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January	16	678	N/A	16	745
February	20	647	N/A	21	221
March	20	201	N/A	15	302
April	111	3259	4.3	149	5188
May	326	14908	4.3	332	14595
June	479	20438	4.13	393	19723
July	491	22365	4.15	413	22505
August	385	23342	4.2	383	27048
September					
October					
November					
December					
Total	1848	85838	4.2	1722	90327

	2016				2015		
		Rentals	Attendance		Rentals	Attendance	
<u>Parks Facility Reservations</u>	<u>August</u>						
<u>Bear Creek Regional Park</u>		1	3000				
Archery Lanes		24	24		11	67	
Athletic Fields		34	3080		37	6395	
Pavilions		98	5406		117	7327	
Trails		6	2930		6	3150	
Vendor		6	12		5	10	
Tennis Courts							
Vita Course					1	30	
Meeting Room		16	204		15	205	
<u>Black Forest Regional Park</u>							
Athletic Fields							
Pavilions		19	900		26	1120	
Vendor							
Tennis Courts		4	8		2	8	
<u>Falcon Regional Park</u>							
Baseball Fields		3	75				
<u>Fountain Creek Regional Park</u>							
Athletic Fields					5	350	
Pavilions		31	1281		44	2067	
Trails							
Disc Golf Course		1	100				
Vendor							
<u>Fox Run Regional Park</u>							
Athletic Fields		8	625		5	430	
Gazebo		33	981		9	710	
Warming Hut		5	72		5	90	
Pavilions		76	3792		72	3830	
Trails					1	75	
<u>Homestead Ranch Regional Park</u>							
Pavilions		13	622		12	572	
Athletic Fields		1	100		5	210	
Trails					1	100	
<u>Palmer Lake Recreational Area</u>							
Palmer Lake Santa Fe Trail		1	25		1	100	
<u>New Santa Fe Trail</u>							
Monument Trail Head New Santa Fe Trail		2	50		1	100	
Baptist Road Santa Fe Trail		1	25				
AFA Santa Fe Trail		1	25				
Vendor					1	2	
<u>Paint Mines Trail</u>		1	5				
<u>Rock Island Trail</u>					1	100	
<u>Black Forest Section 16</u>							
<u>Total Park Facility Reservations</u>		385	23342		383	27048	

<u>Fairgrounds Facility Reservations</u>		<u>2016</u>			<u>2015</u>		
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	
January		9	240		8	530	
February		13	347		15	539	
March		9	194		17	541	
April		17	3124		21	2070	
May		12	3338		17	2353	
June		16	3908		19	3801	
July		7	29,908		7	33,272	
August		12	3582		12	3665	
September							
October							
November							
December							
Total		95	44641		116	46771	
<u>Fairgrounds Facility Reservations</u>		<u>2016</u>			<u>2015</u>		
<u>August</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>		
Swink Hall - Fairgrounds							
Fair Corporation Meeting		1	5	1	8		
FAB Meeting		1	18	1	20		
Lions Club Meeting		1	20	1	20		
Senor Dinner		2	146	2	161		
COC Meeting		1	14	1	18		
Pals of the Pines rabbit judging meet		1	50				
Life Line Screening		1	20				
Quincenera				1	75		
Track							
Race		2	3239	2	2987		
Barns							
Livestock Arena							
Grounds							
Whittemore - Fairgrounds							
Quincenera				1	300		
Exhibit Hall - Fairgrounds							

Livestock Committee Meeting		1	20	1	20	
Arena						
Gymkhana		1	50	1	56	
Month Total Fair Facility Reservations		12	3,582	12	3665	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
			2016 Total \$	-		
			2015 Total \$	3,988		
<u>Volunteerism</u>			2016		2015	
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	
January		262	1271	401	1607	
February		161	2345	42	1642	
March		260	2,206	155	1,031	
April		645	4,268	996	4,591	
May		398	2592	303	3,087	
June		418	3,016	324	2,124	
July		699	6717	538	6630	
August		165	1938	279	2807	
September						
October						
November						
December						
Totals	20,000 hours	3008	24,353	3038	23,519	
<u>August</u>			2016			
		Volunteers	Total Hours			
Adopt-A-Park / Trail / Volunteer Projects/County Fair		9	27			
Fair Advisory Board		14	704			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		28	497			
Adopt-A-Park / Trail / Volunteer Projects/County Fair		109	690			
Front Range Community Service		0	0			
Total		165	1,938			

<u>Programming</u>	<u>Goal</u>	<u>2016</u>			<u>2015</u>		
		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>2015</u>
Totals for Year							
January		33	1438	5.00	28	687	
February		26	836	4.97	42	1642	
March		50	1028	4.98	51	1014	
April		179	3665	4.97	129	3796	
May		210	4579	4.93	160	3467	
June		102	3384	4.95	92	2559	
July		67	1,903	4.96	89	2,732	
August		41	1,608	4.96	50	2,030	
September							
October							
November							
December							
Totals	800 / 21,000	708	18441	4.97	641	17927	

<u>August</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>
Colorado Wildlife Detectives	BCNC	1	24	5.00
Footfalls Field Experience	BCNC	2	29	5.00
Nature Camp	BCNC	5	140	
Active Adults: Tree ID Hike	BCNC	1	20	5.00
Kids Quarterly: Creeky Crawlers	BCNC	1	12	5.00
Nature Explorers: Who Lurks in the Night?	BCNC	1	30	4.50
Scout: Girl Scouts Geocacher	BCNC	1	26	5.00
Scout: Boy Scouts Into the Wild	BCNC	1	10	5.00
Little Wonders: Oh Owls!	BCNC	1	27	5.00
Happy Trails Fundraiser	BCNC	1	135	
40th Anniversary Celebration	BCNC	1	326	
Ariel Adult Day Care	BCNC	1	14	
Our House	BCNC	1	13	
Pikes Peak Community College Geology Class	BCNC	1	15	
Adult Day Care	BCNC	1	15	
PEO Group: Wildflower Hike	BCNC	1	11	
Day Care group	BCNC	1	19	
Friends of the Peak	BCNC	1	13	
Awesome Arthropods	FCNC	1	32	5.00
Walk the Wetlands	FCNC	2	56	5.00
Nature Camp: Cattail Kids	FCNC	5	165	4.90
Frog Frenzy	FCNC	1	33	5.00
Storytime w/Puppets	FCNC	1	18	5.00
Birthday Party: Big Bugs	FCNC	2	39	5.00
Pillar: Discover the Wonder of the Wetlands	FCNC	1	13	5.00
2's & 3's Hungry Caterpillars	FCNC	1	45	5.00
Bird Festival Meeting	FCNC	1	8	
FCNA: Dragonflies & damselflies	FCNC	1	50	5.00
Outreach: Ft. Carson	FCNC	1	200	
Fountain Valley School Service Day	FCNC	1	70	
TOTALS		41	1608	4.96



COMMISSIONERS
SALLIE CLARK, CHAIR
DARRYL GLENN, VICE CHAIR

PEGGY LITTLETON
MARK WALLER
DENNIS HISEY

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

August 2016

General Updates:

1. Facility rental revenue is up by \$3,191 from this time in 2015.
2. There were 385 reservations made in August for a total of \$35,662.

Special Events:

1. The Colorado Springs Down Syndrome Association held their annual "Buddy Walk" in August. The Penrose Event Center was host to the event while the East trail system of Bear Creek Regional Park was used for the actual fundraiser walk. The event was visited by approximately 2,000 people.
2. Bear Creek Regional Park was part of the Colorado Springs Parks & Rec event "Slide the City" which brought a 1,000 ft. inflatable water slide to Colorado Springs. The slide was located on 21st Street adjacent to the Bear Creek Dog Park which prompted the closure of the dog park. Maintenance staff took advantage of the closure and scheduled a maintenance day involving heavy machinery.
3. The 6th annual Sertoma HEARS 5K took place at Bear Creek Regional Park East. The fundraiser event draws approximately 500 people annually and raises funds for hearing aids for underprivileged people.
4. The Peyton Fire Department invited the public to attend their annual community picnic at Homestead Ranch Regional Park. Event goers were able to view a variety of emergency equipment to include a Flight for Life helicopter. The Air Force Academy Falconry and two of their birds stopped by as well. One of them was the official mascot of the US Air Force Academy. The event also included bbq, music, a bounce house, and face painting.



5. The Cheyenne Mountain XC Stampede which the pre-event to the Cheyenne Mountain Cross Country Championship was held in August. The event brought 50 teams and several hundred spectators to Bear Creek Regional Park. Since the Stampede course was already set up, the event organizer also added another smaller XC run the day before the main race.
6. The "Rampart Ranger", a 62-mile bike race was held in August and included the New Santa Fe Regional Trail.
7. The Pikes Peak Flying Disc Club held two disc golf tournaments at the Widefield Community Park.
8. The Paint Mines Interpretive Park was featured in a professional photo shoot for a Denver based photographer.
9. Several local companies and churches scheduled larger and smaller events which included bounce houses and other equipment that needed to receive special event permits in August.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – August 2016

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

Community Outreach

1. **HAPPY TRAILS FUNDRAISING EVENT:** Staff provided fundraising and event assistance. Buffalo Gals provided a wonderful Santa Fe BBQ and an anonymous donor underwrote the event for \$2,000. Thank you to staff, volunteers, and Park Board Members that joined us for this great event.
2. **CONCERTS IN THE PARKS:** This year's series ended this month with a concert in Fox Run Regional Park and one in Bear Creek Regional Park. We had a total of 1,800 people participate this summer.
3. **VOLUNTEER OUTDOOR COLORADO WORKDAY:** This year VOC focused on the Pineries Open Space, Saturday, August 27 with 60 volunteers.
4. **CREEK WEEK KICK OFF:** This year's kick off will be held on Saturday, September 24, at the Fountain Creek Nature Center from 8:30 am until noon.

Grants

1. A Wildfire Risk Reduction Grant was submitted to the Department of Natural Resources requesting \$21,500 in support for fuels mitigation work at Black Forest Regional Park.
2. 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.

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

RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – AUGUST 2016
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Mary Jo Lewis has taken on the role of Bear Creek Nature Center Supervisor. She joins us from the Peace Valley Nature Center in Pennsylvania where she served in several positions including the Director of Environmental Education.

Projects, Fundraising & Grants:

1. Fountain Valley School Service Project – 70 juniors and their teachers from the prestigious boarding school came to the nature center and worked for 2.5 hours cutting down invasive elm trees from the Windows on the Wetland viewing area and hauled them out to the parking lot for pickup. They cut down invasive Russian Olive trees, removed invasive burdock and thistle, picked up trash both north and south along the Regional Trail and the Nature Trail and removed graffiti. This was the first visit to Fountain Creek Nature Center for many of the students and I had discussions with teachers for future partner projects.
2. Happy Trails, the annual fundraising event for the El Paso County Nature Centers in August at the Bear Creek Nature Center raised \$10,000 with the support of the Park Advisory Board and Friends of El Paso County Nature Centers members. The event is centered around the excellent tri-tip steak from Buffalo Gals catering, wine from Sovereignty Wines, beer from Phantom Canyon Brewery and desserts from a variety of local restaurants. A classical guitarist provides background music for a truly festive backyard barbeque fundraiser. This year's donations will help support the new exhibits at Bear Creek Nature Center, while in past years supported the expansion at Fountain Creek Nature Center and annual critical programming support.

Programs & Events:

1. Bear Creek Nature Center celebrated its 40th anniversary with live animals, guided walks, puppet shows, and hundreds of bear shaped cookies. 428 people enjoyed the free event with dozens of past volunteers and staff from the 1980's joining in the festivities.



2. Nature Camp: Cattail Kids – 33 returning and new campers engaged in our favorite and most loved outdoor activities in this camp including fishing with stick poles, bug sweeps, pond studies, beaver dam building and playtime at the playground and of course, the favorite: playtime in the Magic Woods.
3. Pillar Program – presented a very successful and interactive adult program entitled “Discover the Wonders of the Wetlands” to the Pillar Institute for Life Long Learning. A partnership with Pillar resulted in 13 participants, most of whom had never been to the nature center before and revenue sharing. Received all outstanding evaluations both from Pillar and from our own evaluations.
4. Ft. Carson Outreach – four volunteers spent five hours at this twice annual event welcoming new Ft. Carson families to the area. They staffed a table to promote nature center programs and event. They handed out numerous Program Brochures, stickers and fliers. They reached an audience of about 200 people.

COMMUNITY SERVICES DEPARTMENT

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

Date: September 14, 2016
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report for August, 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, and staff is pursuing grant and donation opportunities.
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. Construction may proceed once the Colorado Department of Transportation (CDOT) provides an Option Letter to formally encumber construction funds. CDOT is currently working on bridge repairs, which are expected to be completed by the end of September. In the meantime, Parks has completed FEMA-funded work to repair primitive trails by the Creek.
3. **Pineries Open Space:** Planning Division has initiated a design/build process for Phase 1 improvements and is finalizing a Request for Proposals. Phase 1 improvements include trails, the primary trailhead and park amenities. Forestry work to address fire impacts and restore a healthy forest is ongoing. A DNR grant has been secured for 2016 forest management work.
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 has commenced in July with consultant assistance from AECOM.



5. **Falcon Regional Park:** A Grand Opening celebration was held on June 11, and the park has been well-used by the High Plains Little League and neighboring residents since that time. The first phase includes two baseball fields, informal play areas, access and parking, park infrastructure, and basic park amenities.
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. Basic repairs to the trail have been done, but additional work will take place in 2016 using FEMA funds after SHPO and environmental clearances are obtained.
7. **Falcon Trailhead Improvements:** The County received State Trails funding for the project in 2014. The County selected Ransom Construction to complete the work. Trail construction and repair of the railroad bridge was completed in August, 2016.
8. **Front Range Trail Extension:** The County partnered with the City of Fountain and received CDBG funding in 2015 to extend the Front Range Trail South from Fountain Creek Regional Park to Christian Open Space. Staff completed a cultural survey and obtained SHPO and environmental clearances for the project. A kick-off meeting is scheduled in September and construction will commence after site specific plans are finalized.
9. **Ute Pass Regional Trail:** The County received a Colorado Parks and Wildlife State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff will initiate a design/build process in the third quarter of 2016 after SHPO and environmental clearances are received.

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. The cost to repair damages, debris removal, and emergency response for Parks is close to \$3,000,000. Staff worked with State and FEMA officials to develop scopes of work for damaged areas. Purchase orders have been received from the State/FEMA for most projects and procurement of contractors has been initiated; grant agreements will be provided for others following completion of hydrologic and hydraulic analyses and other clearances.
2. **Highway 85/87/Maxwell Street Trailhead Bank Stabilization Project:** The County requested assistance from the US 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.

Planning:

1. **Fountain Creek Regional Park Master Plan:** The development of the Fountain Creek Regional Park Master Plan began in the fall of 2015. The process included site analysis, analysis of current use and needs, stakeholder and public involvement, and development of a plan illustrating future improvements and describing management actions. The Park Advisory Board endorsed the draft plan on June 8, and Board of County Commissioners approved the final plan on June 28. Parks has launched on implementation of Phase I improvements.
2. **Widefield Community Park Master Plan Update:** Originally master planned in the early 1970s, Widefield Community Park is undergoing a master plan update, which will include site and current/future use analysis, stakeholder input and public involvement through an online survey and public meetings, and development of a plan illustrating future improvements, maintenance actions, and management recommendations.
3. **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.
4. **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, pending software upgrade in 2016. 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 six development permit applications in August: Honeywood RV Park Rezone/Map Amendment; Meadowlake Crossing Metropolitan District Title 32 Special District Service Plan Proposal; Roger Special Use; Sun Prairie Rezone/Map Amendment; The Sands Metropolitan District Title 32 Special District Service Plan Proposal; and the Sterling Ranch Final Plat being presented to the Park Advisory Board in September.

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT AUGUST 2016

Operations/Misc. Projects

Fox Run Regional Park - Avery Asphalt will start paving the Stella Entrance at Fox Run Regional Park on September 13th.

Black Forest Regional Park – Staff is in communication with MGA Structural Engineering, and should have cost estimates on fabrication of metal columns for the pavilions that are in need of repair by early September.

Fairgrounds - The posts for the water line are in at the Fairgrounds for the cattle wash rack by the new pavilion. Staff was informed by facilities that a contractor will be pouring a 6" curb Tuesday the 30th to direct water away from the pavilion. This will be incorporated into the new concrete pad. During the Fair it was revealed that the concrete pad slopes towards the pavilion, not away from it, which caused a soft, muddy area inside the arena.

Homestead Ranch- Repairs to the windmill have been completed.

North Gate Parking Lot and Fox Run Entrance Drive Asphalt Project- Avery Asphalt have completed paving the entrance into the North Gate parking lot.

Bear Creek Pavilion Roof Replacement - Procurement has issued a request for this project. The roof replacement will not take place until the heavy reservation season has come to a close.

Central District

Bear Creek Regional Park- Park staff opened athletic field #3 at the beginning of the month with several compliments on appearance and playability. Staff simultaneously closed athletic field #1 for restoration. Staff aerated, over seeded and administered a light application of fertilizer, followed by an application of iron. Field #1 is recovering nicely and staff hopes to reopen at the end of September. Staff also applied broadleaf herbicide to fields 1, 2, and 3 in hopes of controlling plantain.

Signage - Staffed replaced all obsolete dogs off leash signs, replacing them with updated signs explaining current policy and fine regulations.

Maintenance - Staff spent many hours pruning overgrown and diseased shrubs/trees in and around the terrace pavilions. Staff added 15 yards of mulch to area, making a much needed appearance overhaul. Staff designed the landscape layout for the Argus renovation project and plants have been ordered. Installation will take place 9-7-16. Colorado Vegetation Management was contracted to spray two large areas of common teasel. Common teasel is a known noxious weed and staff is doing their best to eradicate the larger stands.

Trail Repairs - Staff box bladed and repaired several problematic erosional areas along the regional trail throughout BCRP. Staff added trail base to several areas and cleaned ditches/culverts in parking lots and trail intersections. Wattle structures were added to help combat erosion in several areas.

Homeless - The Park experienced an increase in homeless activity in the month of August. As a result staff has spent many hours removing trash and following up on eviction notices.

Zombie Run - Staff is currently in the process of designing and building six new obstacles for the annual Zombie Run. Staff hopes to build high quality, reusable obstacles that will improve safety and provide enjoyment for participants.

Bear Creek Dog Park- The park continues to experience extremely high use and as a result much time is spent on general maintenance tasks such as trash removal and restroom cleaning. The Park was recently closed for the *Slide the City* event and staff was able to perform tasks requiring heavy equipment. Staff added 45 tons of trail-base to the main trail loop and fixed several eroded areas. Staff deep cleaned and sanitized restroom facilities and power washed awnings and concrete entrances. In high profile areas staff applied low toxicity herbicide to fence bases to aid with weed management. Staff also mowed a large portion of native areas and string trimmed entrances.

Ron Buchanan Memorial - The shade structure and benches have been ordered for the Ron Buchanan Memorial Pavilion. A site for the structure has been chosen and staff met onsite with Law Fence to discuss construction. Staff hopes to have the pavilion in place by the end of fall.

Rainbow Falls- The recreational area is currently closed for bridge repairs and F.E.M.A flood recovery efforts. Staff is preparing to install four green, metal benches to the newly constructed picnic pads.

Green Mtn. Falls- Staff surveyed the trail system to ensure safety and usability. Staff repaired several large washes along the trail network and constructed a large water diversion bar at the west end of the trail system for long term sustainability. 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- Staff awarded Single Track Trails with the trail construction contract and we are currently waiting on BOCC for approval. Upon approval several sections of trail will be decommissioned and new trail segments will be constructed.

Downtown Properties- Staff have been performing routine maintenance for all 16 facilities, including but not limited to mowing, weed management, mulching, and trash collection. Staff is currently preparing for aerating, over seeding, and fall fertilizer applications. Staff removed old diseased shrubs/trees at the Fathering Center and replaced with native drought tolerant species. Staff upgraded the irrigation system and added 5 tons of decorative rock mulch. Staff completed the Regional Development Center landscape renovation project which included plant removal, irrigation upgrades, design and installation of trees, shrubs, and perennials. Staff then added 30 tons of decorative rock to area. Staff also added 25 tons of ¾ inch gravel to the fire lane on the west side of the Regional Development Center and added 45 tons of trail base to the nature trail loop.

East District

Fairgrounds- The fairgrounds staff is beginning to get back to normal operations. Staff has been prepping for regular scheduled events and getting back into a routine following the county fair. The first Gymkhana after fair took place on August 7th. Staff has prepped for two auto races on the 13th and the 27th of August. Staff is now working on completing a prep list for the biggest racing event to take place at the fairgrounds track to date. The World of Outlaws will be racing on September 14th. Staff has finished painting mafia blocks that surround the track. Staff is also working on general grounds maintenance, spraying weeds, painting, and moving bleachers.

Livestock Pavilion- Staff and KCON are working on finishing up some punch list items. Staff has been working on the livestock pavilion's wash bay. Staff installed six 4" x 4" square steel posts, to tie the water line to. A concrete curb will be poured around the posts to prevent water that sheet flows off of the concrete pad from flowing back into the new pavilion. Staff is currently pricing new buffalo panels to be used for the pens to house the livestock during the county fair. Staff will also look at options for securing the beef pavilion during the fair. A chain link security fence has been discussed as a potential option to surround the area.

Rock Island Trail- The trail extension project has wrapped up on the Rock Island Trail. Ransom Construction has agreed to add an additional 4 inches of trail surface material to the portion of trail north to Woodmen Road. County staff prepped the area by scraping a couple of inches of soil and vegetation off of the top of the existing trail and spraying the area with herbicide. Staff is still looking at adding a new parks sign for the trailhead entrance, depending on the remaining budget.

Paint Mines- Staff has completed mowing and box grading the trail system at Paint Mines. Staff is working with the County Transportation department to install a new culvert in front of the entrance to the overlook parking lot. Currently the parking lot does not have a culvert and the entrance is consistently washed out. The Parks Division will provide the culvert and the DOT Drainage Department will install the culvert. This should prevent the washout issues we are experiencing now.

Homestead Ranch- Staff has continued mowing operations at Homestead Ranch. Staff is scheduled to spend a couple of days at the park to spray weeds and spend some time working on the trail system. Staff will mow the trail and fix the washouts. Barnhart Pump Co. spent a day at the park working on the windmill at the top of the trail system. Barnhart replaced the wooden platform, two of the blades, lubed the pump and replaced all of the leather straps down in the well head. The windmill is now fully operational and working great.

Falcon Regional Park- Staff met with ACC to go over contract close out. ACC has been working on completing a few minor punch list items. ACC is still managing irrigation operations with county staff support. ACC will assist with blow out operations this fall. They will also be available for startup in 2017. The park has experienced some drainage issues due to the large amount of rainfall. Staff will be repairing some washouts that have occurred within the parking lot. Staff has taken over the mowing operations of the ball field areas. Staff has decided to wait on mowing the native areas, as well as the multi-purpose field, until the grass matures enough to seed itself. Staff plans on completing the first mow within the first week of September.

North District

General/Admin – Staff attended the summer recognition event at Bear Creek Regional Park and PMI Jonathan Mandry received a semi-annual Staff Achievement Award. A new summer seasonal, Mark Webb, started in the North district. Staff started to install the new dog rules and fines signs.

Wildfire Risk Reduction Grant; Phase 4 – Parks and Planning staff conducted a pre-project site meeting with representatives from the Mile High Youth Corp at the Pineries Open Space. The areas of the mitigation work to be performed were identified and the scopes of work were finalized. The crew began the work on 8/29 and will be at the Pineries for 5 weeks performing fuel mitigation and cleanup. They will be camping on site during this phase of work.

Fox Run CIP Paving Project – Staff conducted a public meeting on the 23rd before proceeding with the project. We received minimal negative feedback from the meeting and are clear to proceed with the paving. The work is set to take place next month.

Friends Groups/Volunteer Events – Billy Cook completed his Eagle Scout project by installing the Cherwell Software memorial bench on the trail in Fox Run. Staff hosted a Friends of Fox Run workday at the small dog park on the 13th. Volunteers performed trail work along the loop trail. Mikael Wells completed his Eagle Scout project by removing 60 cords of firewood from the Fox Run Forest that was left behind from thinning work done by the MHYC earlier in the year. Andrew Kalthoff completed his Eagle Scout project by installing the Sjoerdsma family memorial bench in Oak Meadows at Fox Run. Staff hosted the annual Volunteer Outdoor Colorado workday at the Pineries Open Space on the 27th. Sixty volunteers worked for six hours performing trail erosion work, road culvert work, noxious weed removal, site cleanup and corral repairs.

Black Forest Regional Park – Staff replaced the motion sensors on the sinks in the women's restroom. Parks and Planning staff met with the contractor who will perform the new drainage plan and conducted a site walk of all the problem areas in the trail system. Staff installed new tennis and basketball nets at the park. Staff painted the sign posts, gates and drop posts throughout the park. Staff conducted a complete audit and repair on the irrigation system. They repaired three line leaks and replaced or repaired over 30 heads in the system. Staff pulled weeds in the planter beds and the horseshoe pits.

Fox Run Regional Park - Staff performed several irrigation line and head repairs at the park this month. Staff mowed, string trimmed and repaired the split rail fencing at the Roller Coaster trailhead. Staff repaired split rail fencing around the perimeter of the park. Staff painted the flashing around the base of the new electrical shed by the lower pond. Staff mowed and sprayed the Hodgen trail with the tractor and brush hog. Staff repaired the erosion ruts in the

loop road and around the pond trails caused by the recent rains. Staff mowed the overflow lot next to the Stella entrance with the tractor and brush hog. Staff box bladed the loop road with the tractor and spreader grader. Staff hosted a free concert at the Wedding Gazebo on the 10th. Staff mowed, trimmed and sprayed weeds around both ponds to get ready for the event. Staff cleaned out all of the drop boxes around the park that filled from the rains. Management has approved the expenditure of \$9,300 of donated funds from the Pikes Peak Community Foundation (PPCF) for improvements to the park. Staff has purchased four jumbo grills for the pavilions, four new metal picnic tables and 105 tons of gravel for the trail system with PPCF funds. We will install these new amenities during the winter months. Staff repaired the sump pump in the Pine Meadows irrigation pit.

Pineries Open Space – Staff cleaned, stocked and prepared the new restroom facility to be opened for public use. Staff installed water and enzymes into the toilet vault as directed by the manufacturer. Staff opened the unit for the VOC volunteer event and the five weeks of forest thinning work by the MHYC. The solar panel does not seem to be charging the battery that powers the air flow system so we brought it back to the shop and put it on a trickle charger. We are contacting the contractor who installed the system to diagnose and fix the problem. Staff used the skid steer to install 12 inch culverts in two spots along the entry road that always wash out during heavy rains.

Black Forest Section 16 - Staff mowed, string trimmed and sprayed for nuisance weeds at the trailhead. Staff installed water and enzymes into the toilet vault as directed by the manufacturer.

New Santa Fe Regional Trail - Staff sprayed for nuisance and noxious weeds around the parking lots and walkways at the North Gate trailhead. County Parks was notified by the Academy that we are responsible for paving a damaged section of the entry road to the North Gate trailhead. The work was completed earlier this month. Staff submitted the monthly Bac-T sample for the public drinking water system at the Baptist Trailhead to the County Health Department for testing. Staff mowed both sides of the trail from the south boundary of the County responsibility to the Palmer Lake trailhead. Staff spent two days trimming back vegetation and string trimming the trail from the south border of the Academy towards the Woodmen trailhead. Staff painted the sign posts at the Hwy 105, Palmer Lake, Baptist and North Gate trailheads. Staff stained the rules and regulation sign, bicycle rack and the hitching post at the Baptist trailhead. Staff repaired the split rail fencing at Palmer Lake and Hwy 105. Staff repaired several dangerous washout areas on the trail through Monument.

South District

General Overview - Staff did an exceptional job keeping up routine maintenance while mobilizing efforts to begin Master planning improvements and scheduled park improvements at Ceresa Park. South District saw severe flood damage at repeat and new locations.

Equipment- All districts continue to help by sharing equipment. South district utilized North District's skid to put over 100 hours of work in for repairing trails and lot maintenance. Staff completed the requisition process for a new skid loader and two attachments (skid roller for trail and lot work, mow deck for native mowing). At this time we are still waiting on BoCC approval

Willow Springs - Staff completed routine maintenance. One bridge abutment and two culverts received extensive flood damage. Staff repaired much of the parking lot that needed extensive skid work.

Fountain Creek Regional Park - Staff began to work the master park plan to include adding 4" of dirt, fine grading, and will begin installation of all new irrigation heads. The field will be seeded two times this fall and once next spring. The first phase of the field renovation process is about 65% completed.

Staff completed various irrigation repairs.

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

Grinnell Boulevard – Staff carried out routine maintenance.

Widefield Park – Staff conducted routine maintenance. Staff began the master plan review, in preparation for the 2017 master plan. Conducted walk through with planning. Pikes Peak Disc Golf club conducted a state tournament.

Ceresa Park – Staff conducted routine maintenance. Staff began monitoring the tree cutting project. Staff dug out the foot print for the new swing set.

Stratmoor Valley Park – Staff conducted routine maintenance.

Stratmoor Hills Park – Staff conducted routine maintenance. Staff repaired main line break.

Hanson Open Space Trailhead – Staff conducted routine maintenance.

Maxwell Trailhead – Staff conducted routine maintenance.

FC Nature Center – Staff conducted routine maintenance. Staff began mowing and trimming native. Staff purchased materials for landscaping projects and delivered them to the Nature Center. Staff began staging tree stumps at the Nature Center for a natural playground.

Clear Springs Ranch – Staff conducted routine maintenance. The new trailhead sign arrived and is awaiting CSU's approval for location to install.

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