

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

**Park Advisory Board
Meeting Agenda**

Wednesday, July 12, 2017 – 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		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Jackson Ranch Filing No. 3 Final Plat	Ross Williams	Approval
B. Jackson Ranch Filing No. 4 Final Plat	Ross Williams	Approval
C. Springs at Waterview 2016 Sketch Plan Amendment	Ross Williams	Approval



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. 2018 – 2022 Capital Improvement Program	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the June 14, 2017
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Jane Dillon, 2nd Vice Chair
Terri Hayes, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Todd Weaver
Alan Rainville
Anne Schofield
Edmund Hartl

Staff Present:

Tim Wolken, Community Services Director
Elaine Kleckner, Planning Manager
Sabine Carter, Administrative Services Coordinator
Ross Williams, Park Planner
Jason Meyer, Project Manager

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: Alan Rainville made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Julia Sands de Melendez made a motion to approve the May 10, 2017 meeting minutes. Alan Rainville seconded the motion. The motion carried 8 - 0.

4. Introductions and Presentations:

Tim Wolken welcomed the new Park Advisory Board members Anne Schofield and Ed Hartl.

(Terri Hayes joined the meeting at 1:34p.m.)

5. Citizen Comments - None

6. Development Applications:

A. **Carriage Meadows South at Lorson Ranch – Final Plat**

Jason Meyer provided an overview of the Carriage Meadows South at Lorson Ranch – Final Plat and addressed questions from the Board.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Final Plat include the following conditions: (1) A 25-foot wide public trail easement shall be provided and shown on the final plat for a Regional Trail along the eastern edge of Jimmy Camp

Creek; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban fees in the amount of \$60,395. Terri Hayes seconded the motion. The motion carried 9 - 0.

B. Hannah Ridge at Feathergrass Filing No. 3 Final Plat

Ross Williams provided an overview of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat and addressed questions from the Board.

Ann Nichols recommended to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$15,873 and urban park fees in the amount of \$10,023. Terri Hayes seconded the motion. The motion carried 9 - 0.

C. Hannah Ridge at Feathergrass Filing No. 4 Final Plat

Ross Williams provided an overview of the Hannah Ridge at Feathergrass Filing No. 4 Final Plat addressed questions from the Board.

Terri Hayes recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 4 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,164 and urban park fees in the amount of \$13,364. Julia Sands de Melendez seconded the motion. The motion carried 9 - 0.

D. Meadowbrook Crossing Preliminary Plan and Final Plat

Ross Williams provided an overview of the Meadowbrook Crossing Preliminary Plan and Final Plat and addressed questions from the Board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298. Alan Rainville seconded the motion. The motion carried 9 - 0.

Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298. Terri Hayes seconded the motion. The motion carried 9 - 0.

E. The Beach at Woodmoor PUD Development Plan / Preliminary Plan / Filing No. 1 Final Plat

Ross Williams provided an overview of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat and addressed questions from the Board.

Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor PUD Development Plan / Preliminary Plan include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995. Alan Rainville seconded the motion. The motion carried 9 - 0.

Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor Filing No. 1 Final Plat include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995. Alan Rainville seconded the motion. The motion carried 9 - 0.

7. Information / Action Items:

A. FEMA Project Items

Jason Meyer updated the Board on the FEMA projects for Black Forest 16 and Drake Lake and presented a slide show of the two projects which included a 6 inch lift, grading and resurfacing of 8,000 linear feet of trail, parking lot resurfacing, culvert installation and the installation of a French drain to mitigate future flooding damages at Black Forest Section 16. The repairs at Drake Lake included the repair to the picnic pad and removing sediment from the wetland area. A smaller retaining wall was also installed adjacent to the parking lot to prevent future sediment deposits into the wetland areas.

B. Jones Park Update

Tim Wolken provided Jones Park updates and reported that the grand opening of the re-routed 667 trail is scheduled for July 22, 2017. Wolken will provide additional details soon regarding the grand opening. Wolken reported that the County is considering the Rocky Mountain Field Institute as a sole source to complete the trail decommissioning of the former 667 trail adjacent to Bear Creek. The Board of County Commissioners will consider and / or approve the recommendation at their meeting on June 29, 2017.

C. Rainbow Falls Historic Site Update

Tim Wolken reported that a Rainbow Falls clean-up day was conducted on June 3, 2017 with approximately 40 volunteers including former Commissioner Clark and Commissioner VanderWerf.

Upcoming site improvement projects include a permanent parking lot gate and fence installation, a volunteer both, and parking lot camera upgrades. Bob Falcone suggested the installation of

RECORD OF PROCEEDINGS

fencing along Manitou Avenue to control access. Tim Wolken stated that fencing will be completed once funding is secured and approval is obtained from the Colorado Department of Transportation. Falcone also suggested additional staffing / volunteers on weekends to enhance security and customer service.

(Julia Sands de Melendez left the meeting at 2:31 p.m.)

8. Monthly Reports:

None

9. Board/Staff Comments:

Jane Dillon announced the 2017 Happy Trails fundraiser will be conducted on August 25, 2017 at the Bear Creek Nature Center with event proceeds supporting the Nature Centers. Tim Wolken encouraged all Park Board members to serve as table captains.

Anne Schofield provided a summary of the Pollinator Festival that was conducted at the Bear Creek Nature Center on June 10, 2017.

10. Adjournment: **The meeting adjourned at 2:49 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Jackson Ranch Filing No. 3 Final Plat

Agenda Date: July 12, 2017

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement: X**

Background Information:

Request for approval by M.V.E., Inc., on behalf of Four Gates Land Development, LLC, for approval of Jackson Ranch Filing No. 3 Final Plat, consisting of 9 single-family residential lots on 26.21 acres, with an average lot size of 2.61 acres. The property is zoned RR-2.5 and is located northeast of the intersection of Roller Coaster Road and Higby Road.

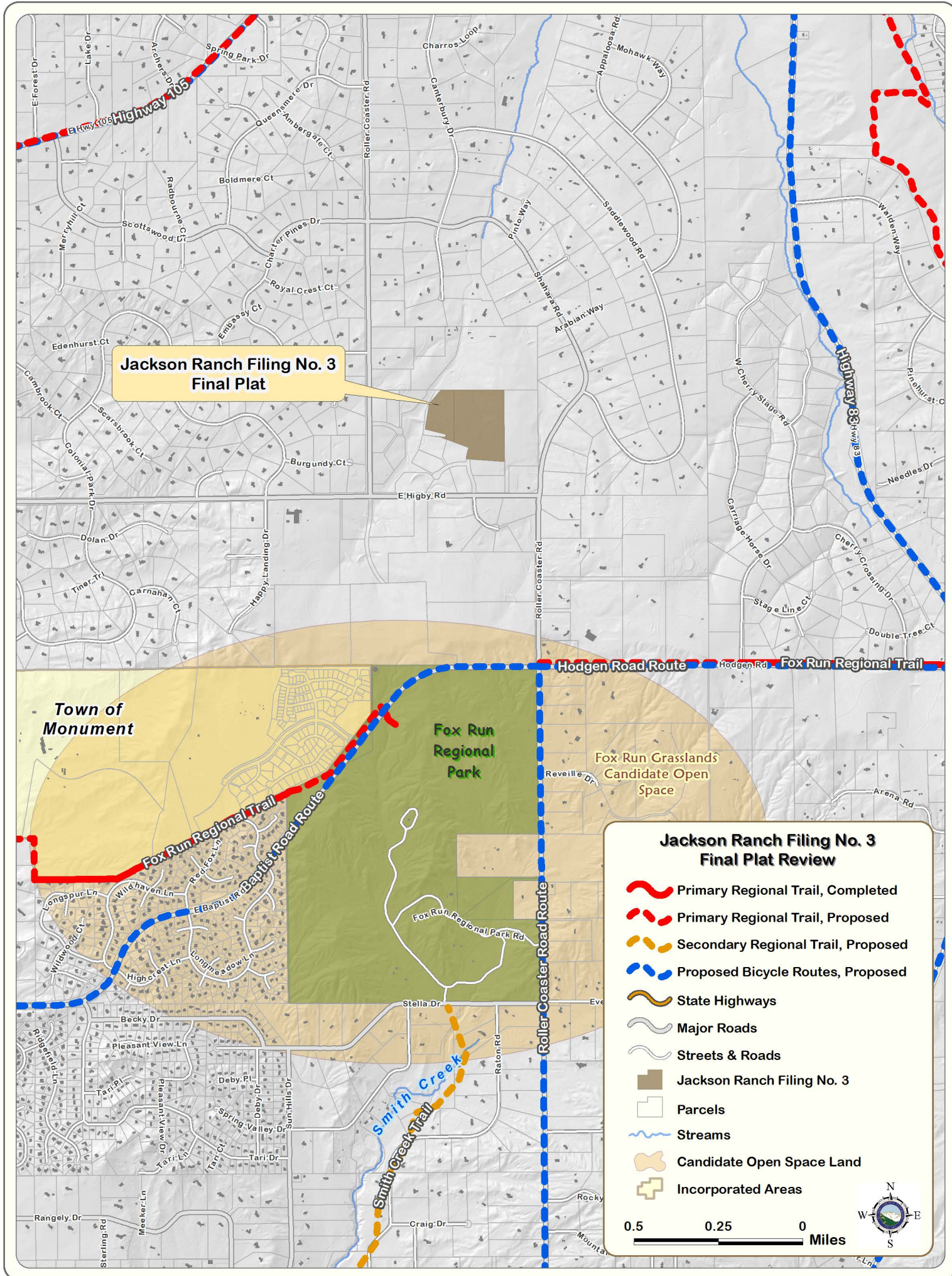
Minimal open space dedication of 0.50 acres is proposed within Jackson Ranch Filing No. 3 Final Plat. However, as part of the Jackson Ranch Amended Preliminary Plan, which was approved by the Board of County Commissioners in 2016, two tracts totaling 14.7 acres will be utilized as open space and drainage facilities to be owned and maintained by the property owners association.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. Fox Run Regional Park is located .6-mile south of the property, as are the proposed Baptist Road Bicycle Route and the proposed Fox Run Regional Trail. The proposed Hodgen Road and Roller Coaster Road Bicycle Routes are located approximately .65-mile southeast of the property. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located approximately 1.25 miles northwest of the property, while the proposed Highway 83 Bicycle Route is 1 mile east. The property is not located within any candidate open space land, although the Fox Run Grasslands Candidate Open Space is located .50 mile south of the property.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,663.

Recommended Motion: (Final Plat)

Recommend to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 3 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,663.





March 31, 2017

**LETTER OF INTENT
Jackson Ranch Filing No. 3 Final Plat**

Owner:

Four Gates Land Development, LLC
17435 Roller Coaster Rd.
Monument, CO 80132-8312

Developer:

Four Gates Land Development, LLC
Marlene Brown, Managing Member
17435 Roller Coaster Rd.
Monument, CO 80132-8312
719 492-0355
marlene.fourgates@gmail.com

Applicant / Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
Attn: Dave Gorman

Site Location Size and Zoning:

The Jackson Ranch Filing No. 3 site is 26.21± acres located in the Northwest one-quarter of Section 21, Township 11 South, Range 66 West of the 6th P.M. In El Paso County, Colorado. The site is generally in the vicinity of the northeast corner of the intersection of Roller Coaster Road and Higby Road. More specifically, the site is located on the north edge of Jackson Ranch Filing No. 2 at Jackson Ranch Court, north of Millwright Court. The proposed site is bounded on the east by the Tri-State Generation & Transmission Association's electric transmission facilities. Jackson Ranch Filing No. 2 (RR-2.5) is adjacent on the south and east. Unplatted land (RR-2.5) borders the north side. Vehicular access to the site is proposed from the northerly extension of Jackson Ranch Court, connecting to Higby Road, just east of Roller Coaster Road. All existing roads that facilitate access are asphalt surfaced County owned and maintained rural residential roadways which have been designed and constructed to El Paso County Standards and Specifications. The site contains all or portions of Assessor Schedule No.'s 61210-06-017, 61210-00-022, 61210-00-023, & 61210-00-020. The subject 26.21± acre property is zoned RR-2.5 (Residential Rural/single-family residential).

A portion of the subject property was rezoned (P-14-003) from RR-5 to RR-2.5 on May 27, 2014 with Resolution 14-192 recorded under Reception No. 214045120. This rezone was accompanied by the approval of the initial Preliminary Plan for Jackson Ranch (SP-14-005) with Resolution 14-193 recorded under Reception No. 214045121. Then, the remaining portion was rezoned from RR-5 to RR-2.5 on September 27, 2016 under El Paso County File P-16-001 with Resolution 16-338 recorded under Reception No. 216111378.

Engineers • Surveyors

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

The site location, size and zoning of the proposed Jackson Ranch Filing No. 3 is identical to those lots indicated as “Phase 2” on the amended Jackson Ranch Preliminary Plan (SP-16-002), approved by the El Paso County Board of County Commissioners on September 27, 2016 by Resolution Number 16-339, which was recorded under Reception Number 216111379.

This Final Plat request follows the approval of Jackson Ranch Filing No. 1, recorded under Reception Number 215713577 on February 4, 2015 and Jackson Ranch Filing No. 2, which is recorded under Reception Number 216713859 on October 19, 2016.

Request and Justification:

The request is for approval of the Final Plat of Jackson Ranch Filing No. 3 containing 26.21± acres. This proposed Final Plat will create nine (9) rural residential single-family lots, public street right-of-way, and one (1) Open Space & Drainage tract.

This proposed Jackson Ranch Filing No. 3 Final Plat consists of those lots marked “Phase 2” on the approved Jackson Ranch Amended Preliminary Plan. This Final Plat is consistent with the approved Preliminary Plan and the existing RR-2.5 zoning.

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

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
The subdivision’s proposed land use, density and physical design are consistent with the goals and objectives of the El Paso County Master Plan, which is comprised of the El Paso County Policy Plan, the 2000 Tri-Lakes Comprehensive Plan, the Major Transportation Corridors Plan (MTCP), the Parks Master Plan, and the Masterplan for Mineral Extraction. A finding of consistency with the El Paso County Policy Plan, the above named Small Area Plan and the other Master Plan elements was made with the Board of County Commissioner's approvals of the RR-2.5 (Residential Rural) zoning district and the Preliminary Plan Amendment in 2016.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
The proposed Final Plat is consistent and in conformance with the previously approved 2016 Preliminary Plan Amendment for the Jackson Ranch development. This Final Plat consists of those lots marked “Phase 2” on the approved Jackson Ranch Amended Preliminary Plan. The subdivision will be developed in accordance with the previous land use approvals.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards. The necessary Deviations concerning the design of subdivision have been previously obtained.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*
Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*
Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*
The proposed Final Plat is consistent with the approved Preliminary Drainage Report for the entire Jackson Ranch development site. A Final Drainage Report for the development of Jackson Ranch Filing No. 3 has been prepared. The the owner will comply with the requirements of the drainage reports and will provide the drainage improvements recommended for the subdivision.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*
Each proposed lot on the site will access a public street, which will in turn connect to Higby Road to the south of this development. The street layout and access provisions were approved as part of the Amended Preliminary Plan in 2016. Jackson Ranch Filing No. 3 is consistent with the approved Preliminary Plan.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Jackson Ranch Filing No. 3 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, and the Lewis-Palmer School District, which will serve the subdivision. Transportation is being facilitated by the existing and proposed roadway system.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
Jackson Ranch Filing No. 3 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*
Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Preliminary Drainage Report, The Final Drainage Report and previous Traffic Impact Study. The developer will pay the required Road Impact Fee upon obtaining individual residential building permits.
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the*

impacts of the subdivision will be adequately mitigated.

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable School Fees and Park Fees. No Drainage Fees or Bridge Fees are due for this project.

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

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

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]. No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

Existing and Proposed Facilities:

Existing improvements within this parcel are related to past ranching activities including drainage control structures, equestrian facilities and trails. The area contains some drainage facilities related to past SCS erosion control facilities. Existing adjacent offsite roads include the Major Collector roads of Higby Road and Roller Coaster Road. These are both Major Collector roads to which this developer has made previous R.O.W. Dedications as part of Jackson Ranch Filing No. 1 and Jackson Ranch Filing No. 2. Existing facilities provided in Jackson Ranch Filing No. 2 include the southern portion of Jackson Ranch Court (60' ROW) as well as the associated drainage provisions and utility lines.

Proposed improvements within this parcel include the northerly extension of Jackson Ranch Court and the new cul-de-sac of Mahaffie Court which will be County owned and maintained asphalt roadways. Drainage facilities, electric service, natural gas service and telephone service will also be added. Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan. Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. These new facilities will be connected to the recent improvements of Filing No. 2 as appropriate. All improvements will be in compliance with the approved Preliminary Plan and El Paso County engineering criteria. The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a financial surety acceptable to the El Paso County Board of County Commissioners.

Total Number Of Residential Units And Densities:

The gross area of the Filing 3 subdivision is 26.21+/- acres and will contain 9 rural residential Single Family Units. An area of 23.49+/- acres will be single-family residential lots. The Open Space and Drainage Tract will contain 0.50+/- acres and street rights-of-way take up the remaining 2.22 +/- acres. The average lot size for the 9 lots is 2.61 acres. The gross density of Filing No. 3 is 0.34 units per acre, while the net density, subtracting out the areas of street rights-of-way and tract is 0.38 units per acre.

Open Space and Drainage Tract:

One tract is being platted along at the northwest corner of the proposed subdivision for use as Open Space and Drainage. The tract will be the northerly extension of the Open Space and Drainage Tract platted

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

along the west edge of Jackson Ranch Filing No. 2. The tract will be owned and maintained by the Jackson Ranch Owners Association, established under the laws of the State of Colorado in 2015. The tract is 0.50+/- acres and comprises 2% of the Filing No. 3 area. The provision of this tract is in accordance with the approved Preliminary Plan.

Relationship to Adjacent Properties and Land Uses:

Jackson Ranch Filing No. 1 and Jackson Ranch Filing No. 2, both zoned RR-2.5 and containing 2.5 acre lots are adjacent to the proposed subdivision on the west and south. Also, future Jackson Ranch Filing No. 4 is adjacent on the north. These land uses are identical and compatible. The property adjacent to the east is owned by Tri-State Generation & Transmission Association for electric transmission facilities. The two proposed lots located on the east side of the subdivision are slightly larger in size at 2.8 acres each and both contain 30' wide perimeter utility easements along the east edge.

Fire Protection:

The Jackson Ranch Filing No. 3 property is located within the Tri-Lakes Monument Fire Protection District. The lots and homes will be subject to the codes and policies adopted by the District regarding fire protection.

PROPOSED ACCESS LOCATIONS:

The access location for the proposed subdivision is the extension of Jackson Ranch Court as shown on the approved Preliminary Plan.

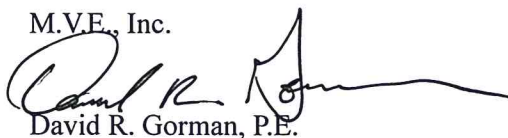
Traffic Impact Fees:

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended. Transportation impact fees will be paid at the time of issuance of individual building permits on a prorated individual lot basis. The property will not utilize a Public Improvement District to fund its transportation fee obligations.

Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,

M.V.E., Inc.



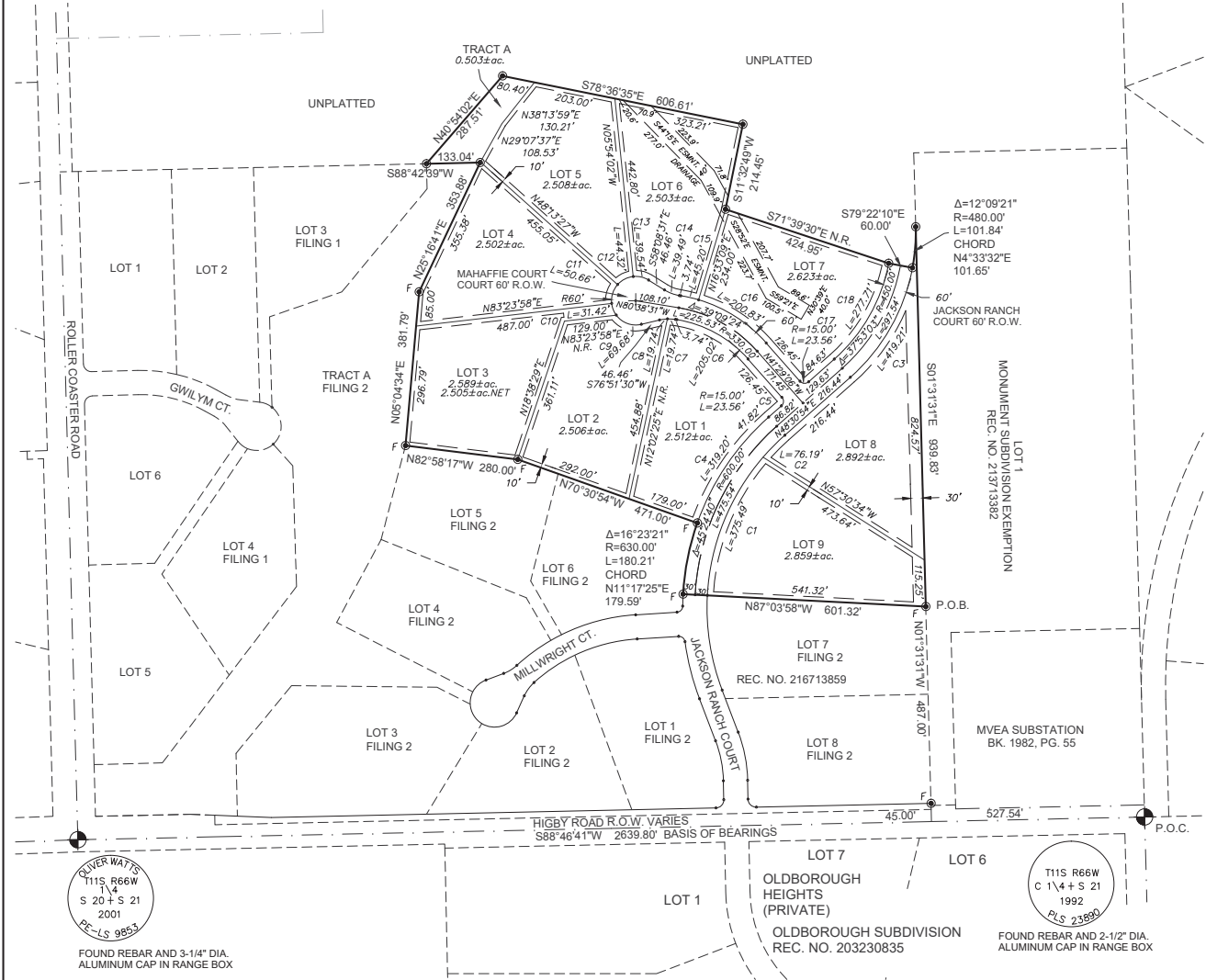
David R. Gorman, P.E.

DRG:cwg

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

JACKSON RANCH FILING NO. 3
A PORTION OF THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

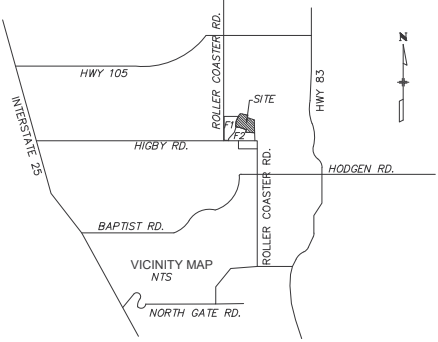


NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE MORE EXPENSIVE TO DESIGN, INSTALL AND MAINTAIN.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT AND NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. _____.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JACKSON RANCH AS RECORDED AT RECEPTION NO. 215010695 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF JACKSON RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. 215010696 OF SAID EL PASO COUNTY RECORDS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO-BUILD AREAS: NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE NO-BUILD AREAS SHOWN ON THIS PLAT. DRAINAGE AND OTHER IMPROVEMENTS ARE ALLOWED IN NO-BUILD AREAS INCLUDING, BUT NOT LIMITED TO: DRIVEWAYS, FENCES, DRAINAGE CULVERTS AND SHEDS.
- DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR JACKSON RANCH DATED FEB 3, 2016, PREPARED BY ENTECH ENGINEERING FOUND IN DSD FILE # SP-16-002.
- TRACT A IS DEDICATED TO THE JACKSON RANCH HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

EASEMENTS:

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



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	37°44'39"	570.00	375.49	S21°59'05"W	368.74
C2	7°39'29"	570.00	76.19	S44°41'09"W	76.13
C3	50°02'24"	480.00	419.21	N23°29'42"E	406.02
C4	29°01'48"	630.00	319.20	S34°00'00"W	315.80
C5	90°00'00"	15.00	23.56	N03°30'54"E	21.21
C6	39°02'24"	300.00	205.02	N61°03'48"W	201.06
C7	11°15'00"	100.55	19.74	N86°16'01"W	19.71
C8	11°15'00"	100.55	19.74	S82°28'59"W	19.71
C9	66°32'29"	60.00	69.68	S69°52'16"E	65.83
C10	30°00'00"	60.00	31.42	S21°36'02"E	31.06
C11	48°22'35"	60.00	50.66	S17°35'16"W	49.17
C12	42°19'24"	60.00	44.32	S82°56'16"W	43.32
C13	37°45'32"	60.00	39.54	N77°11'17"W	38.83
C14	22°30'00"	100.55	39.49	S69°23'31"E	39.23
C15	7°11'40"	360.00	45.20	N77°02'41"W	45.17
C16	31°57'45"	360.00	200.83	N57°27'59"W	198.23
C17	90°00'00"	15.00	23.56	S86°29'06"E	21.21
C18	37°53'03"	420.00	277.71	N29°34'22"E	272.68

NOTES:

- FOUND ALIQUOT CORNER AS SHOWN

- FOUND (F) / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LEGACY TITLE GROUP, LLC, FILE NO. 19856LGT, EFFECTIVE DATE MARCH 20, 2017.

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

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, S88°46'41"W - 2639.80 FEET. THE DIRECTION IS BASED ON THE OLDBOROUGH HEIGHTS PLAT AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

N.R. DENOTES A NON-RADIAL LINE

ACCEPTANCE CERTIFICATE FOR TRACT:

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE JACKSON RANCH HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

THE AFOREMENTIONED JACKSON RANCH HOMEOWNERS ASSOCIATION HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2017.

MARLENE BROWN, PRESIDENT
JACKSON RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY MARLENE BROWN, PRESIDENT, JACKSON RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2017.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

BE IT KNOWN BY THESE PRESENTS:

THAT FOUR GATES LAND DEVELOPMENT, LLC, MARLENE BROWN, MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE SOUTH LINE OF THE NORTHWEST QUARTER IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION, S88°46'41"W A DISTANCE OF 2639.80 FEET AND IS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST; THE DIRECTION IS BASED ON THE OLDBOROUGH HEIGHTS SUBDIVISION RECORDED AT RECEPTION NO. 203230835 OF THE EL PASO COUNTY RECORDS)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 AS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP LS # 23890; THENCE S88°46'41"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 527.54 FEET; THENCE N01°31'19"W A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, AS PLATTED BY THE JACKSON RANCH SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 216713859 OF SAID EL PASO COUNTY RECORDS; THENCE N01°31'31"E ON THE EAST LINE OF SAID JACKSON RANCH FILING NO. 2 SUBDIVISION, SAID LINE BEING COINCIDENTAL WITH THE WEST LINE OF THE MONUMENT SUBDIVISION EXEMPTION PLAT AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 213713382 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 487.00 FEET TO THE POINT OF BEGINNING; THE FOLLOWING SIX (6) COURSES ARE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID JACKSON RANCH FILING NO. 2 SUBDIVISION

- THENCE N87°03'58"W A DISTANCE OF 601.32 FEET;
- THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 16°23'21", AN ARC DISTANCE OF 180.21 FEET, THE LONG CHORD OF WHICH BEARS N11°17'25"E A DISTANCE OF 179.59 FEET;
- THENCE N70°30'54"W A DISTANCE OF 471.00 FEET;
- THENCE N82°58'17"W A DISTANCE OF 280.00 FEET;
- THENCE N05°04'34"E A DISTANCE OF 381.79 FEET;
- THENCE N25°16'41"E A DISTANCE OF 353.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST CORNER OF TRACT A, AS PLATTED BY SAID JACKSON RANCH FILING NO. 2; THENCE S88°42'39"W ON SAID NORTH LINE A DISTANCE OF 133.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE N40°54'02"E A DISTANCE OF 287.51 FEET;
- THENCE S78°36'35"E A DISTANCE OF 606.61 FEET;
- THENCE S11°32'49"W A DISTANCE OF 214.45 FEET;
- THENCE S71°39'30"E A DISTANCE OF 424.95 FEET;
- THENCE S79°22'10"E A DISTANCE OF 60.00 FEET;
- THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21", AN ARC DISTANCE OF 101.84 FEET, THE LONG CHORD OF WHICH BEARS N4°33'32"E A DISTANCE OF 101.65 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE MONUMENT SUBDIVISION EXEMPTION PLAT.
- THENCE S01°31'31"E ON SAID WEST LINE A DISTANCE OF 939.83 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE DESCRIBED TRACT CONTAINS 26.215 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, A TRACT, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF JACKSON RANCH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED FOUR GATES LAND DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2017.

FOUR GATES LAND DEVELOPMENT, LLC
MARLENE BROWN, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY MARLENE BROWN, MANAGER FOUR GATES LAND DEVELOPMENT, LLC.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR JACKSON RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2017, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT

DATE

COUNTY ASSESSOR

DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2017, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

2906 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-3179

DSD FILE #SF-17-____

JACKSON RANCH FL 2.dwg
APRIL 27, 2017
PROJECT 12093
SHEET 1 OF 1

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Jackson Ranch Filing No. 4 Final Plat

Agenda Date: July 12, 2017

Agenda Item Number: # 6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement: X**

Background Information:

Request for approval by M.V.E., Inc., on behalf of Four Gates Land Development, LLC, for approval of Jackson Ranch Filing No. 4 Final Plat, consisting of 8 single-family residential lots on 31.18 acres, with an average lot size of 3.16 acres. The property is zoned RR-2.5 and is located northeast of the intersection of Roller Coaster Road and Higby Road.

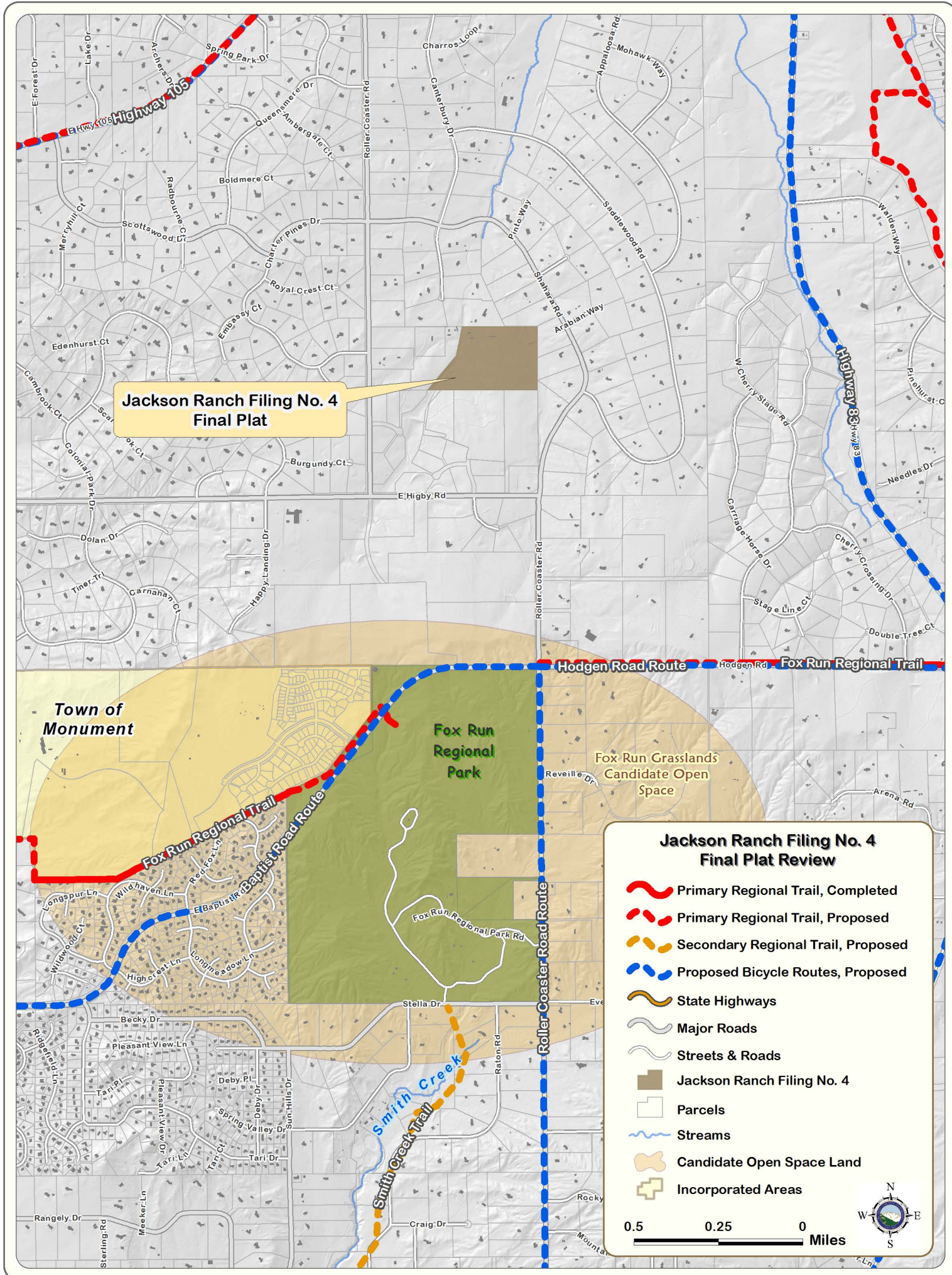
Open space dedication of 4.55 acres is proposed within Jackson Ranch Filing No. 4 Final Plat, primarily for drainage purposes. However, as part of the Jackson Ranch Amended Preliminary Plan, which was approved by the Board of County Commissioners in 2016, two tracts totaling 14.7 acres will be utilized as open space and drainage facilities to be owned and maintained by the property owners association.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. Fox Run Regional Park is located .8-mile south of the property, as are the proposed Baptist Road Bicycle Route and the proposed Fox Run Regional Trail. The proposed Hodgen Road and Roller Coaster Road Bicycle Routes are located approximately .75-mile southeast of the property. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located approximately 1.10 miles northwest of the property, while the proposed Highway 83 Bicycle Route is 1 mile east. The property is not located within any candidate open space land, although the Fox Run Grasslands Candidate Open Space is located .70 mile south of the property.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,256.

Recommended Motion: (Final Plat)

Recommend to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 4 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256.





March 31, 2017

**LETTER OF INTENT
Jackson Ranch Filing No. 4 Final Plat**

Owner:

Four Gates Land Development, LLC
17435 Roller Coaster Rd.
Monument, CO 80132-8312

Developer:

Four Gates Land Development, LLC
Marlene Brown, Managing Member
17435 Roller Coaster Rd.
Monument, CO 80132-8312
719 492 0355
marlene.fourgates@gmail.com

Applicant / Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
Attn: Dave Gorman

Site Location Size and Zoning:

The Jackson Ranch Filing No. 4 site is 31.18± acres located in the Northwest one-quarter of Section 21, Township 11 South, Range 66 West of the 6th P.M. In El Paso County, Colorado. The site is generally in the vicinity of the northeast corner of the intersection of Roller Coaster Road and Higby Road. More specifically, the site is located north of proposed Jackson Ranch Filing No. 3, which is on the north side of existing Jackson Ranch Filing No. 2 on the northerly extension of Jackson Ranch Court. The proposed site is bounded on the north by Canterbury West and Canterbury East, both zoned RR-5. Canterbury East is also adjacent along the east side. Tri-State Generation & Transmission Association's electric transmission facilities border the site on the southeast (east of proposed Jackson Ranch Court). Proposed Jackson Ranch Filing No. 3 (RR-2.5), a separate and concurrent Final Plat application, is adjacent to the south. Unplatted land (RR-2.5) borders the site on the west side. Vehicular access to the site is proposed from the northerly extension of Jackson Ranch Court, connecting to Higby Road, just east of Roller Coaster Road. All existing roads that facilitate access are asphalt surfaced County owned and maintained rural residential roadways which have been designed and constructed to El Paso County Standards and Specifications. The bulk of the site consists of Assessor Schedule No.'s 61210-00-020. Minor portions are also contained in 61210-00-021 & 61210-00-023. The subject 31.18± acre property is zoned RR-2.5 (Residential Rural/single-family residential).

The subject property was rezoned from RR-5 to RR-2.5 on September 27, 2016 under El Paso County File P-16-001 with Resolution 16-338 recorded under Reception No. 216111378. The site location, size

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

and zoning of the proposed Jackson Ranch Filing No. 4 is identical to those lots indicated as “Phase 3” on the amended Jackson Ranch Preliminary Plan (SP-16-002), approved by the El Paso County Board of County Commissioners on September 27, 2016 by Resolution Number 16-339, which was recorded under Reception Number 216111379.

This Final Plat request is concurrent with the separate Final Plat application for Jackson Ranch Filing No. 3 and follows the approval of Jackson Ranch Filing No. 1, recorded under Reception Number 215713577 on February 4, 2015 and Jackson Ranch Filing No. 2, which is recorded under Reception Number 216713859 on October 19, 2016.

Request and Justification:

The request is for approval of the Final Plat of Jackson Ranch Filing No. 4 containing 31.18± acres. This proposed Final Plat will create eight (8) rural residential single-family lots, public street right-of-way, and two (2) Open Space & Drainage tracts.

This proposed Jackson Ranch Filing No. 4 Final Plat consists of those lots marked “Phase 3” on the approved Jackson Ranch Amended Preliminary Plan. This Final Plat is consistent with the approved Preliminary Plan and the existing RR-2.5 zoning.

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

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
The subdivision’s proposed land use, density and physical design are consistent with the goals and objectives of the El Paso County Master Plan, which is comprised of the El Paso County Policy Plan, the 2000 Tri-Lakes Comprehensive Plan, the Major Transportation Corridors Plan (MTCP), the Parks Master Plan, and the Masterplan for Mineral Extraction. A finding of consistency with the El Paso County Policy Plan, the above named Small Area Plan and the other Master Plan elements was made with the Board of County Commissioner’s approvals of the RR-2.5 (Residential Rural) zoning district and the Preliminary Plan Amendment in 2016.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
The proposed Final Plat is consistent and in conformance with the previously approved 2016 Preliminary Plan Amendment for the Jackson Ranch development. This Final Plat consists of those lots marked “Phase 3” on the approved Jackson Ranch Amended Preliminary Plan. The subdivision will be developed in accordance with the previous land use approvals.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards. The necessary Deviations concerning the design of subdivision have been previously obtained.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*

Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The proposed Final Plat is consistent with the approved Preliminary Drainage Report for the entire Jackson Ranch development site. A Final Drainage Report for the development of Jackson Ranch Filing No. 4 has been prepared. The owner will comply with the requirements of the drainage reports and will provide the drainage improvements recommended for the subdivision.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*

Each proposed lot on the site will access a public street, which will in turn connect to Higby Road to the south of this development. The street layout and access provisions were approved as part of the Amended Preliminary Plan in 2016. Jackson Ranch Filing No. 4 is consistent with the approved Preliminary Plan.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Jackson Ranch Filing No. 4 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, and the Lewis-Palmer School District, which will serve the subdivision. Transportation is being facilitated by the existing and proposed roadway system.

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

Jackson Ranch Filing No. 4 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

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

Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Preliminary Drainage Report, The Final Drainage Report and previous Traffic Impact Study. The developer will pay the required Road Impact Fee upon obtaining individual

residential building permits.

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

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable School Fees and Park Fees. No Drainage Fees or Bridge Fees are due for this project.

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

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

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.].* No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

Existing and Proposed Facilities:

Existing improvements within this parcel are related to past ranching activities including drainage control structures, equestrian facilities and trails. The existing structures on proposed Lot 4 are to be removed. The area contains some drainage facilities related to past SCS erosion control facilities. Existing adjacent offsite roads include the Major Collector roads of Higby Road and Roller Coaster Road. These are both Major Collector roads to which this developer has made previous R.O.W. Dedications as part of Jackson Ranch Filing No. 1 and Jackson Ranch Filing No. 2. Existing facilities provided in Jackson Ranch Filing No. 2 include the southern portion of Jackson Ranch Court (60' ROW) as well as the associated drainage provisions and utility lines. The improvements proposed for Jackson Ranch Filing No. 3, located to the south, will be constructed prior to or at the same time as those required for Jackson Ranch Filing No. 4.

Proposed improvements within this parcel include the northerly extension of Jackson Ranch Court, terminating in a cul-de-sac. This road will be a County owned and maintained asphalt roadway. Drainage facilities, electric service, natural gas service and telephone service will also be added. Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan. Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. These new facilities will be connected to the improvements of Filing No. 3 as appropriate. All improvements will be in compliance with the approved Preliminary Plan and El Paso County engineering criteria. The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a financial surety acceptable to the El Paso County Board of County Commissioners.

Total Number Of Residential Units And Densities:

The gross area of the Filing 3 subdivision is 31.18+/- acres and will contain 8 rural residential Single Family Units. An area of 25.30+/- acres will be single-family residential lots. The Open Space and Drainage Tracts will contain 4.55+/- acres and street rights-of-way take up the remaining 1.33+/- acres.

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

The average lot size for the 8 lots is 3.16 acres. The gross density of Filing No. 4 is 0.26 units per acre, while the net density, subtracting out the areas of street rights-of-way and tracts is 0.32 units per acre.

Open Space and Drainage Tracts:

A 1.54+/- acre tract is being platted along at the westerly edge of the proposed subdivision for use as Open Space and Drainage. The tract will be the northerly extension of the Open Space and Drainage Tract platted along the west edge of Jackson Ranch Filing No. 2 and Filing No. 3 which facilitates the continued drainage through the natural drainageway from south to north. The tract is accessed by a connection to the proposed Jackson Ranch Court cul-de-sac. The approved Preliminary Plan indicates a special 75 feet wide building setback line for the portions of the lots adjacent to this tract and the existing natural drainageway. A second Open Space and Drainage Tract located at the northeast corner of the site will be platted with an area of 3.01+/- acres. This tract contains an existing ponding area, which will remain undisturbed. The tract will be accessed by a connection to the proposed Jackson Ranch Court cul-de-sac. This tract also provides a distance and open space buffer between two 2.5 acre Lot 5 and Lot 6 of Jackson Ranch Filing No. 4 and the nearest 5 acres lots in Canterbury East. Both tracts will be owned and maintained by the Jackson Ranch Owners Association, established under the laws of the State of Colorado in 2015. The tracts total 4.55+/- acres and comprises over 16% of the Filing No. 4 area. The provision of these tracts is in accordance with the approved Preliminary Plan.

Relationship to Adjacent Properties and Land Uses:

Proposed Jackson Ranch Filing No. 3 to the south and proposed Jackson Ranch Filing No. 5 to the west, are both zoned RR-2.5 and will contain similar and compatible 2.5 acre lots. The property adjacent to the southeast is owned by Tri-State Generation & Transmission Association for electric transmission facilities. The single proposed lots located adjacent to this Tri-state property is larger in size at 5.0 acres and contains a 30' wide perimeter utility easement along the south edge. The two existing adjacent subdivisions to the north and east, Canterbury West and Canterbury East are zoned RR-5. Jackson Ranch Filing No. 4 features larger 5.0+/- acre lots and an Open Space tract along the boundary with both existing subdivisions. These larger lots separate the higher density 2.5+/- acre lots from the adjacent properties, providing a transition buffer. Additionally, the approved Preliminary Plan indicates a special 100 feet wide building setback line along the northern and eastern sides Jackson Ranch Filing No. 4, providing further isolation from existing development.

Fire Protection:

The Jackson Ranch Filing No. 4 property is located within the Tri-Lakes Monument Fire Protection District. The lots and homes will be subject to the codes and policies adopted by the District regarding fire protection.

PROPOSED ACCESS LOCATIONS:

The access location for the proposed subdivision is the extension of Jackson Ranch Court as shown on the approved Preliminary Plan.

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

Traffic Impact Fees:

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended. Transportation impact fees will be paid at the time of issuance of individual building permits on a prorated individual lot basis. The property will not utilize a Public Improvement District to fund its transportation fee obligations.

Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,

M.V.E., Inc.

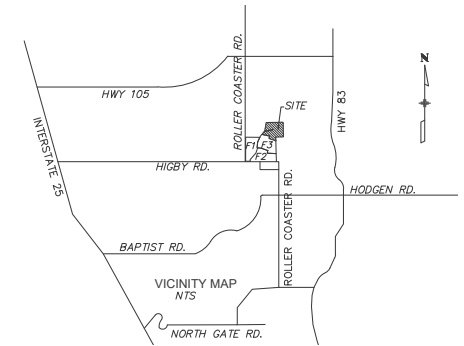
A handwritten signature in black ink, appearing to read "David R. Gorman", followed by a long horizontal flourish.

David R. Gorman, P.E.

DRG:cwg

Z:\61073\Documents\Correspondance\61073 LetterOfIntent - F4 Final Plat.odt

JACKSON RANCH FILING NO. 4
A PORTION OF THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- FOUND (F) / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND 1/2" DIA. REBAR
- FOUND REBAR AND CAP PLS 38064 OR AS NOTED

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LEGACY TITLE GROUP, LLC, FILE NO. 19862TG, EFFECTIVE DATE MARCH 27, 2017.

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

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, S88°46'41"W - 2639.80 FEET. THE DIRECTION IS BASED ON THE OLDBOROUGH HEIGHTS PLAT AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	25°49'11"	420.00	189.27	N2°16'45"W	187.67
C2	2°37'27"	380.00	17.41	N13°52'37"W	17.40
C3	4°31'41"	380.00	30.03	N10°18'02"W	30.02
C4	18°45'57"	380.00	124.46	N1°20'47"E	123.90
C5	28°47'41"	295.00	148.25	N3°40'05"W	146.70
C6	39°19'19"	100.55	69.01	N3°74'33"W	67.66
C7	43°05'51"	60.00	34.66	N40°50'19"W	34.18
C8	87°22'31"	60.00	91.50	N19°23'52"E	82.89
C9	35°20'06"	60.00	37.00	N80°45'11"E	36.42
C10	69°11'31"	60.00	72.46	N46°59'00"W	68.13
C11	8°52'30"	100.55	15.57	N16°49'30"W	15.56
C12	31°59'30"	355.00	198.22	N5°16'00"W	195.65
C13	25°55'06"	320.00	144.75	N21°34'17"W	143.52
C14	13°39'50"	480.00	114.47	N8°21'26"W	114.20

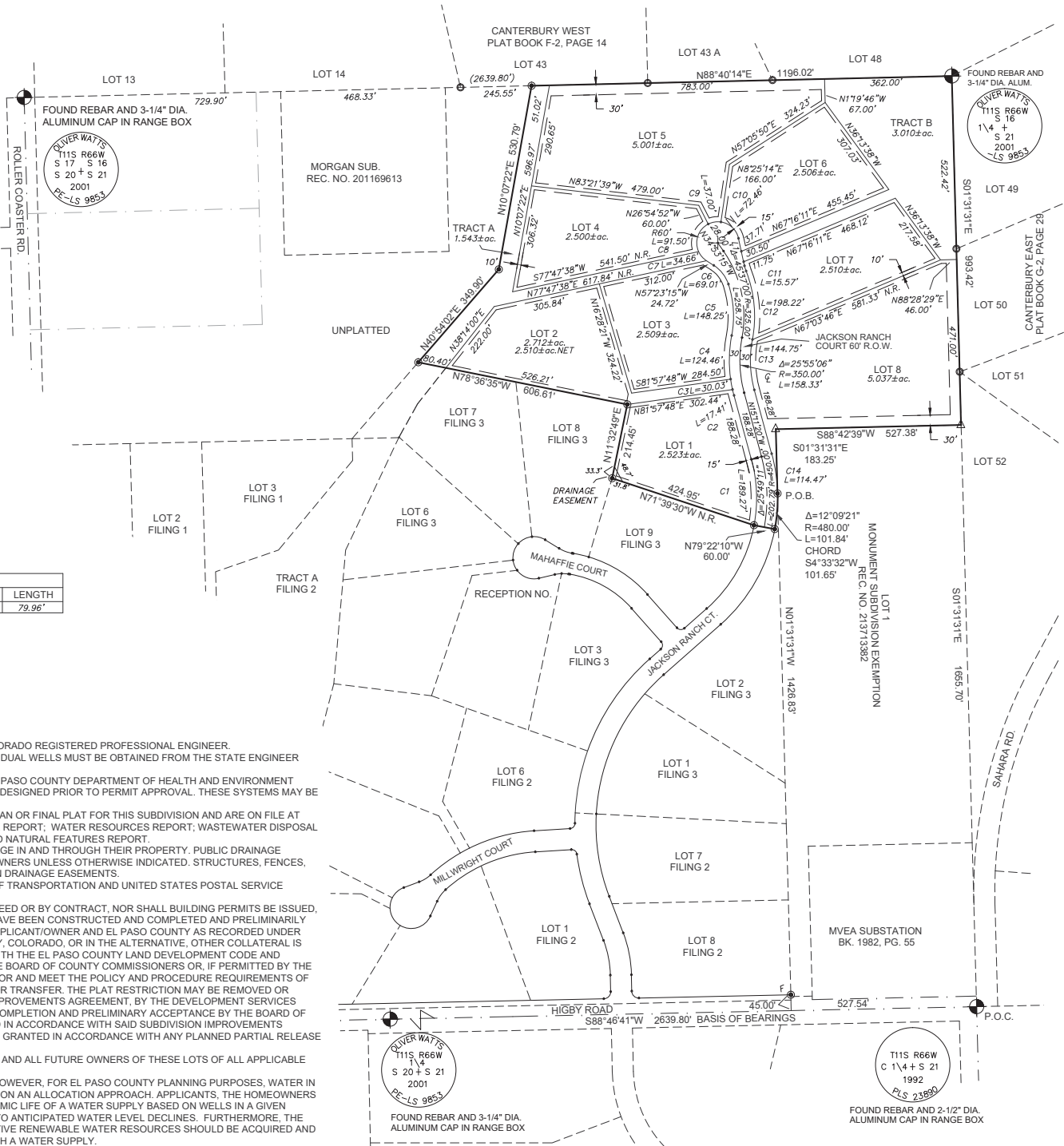
LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°23'15"W	79.96'

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE MORE EXPENSIVE TO DESIGN, INSTALL AND MAINTAIN.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT AND NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. _____.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JACKSON RANCH AS RECORDED AT RECEPTION NO. 215010695 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF JACKSON RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. 215010696 OF SAID EL PASO COUNTY RECORDS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO-BUILD AREAS; NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE NO-BUILD AREAS SHOWN ON THIS PLAT. DRAINAGE AND OTHER IMPROVEMENTS ARE ALLOWED IN NO-BUILD AREAS INCLUDING, BUT NOT LIMITED TO; DRIVEWAYS, FENCES, DRAINAGE CULVERTS AND SHEDS.
- DRAINAGE EASEMENTS; NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPED STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR JACKSON RANCH DATED FEB 3, 2016, PREPARED BY ENTECH ENGINEERING FOUND IN DSD FILE # SP-16-002.
- TRACTS A AND B ARE DEDICATED TO THE JACKSON RANCH HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

EASEMENTS:

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



ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A AND B ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE JACKSON RANCH HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

THE FOREMENTIONED JACKSON RANCH HOMEOWNERS ASSOCIATION HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2017.

MARLENE BROWN, PRESIDENT
JACKSON RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY MARLENE BROWN, PRESIDENT, JACKSON RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2017.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

BE IT KNOWN BY THESE PRESENTS:

THAT FOUR GATES LAND DEVELOPMENT, LLC, MARLENE BROWN, MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE SOUTH LINE OF THE NORTHWEST QUARTER IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION, S88°46'41"W A DISTANCE OF 2639.80 FEET AND IS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST; THE DIRECTION IS BASED ON THE OLDBOROUGH HEIGHTS SUBDIVISION RECORDED AT RECEPTION NO. 203230835 OF THE EL PASO COUNTY RECORDS)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 AS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP LS # 23890; THENCE S88°46'41"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 527.54 FEET; THENCE N01°13'19"W A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, JACKSON RANCH SUBDIVISION FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 216713859 OF SAID EL PASO COUNTY RECORDS; THENCE N01°31'31"E ON THE EAST LINE OF SAID JACKSON RANCH FILING NO. 2 SUBDIVISION AND THE EAST LINE OF JACKSON RANCH SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS, SAID LINE BEING COINCIDENTAL WITH THE WEST LINE OF THE MONUMENT SUBDIVISION EXEMPTION PLAT AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 213713382 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 1426.83 FEET TO THE NORTHEAST CORNER OF LOT 2, JACKSON RANCH SUBDIVISION FILING NO. 3 AND THE POINT OF BEGINNING; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID JACKSON RANCH FILING NO. 3 SUBDIVISION

- THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21", AN ARC DISTANCE OF 101.84 FEET, THE LONG CHORD OF WHICH BEARS S4°33'32"W A DISTANCE OF 101.65 FEET;
- THENCE N79°22'10"W A DISTANCE OF 60.00 FEET;
- THENCE N71°39'30"W A DISTANCE OF 424.95 FEET;
- THENCE N11°32'49"E A DISTANCE OF 214.45 FEET;
- THENCE N78°36'35"W A DISTANCE OF 606.61 FEET;
- THENCE N40°54'02"E A DISTANCE OF 349.90 FEET;
- THENCE N10°07'22"E A DISTANCE OF 530.79 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21; THENCE N88°40'14"E ON SAID NORTH LINE A DISTANCE OF 1196.02 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S01°31'31"E ON THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 993.42 FEET TO THE NORTHEAST CORNER OF THE AFORESAID MONUMENT SUBDIVISION EXEMPTION PLAT;
- THENCE S88°42'39"W ON THE NORTH LINE OF SAID MONUMENT SUBDIVISION EXEMPTION PLAT A DISTANCE OF 527.38 FEET TO THE NORTHWEST CORNER THEREOF;
- THENCE S01°31'31"E ON THE WEST LINE OF SAID MONUMENT SUBDIVISION EXEMPTION PLAT A DISTANCE OF 183.25 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE DESCRIBED TRACT CONTAINS 31.185 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF JACKSON RANCH FILING NO. 4. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED FOUR GATES LAND DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2017.

FOUR GATES LAND DEVELOPMENT, LLC
MARLENE BROWN, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY MARLENE BROWN, MANAGER FOUR GATES LAND DEVELOPMENT, LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR JACKSON RANCH FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON ____ DAY OF _____, 2017, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2017, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

2906 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-3179

DSD FILE #SF-17-

JACKSON RANCH FIL 2.dwg
APRIL 13, 2017
PROJECT 12093
SHEET 1 OF 1

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Springs at Waterview 2016 Sketch Plan Amendment

Agenda Date: July 12, 2017

Agenda Item Number: # 6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement: X**

Background Information:

Request for approval by Dakota Springs Engineering on behalf of SWV, LLC, of Springs at Waterview 2016 Sketch Plan Amendment. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

In 2007, the Painted Sky at Waterview Filing No. 1 Final Plat was approved and showed the area included in the current application, Springs at Waterview, as Tract D, which was designated for future development. At that time, no trail easement was shown on the final plat along Grinnell Boulevard. In October 2013, the Waterview 2013 Sketch Plan Amendment was reviewed by Community Services staff, and comments were submitted to El Paso County Development Services stating:

"The El Paso County Parks Master Plan shows a secondary north-south regional trail planned in the vicinity of Grinnell Road, and the proposed Sketch Plan indicates a potential trail alignment within Parcel P-2 of the Sketch Plan (a proposed 22.1-acre open space and drainage parcel). The City of Colorado Springs Parks Master Plan shows a Tier III regional trail running east to west within the Waterview development, planned to run adjacent to the Bradley Road alignment. El Paso County Parks is interested in ensuring that these trails be included as part of the Sketch Plan exhibit, and that the Sketch Plan addresses connections between existing and planned County and City trails that are part of the regional trail network. Community Services Planning staff has met with the developer and City of Colorado Springs Parks staff to explore options for parks, trails and open space in this area and requests continued coordination to ensure that needed connections and improvements are planned."

The purpose of the Waterview 2016 Sketch Plan Amendment is to modify 15.7 acres from multi-family residential and commercial use to single family residential use. This amendment reduces the overall density and removes the commercial component with a total of 100 residential

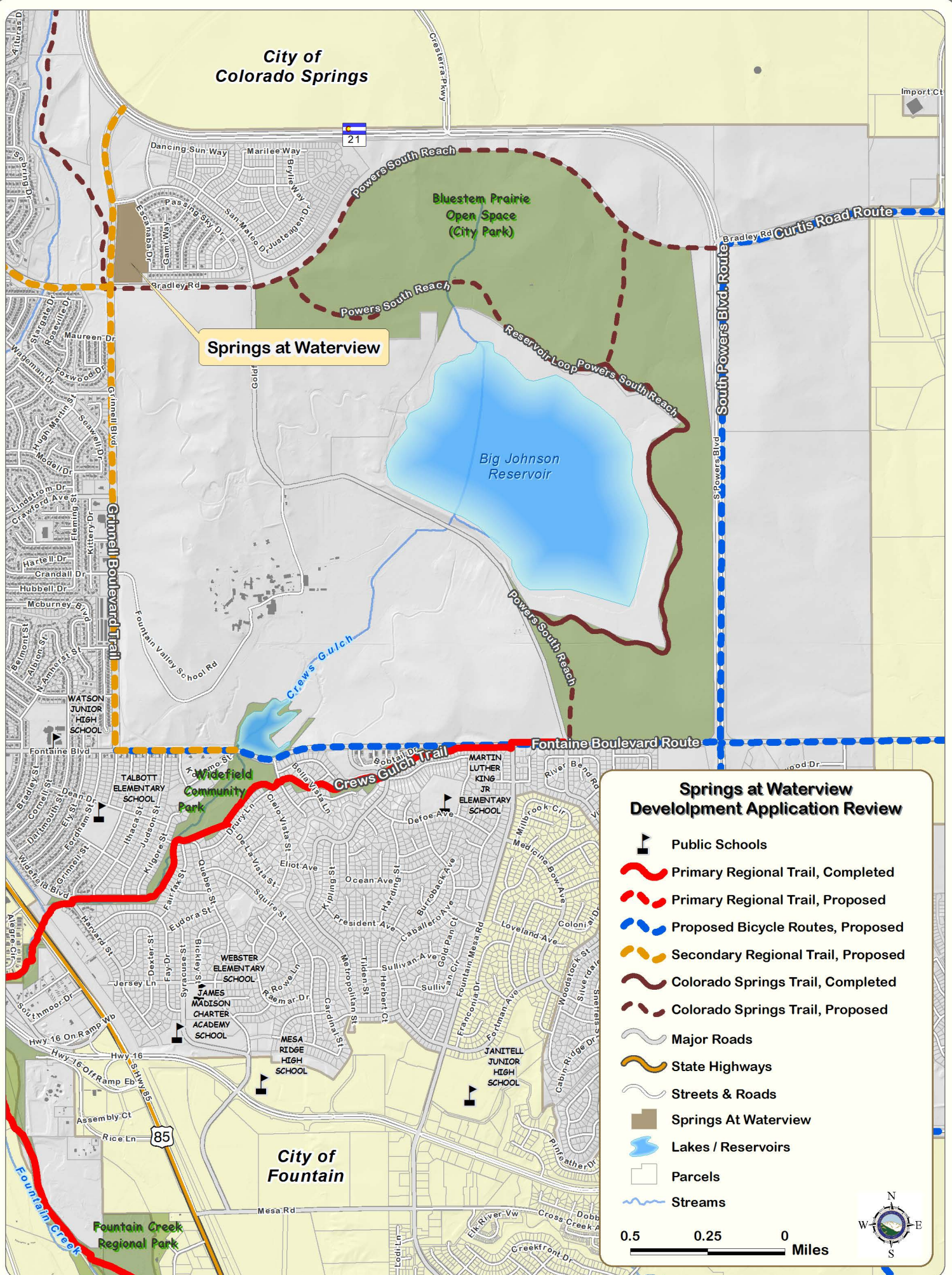
dwelling units proposed for future development. However, the current application shows the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan does not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision. It does, however, show the east-west City of Colorado Springs' Tier III trail along Bradley Road, which turns north and continues northward through the Waterview open space tract west of Grinnell Boulevard.

El Paso County Parks recommends that Springs at Waterview 2016 Sketch Plan (1) display the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard, in its entirety from Fontaine Boulevard to Powers Boulevard, and (2) require fees in lieu of land dedication for regional and urban park purposes upon recording of future final plats associated with this Sketch Plan Amendment.

Recommended Motion: Springs at Waterview 2016 Sketch Plan Amendment

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall display the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard, in its entirety from Fontaine Boulevard to Powers Boulevard, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the future final plats.

City of Colorado Springs



Springs at Waterview Development Application Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Completed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Springs At Waterview
- Lakes / Reservoirs
- Parcels
- Streams

0.5 0.25 0 Miles



Letter of Intent
Springs at Waterview Sketch Plan Amendment

05/17

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, CO. 80907
(719) 440-6879

Rankin Holdings LP
Eugenia M. & Basil E. Trust
Judy R. Timm
630 Southpointe Ct, Suite 200
Colorado Springs, CO 80903

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 377-0244

CPR Entitlement. LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036, 5500000135

Site Information:

The Waterview Sketch Plan was most recently amended in 2013. That amendment addressed changes in access, road classification (changing the classification of Bradley Road between Grinnell Boulevard and Powers Boulevard from Arterial to Collector) as well as some land use changes. This proposed amendment to the Waterview Sketch Plan is focused specifically to the two parcels at the northeast corner of Grinnell Boulevard and Bradley Road; Parcels P-5 and P-6. And the two parcels at the southeast corner of Bradley Road and Powers Boulevard; Parcels P-17 and P-18.

Grinnell and Bradley

Parcels P-5 and P-6 are currently proposed as Multi-Family (12 DU/Acre) and Commercial land uses respectively. The combined legal description of the parcels is as follows:

Parcel A, Waterview Pump Station Subdivision Exemption, an exemption Plat of Tract D of Painted Sky at Waterview Filing No. 1, Recorded June 22, 2015 under Reception No. 215713634, County of El Paso, State of Colorado.

The site lies in Section 7 of Township 15 South, Range 65 West; south of Goldfield Drive, north of Bradley Rd, east of Grinnell Boulevard and west of Escanaba Drive.

This Sketch Plan Amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use either attached (duplex) or detached. This amendment would reduce the current Sketch Plan density and eliminate 4 acres of commercial use and allow a use similar and compatible to the existing residential use due east of the subject site, east of Escanaba. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

The property is presently zoned AG and is part of the Waterview Sketch Plan. A Final Plat application, Zoning application and a Preliminary Plan application will be submitted subsequent to the Sketch Plan Amendment application.

Powers and Bradley

Parcels P-17 and P-18 are currently proposed as Commercial and Residential uses respectively. The proposed uses identified in the requested Sketch Plan Amendment are still Commercial and Residential uses, however, the acreages have been adjusted primarily due to proposed access locations.

The combined legal description of the parcels is as follows:

LEGAL DESCRIPTION (PARCEL 135B)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON

THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:

3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;

4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:

5. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;

6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;

7. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;

8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;

9. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

The proposed Commercial acreage for parcel P-17 has increased due to extending the area east to accommodate the proposed full movement access. Consequently the residential acreage in Parcel P-18 has decreased. The proposed density for parcel P-18 remains the same however, the projected total number of units have been increased on the Sketch Plan without exceeding the overall cap on residential units originally approved for the Waterview Sketch Plan.

Land Use

The following is a comparison between the currently proposed commercial acreages, proposed residential densities and projected dwelling units; the proposed densities and

acreages are also reflected on the accompanying Sketch Plan Amendment. The previously approved uses, acreages and densities are reflected in parens.

Sketch Plan Land Uses					
	Land Use	Parcel	Acreage	Density	Units
PHASE I					
	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential (Multi-Family Residential)	P-5	11.1 acres	5-7 DU/AC (8-12 DU/AC)	70 units (137 units)
	Single Family Residential (Commercial)	P-6	4.6 acres (4.6 acres)	5-7 DU/AC (0 DU-Comm)	30 units (0 units)
	Commercial	P-7	16.8 acres		
	Park / OS	P-12	5.2 acres		
PHASE II					
	Commercial	P-17	26.1 acres (21.2)		
	Single Family Residential	P-18	169.3 acres (174.4)	4-6 DU/AC (4-5 DU/AC)	865 units (785 units)
PHASE III					
	Industrial	P-14	81.4 acres		
	Commercial	P-15	34.7 acres		
PHASE IV					
	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total		520.3 acres		
EXISTING					

	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units (253 units)
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units (529 units)
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units (50 units)
	Total All		681.7 acres		

Total Proposed

Commercial Acreage

107.6

Residential Units

2017

Total Previously Approved

Commercial Acreage

107.3

Residential Units

2066

Industrial Acreage, Sketch Plan Open Space acreage and Total Acreage all remain the same. The P-5 change to Single Family Residential is to include attached single family units. The modification to the P-18 total allowed units is similar to the residential densities within other areas of the Sketch Plan at 5.1 units per acre. With all parcels updated the total proposed residential units is still below the original proposed total of 2066 units.

Request and Reason:

To approve an Amendment to the Waterview Sketch Plan. This approval will allow for a single family development on parcels P-5 and P-6 rather than multi-family and commercial. This approval will also allow modification to access to Parcels P-15, P-17 and P-18. And allow an increase to the maximum number of residential units of Parcel P-18 from 785 to 865 with a proposed density at 4 to 6 DU/Acre. This letter serves as a request to receive El Paso County approval of the Sketch Plan Amendment for this site.

The proposed Sketch Plan Amendment is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Bradley and Grinnell; Parcel P-5 and P-6

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Bradley and Powers; Parcel P-17 and P-18

This application meets this policy by maintaining density and land use within the parameters of the adjacent proposed residential properties approved; the accompanying applications proposes similar densities as previously approved and similar commercial uses while matching the adjacent residential properties to the east by the City of Colorado Springs. Access will be from Bradley Road via Powers Boulevard. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Bradley and Grinnell; Parcels P-5 and P-6

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a recently approved inclusion agreement with these Districts. There is an existing Security Sanitation District sewer line within an easement that bisects the property and Security Water District water lines are on 2 sides of the property.

Bradley and Powers; Parcels P-17 and P-18

This application meets this policy by taking advantage of existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements are being acquired from the State Land Board for installation.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

Bradley and Grinnell; Parcel P-5 and P-6

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement has recently been approved.

Bradley and Powers; Parcel P-17 and P-18

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

Bradley and Grinnell; Parcel P-5 and P-6

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

Bradley and Powers; Parcel P-17 and P-18

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements are being acquired from the State Land Board for installation.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

Bradley and Grinnell; Parcels P-5 and P-6

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.
- The Sketch Plan Amendment is in conformance with the accompanying Preliminary Plan application, Zoning Application and the application for Final Plat.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement for the subject amended property is 40 ac-ft. per year, which is less than the current requirement for Parcels P-5 and P-6
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.

- Adequate public facilities and infrastructure are provided.
- The proposed Amendment meets all other El Paso County criteria or waivers have been approved or requested in this document.
- No mineral extraction is planned for this site.

Bradley and Powers; Parcels P-17 and P-18

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.
- The Sketch Plan Amendment is in conformance with the proposed land use for these parcels.
- The proposed subdivision is on vacant land and surrounded by vacant land, however, the proposed subdivision is consistent with the adjacent proposed Bradley Heights as approved by the City of Colorado Springs.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District. Water lines will be extended from Fontaine Boulevard to the property for service.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District. Sewer lines will be extended from Fontaine Boulevard to the property for service.
- Adequate drainage solutions are provided and follow MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by Widefield Water and Sanitation District, El Paso County, City of Colorado Springs (gas) and Mountain View Electric (electricity).
- Fire Protection will be provided by the Security Fire Protection District. The property is within the Security Fire Protection District response area and a petition is in process to include the property within the actual boundaries of the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided or will be extended.
- The proposed Amendment meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

Grinnell and Bradley; Parcels P-5 and P-6

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water/Sewer-Security Water and Sanitation Districts
- Electric Service-City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Century Link
- Fire Protection – Security Fire Protection District

Offsite Improvements

None anticipated.

Powers and Bradley; Parcels P-17 and P-18

The site currently is vacant. Proposed services in the development include the following:

- Water/Sewer-Widefield Water and Sanitation District
- Electric Service-Mountain View Electric
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Century Link
- Fire Protection – Security Fire Protection District

Offsite Improvements

Extension of Water and Sewer lines from Fontaine Boulevard north and construction of a Potable Water Booster Pump station on Parcel P-18 to boost water pressure to serve the upper elevation zones of Phases II, III and IV.

Impact Identification:

Grinnell and Bradley; Parcels P-5 and P-6

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals. This site is surrounded by development and roads.

Powers and Bradley; Parcels P-17 and P-18

Included with this submittal is a Wildlife Impact report for Parcels P-17 and P-18. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation.

Waiver Requests:

None anticipated.

Respectfully,

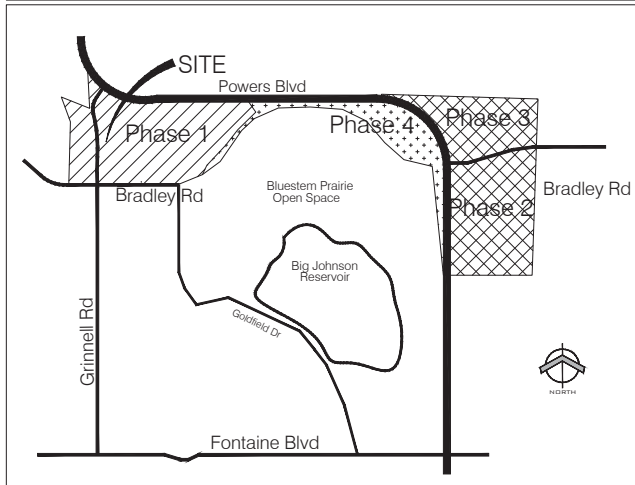
P.A.Koscielski
SWV, LLC

P.A.Koscielski
CPR Entitlements, LLC

WATERVIEW 2016 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning: A5 & PUD
Total Amended Area: 520.3 Acres

General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

UTILITY SERVICE PROVIDERS							
		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X			
	P-2	X	X	X			
	P-3	X	X	X			
	P-5	X	X	X			
	P-6	X	X	X			
	P-7	X	X	X			
	P-10	X	X	X			
PHASE II	P-11	X	X	X			
	P-12	X	X	X			
	P-18					X	X
PHASE III	P-14				X		
	P-15				X		
PHASE IV	P-13	X	X				
	P-16	X	X				
EXISTING	P-8	X	X	X			
	P-9	X	X	X			

General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

1. THENCE N00°47'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 984.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;

2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07'48", AN ARC LENGTH OF 2355.09 FEET, WHOSE LONG CHORD BEARS S88°37'34"E A DISTANCE OF 2235.01 FEET;

3. THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;

4. THENCE N00°4'00"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;

5. THENCE N89°38'49"E ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;

6. THENCE S89°43'49"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

7. THENCE S00°19'39"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5232.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

8. THENCE S89°33'38"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

9. THENCE S00°53'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.82 FEET;

10. THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;

11. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;

12. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;

13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;

14. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;

15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N83°43'56"W A DISTANCE OF 1718.20 FEET;

16. THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE LEFT;

17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1988.51 FEET, WHOSE LONG CHORD BEARS S59°05'46"W A DISTANCE OF 1907.17 FEET;

18. THENCE S28°53'00"W A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;

19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

20. THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

21. THENCE S89°01'29"W A DISTANCE OF 2763.58 FEET;

22. THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;

23. THENCE N00°30'28"E A DISTANCE OF 809.66 FEET;

24. THENCE N00°15'44"W A DISTANCE OF 808.32 FEET;

25. THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;

26. THENCE S70°00'20"E A DISTANCE OF 905.06 FEET TO THE WEST LINE OF SAID SECTION 7;

27. THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT:
POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472; GRINNELL STREET RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 09080408 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472; ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO. THE GROSS ACREAGE OF THIS DESCRIPTION IS 739.88 ACRES, MORE OR LESS. THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 621.59 ACRES, MORE OR LESS. BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT LS 17496) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/ PUNCH MARK IN CONCRETE).

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 975 MAIL CODE 455 COLORADO SPRINGS CO 80901-975
2	I-2	HEARD-OTIS PROPERTIES LLC	501 A GONZA WAY STE 210 SANVILLE CA 94526-7717
3	PUD	KEMELLE FAMILY PARTNERSHIP LLP	2065 HOLLIS DR COLORADO SPRINGS CO 80920-1603
4	PWP2	MARSHSFIELD - WOODMEN INVEST LLC	182 E PINES PEAR AVE STE 200 COLORADO SPRINGS CO 80903-1818
5	HP1	ULTRA RESOURCES INC	206 WYNONES WAY S STE 200 ENGLEWOOD CO 80150-5425
6	A-5	STATE OF COLORADO	439 17TH ST STE 920 DENVER CO 80202-3609
7	A-5	CO SPRING CITY OF C/O PARKS & REC DEPT.	PO BOX 975 MAIL CODE 455 COLORADO SPRINGS CO 80901-975
8	A-5	FOUNTAIN VALLEY SCHOOL	4975 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-2251
9	RS-4000 CC	FOY LAND INVESTMENTS LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2501
10	RS-4000	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY, CO	27 E VERMILION AVE COLORADO SPRINGS CO 80903-2308
11	A-5	HASSILL MICHAEL S	181 S CASCADE AVE STE 181 COLORADO SPRINGS CO 80903-5101
12	PUD	ROBERT BELL	5908 DANCING SKY WAY COLORADO SPRINGS CO 80911-3807
13	PUD	CHRISTOPHER & ASHLEIGH MURPHY	5915 DANCING SKY WAY COLORADO SPRINGS CO 80911-3807
14	PUD	WATERVIEW INVESTMENTS LLC	7759 W 20TH ST BLDG. STE 300 GREELEY CO 80633-4426
15	PUD	KENNETH & MARION HOUNGHELL	4759 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
16	PUD	JASON & REBECCA CHILDERS	4759 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
17	PUD	JOEL J. JOSTINA HUNTER	1708 GAIN WAY COLORADO SPRINGS CO 80911-3877
18	PUD	ALEXANDER HALL	1772 GAIN WAY COLORADO SPRINGS CO 80911-3877
19	PUD	MARTIN & KATHLEEN GORDON	4808 DANCING HORN WAY COLORADO SPRINGS CO 80911-3879
20	PUD	CODY DILLON TARBUTT	4807 ESCANABA DR COLORADO SPRINGS CO 80911-3882
21	PUD	DANIEL TROY	4805 ESCANABA DR COLORADO SPRINGS CO 80911-3882
22	PUD	TERRY HENNING	4811 ESCANABA DR COLORADO SPRINGS CO 80911-3882
23	PUD	GERARDO LUNA & KELLY GARCIA	3 ESCANABA FORT BRAGG MC 2807-4628
24	PUD	TIMOTHY FALGOUTS	4873 ESCANABA DR COLORADO SPRINGS CO 80911-3882
25	PUD	BEAU & COURTNEY KEMPE	4889 ESCANABA DR COLORADO SPRINGS CO 80911-3882
26	PUD	JEFFERY GRISEL	4905 ESCANABA DR COLORADO SPRINGS CO 80911-3883
27	PUD	FRANK & JENNIFER GARZA	5504 TATUM DR ELLEN TS 75544-2905
28	PUD	MICHAEL MARTINEZ	4907 ESCANABA DR COLORADO SPRINGS CO 80911-3883
29	PUD	KRISTINE STRECKLAND	PO BOX 573 DRYDEN WA 98821-0573
30	PUD	BRITANY TONPLE	4909 ESCANABA DR COLORADO SPRINGS CO 80911-3883
31	PUD	KARSON BOYLE	4905 ESCANABA DR COLORADO SPRINGS CO 80911-3883
32	PUD	JASON & MICHELLE HILCOMBE	4903 PASSING SKY DR COLORADO SPRINGS CO 80911-3875
33	PUD	WILLIAM HUEY	4975 PASSING SKY DR COLORADO SPRINGS CO 80911-3875

Sketch Plan Land Uses

	Land Use	Parcel	Acreage	Density	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial	P-7	16.8 acres		
	Park / OS	P-12	5.2 acres		
PHASE II	Commercial	P-17	26.1 acres		
	Single Family Residential	P-18	169.3 acres	4-5 DU/AC	840 units
PHASE III	Industrial	P-14	81.4 acres		
	Commercial	P-15	34.7 acres		
PHASE IV	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total		520.3 acres		
EXISTING	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
	Total All		661.7 acres		

AMENDED PARCELS

PARCEL ID NUMBER	ACREAGE	OWNER
55072-06-036	15.68 acres	FRANK W HOWARD #2 LIMITED PARTNERSHIP, LLP
TOTAL	15.68 ACRES	

Owner/Subdivider:

WVS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

Plan Preparer:

Dakota Springs Engineering
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

Stantec
Stantec Consulting Inc.
1110 Eikon Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6869
Fax.
www.stantec.com



WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 1-2-16
DRAWN: B. GIDDWIN
APPROVED: C.K. GOTHERN

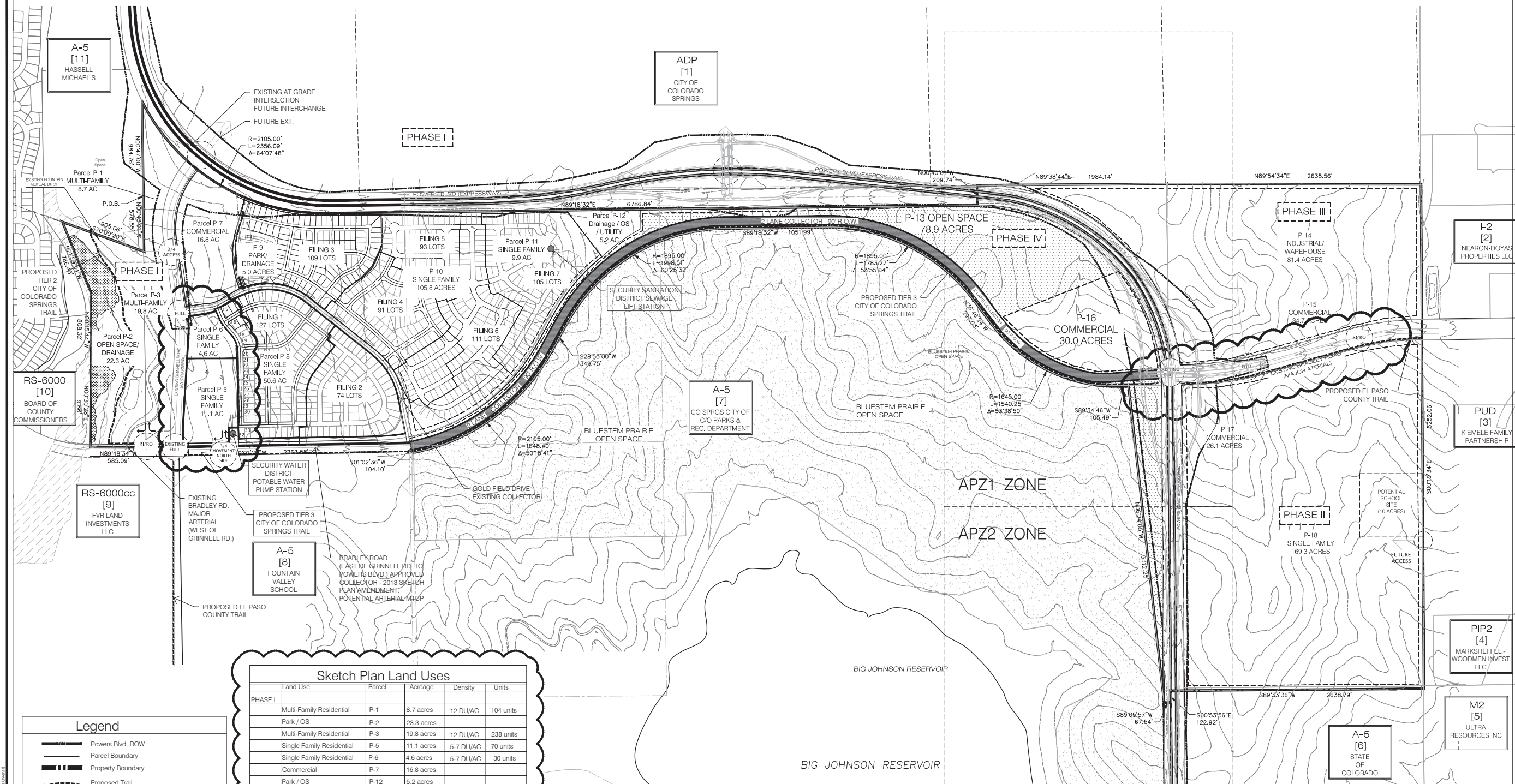
REVISIONS:
DATE: BY: COMMENTS:

COVER SHEET

SHEET NO.

1
OF 2 SHEETS

JOB_NO_0001-02-16-01



Legend

Powers Blvd. ROW

Parcel Boundary

Property Boundary

Proposed Trail

Existing Wetlands

Proposed Access

Existing Fountain Mutual Company Ditch

Intersection

Open Space
88.2 Acres Total

Right of way needed for Powers Blvd.
42.7 Acres Total

Sketch Plan Land Uses				
Land Use	Parcel	Acres	Density	Units
PHASE I				
Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
Park / OS	P-2	23.3 acres		
Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
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Park / OS	P-12	5.2 acres		
PHASE II				
Commercial	P-17	26.1 acres		
Single Family Residential	P-18	169.3 acres	4-5 DU/AC	840 units
PHASE III				
Industrial	P-14	81.4 acres		
Commercial	P-15	34.7 acres		
PHASE IV				
Proposed Open Space	P-13	78.9 acres		
Commercial	P-16	30.0 acres		
Total		520.3 acres		
EXISTING				
Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
Park / OS	P-9	5.0 acres		
Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
Total All		681.7 acres		

Phasing Plan

Phase I:

1-5 years

Phase II:

3-7 years

Phase III:

5-10 years

Phase IV:

8-15 years

0

250

500

1000

1500

NORTH

SCALE 1"=500'

Stantec Consulting Inc.
1110 Eikon Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6889
Fax. (719) 432-6889
www.stantec.com

WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 1-28-16
DRAWN: B. GIDDWIN
APPROVED: C.K. GOTHEN

REVISIONS:	BY:	COMMENTS:
DATE:		

PLAN SHEET

SHEET NO.

2

OF 2 SHEETS

JOB_NO_0001-02-16-01

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2018 - 2022 Capital Improvement Program

Agenda Date: July 12, 2017

Agenda Item Number: # 7 - A

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming five-year Capital Improvement Program (CIP) at the July meeting. The CIP includes proposed capital improvement projects for the next five years. Please find enclosed the 2018 - 2022 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2018 – 2022 Capital Improvement Program.

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

MEMORANDUM

TO: El Paso County Park Advisory Board

FROM: Tim Wolken, Director
Community Services Department

RE: 2018 – 2022 Capital Improvement Program

DATE: July 12, 2017

El Paso County Parks (County Parks) currently manages a multi-million dollar park system that includes approximately 8,000 acres of parkland, 105 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. County Parks also manages the El Paso County Fairgrounds and landscape maintenance efforts at County buildings. It is critical that County Parks utilizes a systematic process to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our citizens with our available resources.

To achieve the above goals, County Parks develops a five-year Capital Improvement Program (CIP) that includes proposals for land purchase, facility development and / or improvements. A capital improvement is defined as having a useful life of more than five years with a value in excess of \$10,000.

The CIP is a critical management tool that provides the following:

1. Serves as a comprehensive needs assessment for capital projects;
2. Provides a prioritized implementation schedule;
3. Identifies funding sources to complete the proposed improvements;
4. Ensures ongoing major maintenance in the County's park system.

Funding Sources

The CIP program is funded from a variety of sources. Every effort is made to supplement local funding sources with federal, state and local grants, and / or fundraising or collaborative efforts between other governmental jurisdictions and private organizations.

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for available regional and urban park fee funds.

Conservation Trust Fund (Lottery Funds)

It is anticipated that approximately \$35,000 will be available for major maintenance projects in 2018.

County General Fund

It is anticipated that El Paso County general fund will provide approximately \$100,000 for major maintenance at County Parks in 2018.

1A Funds

The Board of El Paso County Commissioners approved a coordinated election ballot in November, 2014 asking voters' permission for the County to retain and expend \$2,044,758 in excess revenues collected in 2013. The proposal restricted use of the funds for needed maintenance and improvements at regional parks, open space, nature centers and regional trails. The ballot issue was approved by 70% of the voters. The remaining funds will be used to support the Kane Ranch Open Space project in 2018.

Grants / Fundraising

El Paso County Parks strives to leverage existing capital funding with grants and fundraising to support respective park projects.

Annual CIP Timeline

May / June - Staff reviews / updates CIP

July - Management team reviews recommendations and completes CIP proposals for Park Advisory Board (PAB) consideration

Park Advisory Board reviews / endorses proposed CIP for recommendation to Board of County Commissioners (BoCC) / County Administration

August - Funding for Park CIP projects are included in the upcoming County budget

November - BoCC approves budget for upcoming year

Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects.

Risk management

The project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Projects that can be completed from available funding sources will be given a higher priority.

Timing

Projects that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (irrigation, restrooms,...) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's 2017 – 2021 Strategic Plan.

Ongoing Projects

Jones Park Improvements

The National Environmental Protection Act (NEPA) action includes decommissioning approximately 2.5 miles of trail within Jones Park to address the requirements of the National Environmental Protection Act (NEPA) action to reduce erosion issues that impact the federally threatened greenback cutthroat trout. County Parks has contracted with the Rocky Mountain Field Institute (RMFI) to complete the decommissioning project. The decommissioning project will be completed by the fall, 2018.

El Paso County received a \$75,000 Habitat Restoration Grant from Great Outdoors Colorado to improve the greenback cutthroat trout habitat in Bear Creek within Jones Park. The work will include creek bank restoration repair and repairing / increasing pool depths for optimal conditions for the trout. The project will also include the repair of creek banks to reduce the amount of sediment that is entering the creek. County Parks has contracted with Fin-Up Habitat Consultants to complete the project plan in 2017. The improvements will be completed in 2018.

Ute Pass Regional Trail

Construction of the regional trail will be completed as outlined in the Ute Pass Regional Trail Master Plan which was approved in the fall of 2015. A \$150,000 Colorado Parks and Wildlife State Trails Grant, matched with \$150,000 of County 1A funds, was secured in 2016 to complete design and construction of the trail from Ute Pass Elementary to Winnemucca Road in 2017 - 2018. Future development of the trail to Longs Ranch will be funded through an \$850,000 Transportation Alternatives Program Grant and \$1 million Transportation Improvements Program grant by 2022.

Funding Sources

Colorado Parks and Wildlife	\$150,000
EPC 1A Funds	<u>\$150,000</u>
Total	\$300,000

Estimated Costs

Final Design	\$ 50,000
Permitting	\$ 25,000
Construction	<u>\$225,000</u>
Total	\$300,000

Project Timeline

Secure Design Firm	July – August, 2017
Final Design	August – December, 2017
Environmental / Permitting	January – March, 2018
Construction	April – October, 2018

Pineries Open Space Project

FEMA, State and insurance-funded building repairs and installation of a new restroom as an alternate FEMA project were completed in 2016, paving the way for a first phase of trail and recreation improvements in the Pineries Open Space. The first phase of improvements per the Pineries Open Space Master Plan includes approximately 8.2 miles of trail (4.2 miles of primary regional trail and 3.82 miles of single-track trail), main trailhead with separate equestrian and hike/bike parking areas, outdoor classroom and corral. The total cost of the first phase recreation facilities is estimated at approximately \$400,000. County Parks has committed \$200,000 from the regional park fee fund and \$200,000 of 1A funds for the project. The project will begin in the fall, 2017 and is scheduled to be finished in the spring, 2018.

County Fairgrounds Improvements

El Paso County updated the County Fairgrounds master plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. Upcoming projects include drainage, electric, and roof repairs, landscaping and shade structures, electric service for 4-H campground, installation of a permanent entertainment pavilion, and upgrading the south entrance gate area. \$600,000 is currently available for the improvements from regional park fees, a Great Outdoors Colorado grant, 1A funds, and fundraising efforts. The work has begun and is scheduled to be completed by the spring, 2018.

Black Forest Regional Park / Trail Improvements

The trails within Black Forest Regional Park sustained significant damages from the Black Forest Fire and post-fire flooding. Several sections were damaged beyond repair, are now flood-prone, or traverse through severely charred areas within the park. A drainage plan was completed in 2017 to guide park restoration and trail repairs. A trail inventory will be completed to identify sections of trail for repair, re-route and/or closure. Trails will be updated to reflect any re-routes and better incorporate the trails adjacent to Cathedral Pines. Flood-mitigation and soil stabilization structures will be installed to mitigate future flooding impacts to the trails and active use area. Forest management prescriptions will be implemented to promote forest regeneration. County Parks has committed \$100,000 from the regional park fee fund and \$160,000 of remaining 1A funds to implement the improvements. The project will be implemented in the fall, 2017 and will be completed in the spring, 2018.

Rainbow Falls Historic Site Improvements

A Transportation Enhancement Grant funds were secured through the Colorado Department of Transportation (CDOT) in the amount of \$308,000 for access, trail, park and bank stabilization improvements at the Rainbow Falls Historic Site. These funds have been matched with

\$72,000 of regional park fees and \$5,000 in third party support for a total project budget of \$385,000. The final design process has been completed. Construction is expected to commence in the fall, 2017 and will be completed in spring, 2018.

County Parks is also exploring the submittal of a State Historic Fund Grant application to leverage Colorado Department of Transportation funds to complete graffiti removal, interpretive artwork and signage and other historical improvements at the Rainbow Falls Historic Site.

Proposed 2018 Capital Projects

Bear Creek Regional Park Parking Improvements

The updated master plan for Bear Creek Regional Park was approved by the Board of County Commissioners on December, 2014. The proposed improvements include the creation of an Equestrian Skills Course (Course) within the eastern portion of the park near 8th Street. In cooperation with the Friends of the Equestrian Skills Course, the first components of the skills course were opened for public use in June, 2017. In conjunction with the development of the Course, the master plan includes the construction of a parking lot / trailhead to service the Course and other park users. The parking lot / trailhead will be designed to provide parking for nine parking spaces for large vehicles pulling horse trailers and eleven standard vehicle parking spaces and will be constructed with class 6 aggregate materials.

The master plan for this parking lot indicates an access point using an existing driveway access along 8th Street that is approximately fifty feet north of the property owned by the American Red Cross. If constructed in this location, the parking lot will require an engineered retaining wall, which preliminary estimates indicate could exceed \$120,000 for engineering, permitting, and construction.

The County will explore an alternate parking area north of the proposed area. The area is relatively level and can accommodate the amount of proposed parking spaces. The critical issue will be whether the City of Colorado Springs will allow access to 8th Street from the proposed parking area.

Funding Sources

County Major Maintenance Funds	\$60,000
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Estimated Costs

Traffic Impact Analysis / Permitting	\$ 5,000
Plan Development / Drainage Analysis	\$ 5,000
Construction	<u>\$50,000</u>

Total	\$60,000
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Project Timeline

Completion of Studies / Plans	April – May, 2018
Bid Project	June, 2018
Project Construction	July – September, 2018

County Fairgrounds Improvements

The County Fairgrounds Master Plan includes the development of a play structure and water play area. Both structures will be designed for American with Disabilities Act compliance. The County was fortunate to receive a donated playground which will be used and installed by County staff. The playground, water play area, and landscaping will create a more robust outdoor recreational experience for facility users. In addition, a fiber repair project will replace existing underground fiber for wireless and telephone services at the Fairgrounds.

Funding Sources

GOCO Grant	\$ 113,400
Fundraising	\$ 10,000
Regional Park Fees	\$ 26,600
Cable TV Fees Support	<u>\$ 50,000</u>
Total	\$ 200,000

Estimated Costs

Playground Installation	\$ 50,000
Water Play Area	\$ 65,000
Landscaping	\$ 20,000
Fiber Repairs	\$ 50,000
Miscellaneous	<u>\$ 15,000</u>
Total	\$200,000

Project Timeline

Develop Plans and Specifications	November 2017 - January 2018
Bid Project	February - March 2018
Project Construction	April, 2018

Elephant Rock Open Space Improvements

The purchase of the Elephant Rock Open Space property will be completed in July of 2017 and the master planning process will be completed in the fall, 2017. While the Conservation Easement and Master Plan will drive the proposed improvements, staff anticipates the improvements will include public access and natural resource conservation with a looped trail system and interpretive signage. A trailhead with a shelter will likely also be included. Signage will be installed at the trailhead, at scenic overlooks, and throughout the trail system for site identification, regulatory information, wayfinding, and interpretation. Staff estimates

approximately 11,000 linear feet of trail construction in Phase 1 in three primary trail loops which will include direct access to the New Santa Fe Regional Trail.

Funding Sources

Regional Park Fees	\$ 50,000
GOCO Grant (apply fall, 2017)	<u>\$150,000</u>
Total	\$200,000

Estimated Costs

Trails	\$130,000
Signage	\$ 30,000
Trailhead	\$ 30,000
Fencing	<u>\$ 10,000</u>
Total	\$200,000

Project Timeline

Develop Master Plan	July / October, 2017
GOCO Grant Application	November, 2017 – March, 2018
Develop Plans and Specifications	February - March, 2018
Bid Project	May, 2018
Project Construction	June - October, 2018

Fox Run Regional Park Improvements

The gazebo at Fox Run Regional Park is located within the lower pond and was constructed in 1985. In 2006, electrical service was provided to the site, and a ramp was installed to improve handicap access, and a brick wall was built around the gazebo to compliment the facility and to add more seating for park patrons. Over the years, the gazebo has become a popular wedding facility with over 165 weddings in 2016 as well as hosting concerts and other community events.

Due to high usage, materials reaching the end of their useful life, and weather related impacts, the gazebo is in need of a major renovation. The brick wall around the perimeter has begun to settle and the brick is separating, the wood utilized for the bridge and the pillars for the gazebo itself are starting to rot, and the railing for the bridge and the height of the wall no longer meet American with Disabilities Act requirements.

The project will include securing a design firm with a geotechnical engineering background to provide an engineered plan for constructing a solid foundation for the structure and plans and complete plans and specifications to upgrade the gazebo.

Funding Sources

Regional Park Fees	\$100,000
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Estimated Cost

Design Firm	\$ 20,000
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Renovation Costs	<u>\$ 80,000</u>
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Total	\$100,000
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Project Timeline

Secure Design Firm	February – March, 2018
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Completion of Plans and Specifications	April – May, 2018
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Bid Project	July, 2018
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Project Construction	October – December, 2018
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Kane Ranch Open Space Improvements

Upon completion of the Kane Ranch Open Space Master Plan in 2018, staff will implement design and construction of Phase 1 Improvements, following guidelines set forth in the Master Plan. Initial improvements may include a multiple-loop trail system, interpretive opportunities, and trailhead facilities that may include equestrian vehicle parking, restroom, picnic tables and/or pavilions. Consistent with open space planning standards, the emphasis will center on natural resource conservation and passive use.

Funding Sources

Regional Park Fees	\$220,000
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Ballot Question 1A	<u>\$180,000</u>
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Total	\$400,000
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Estimated Costs

Trailhead Parking Area	\$150,000
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Tier I & Tier III Trails	\$100,000
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Fencing	\$ 50,000
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Vault Toilet Structure	<u>\$100,000</u>
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Total	\$400,000
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Project Timeline

Secure Design Firm	January – February, 2018
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Completion of Plans and Specifications	March – May, 2018
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Bid Project	June – July, 2018
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Project Construction	August – December, 2018
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Northern Nature Center Feasibility Study

The El Paso County Parks Master Plan includes the development of a nature center in northern El Paso County. A feasibility study is proposed in 2018 to analyze and evaluate potential locations, partnerships / collaborations, funding sources, estimated construction costs, and long term maintenance and staffing. The estimated cost is \$25,000 with funding provided by Regional Park fees.

Project Timeline

Solicit Request for Proposals	January – February, 2018
Secure Contractor	March, 2018
Study Completion	July, 2018

Nature Center Improvements

Bear Creek and Fountain Creek Nature Centers have had limited funding for general facility maintenance needs and are in critical need of general improvements. Bear Creek Nature Center is in need of painting and carpeting in public spaces, window upgrades, irrigation in plaza beds, and mud-jacking the back patio. Fountain Creek Nature Center needs irrigation and landscaping around the building and in the parking lot and window upgrades.

Funding Sources

EPC Major Maintenance Funds	\$40,000
Friends of EPC Nature Centers	<u>\$20,000</u>
Total	\$60,000

Estimated Costs

BCNC Painting	\$10,000
BCNC Carpet	\$10,000
BCNC Irrigation Upgrades	\$10,000
BCNC Mud-jacking	\$10,000
BCNC / FCNC Windows	\$10,000
FCNC Landscaping / Irrigation	<u>\$10,000</u>
Total	\$60,000

Project Timeline

Secure Friends Funding	December, 2017
General Improvements	January – March, 2018
Irrigation and Landscaping Improvements	June – July, 2018
Mud-jacking	September – October, 2018

Pineries Open Space Trails

Phase 1 improvements at Pineries Open Space are scheduled to be completed by the Spring, 2018 and include two large trail loops, made up in part by a power line access road on the west and south sides of the property. The Master Plan recommends a Tier IV (single-track) alternative to the powerline road that would weave in and out of the forest, some of which has beautiful old growth trees. A trail is also planned to connect to the Cantrell Lake area, which is central to the property and provides some of the best views. Funds would be used to construct the Tier IV trails that will complete implementation of the Master Plan trails, including 1.44 miles on the west side, .87 miles on the south side, and .85 miles from the west side trail to Cantrell Lake, for a total of 3.16 miles.

Funding Sources

Regional Park Fees	\$120,000
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Estimated Costs

Trail Construction	\$120,000
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Project Timeline

Develop Specifications	March - April 2018
Bid Project	April - May 2018
Project Construction	June - August 2018

Meridian Ranch / Eastonville Road Trail

This trail project connects residential developments, parks and schools in the Falcon community. It is a key connection in the regional trail system and part of the perimeter trail loop around Falcon Regional Park. The trail project includes an east/west portion of the Meridian Ranch Trail on the north side of Falcon Regional Park for a distance of approximately 2,640 linear feet. A Primary Regional Trail, a north/south trail adjacent to Eastonville Road along the east side of Falcon Regional Park for approximately 5,160 linear feet, is the other leg of the project.

Funding Sources

Regional Park Fees	\$ 50,000
State Trails Grant (apply fall, 2017)	<u>\$ 164,500</u>
Total	\$ 214,500

Estimated Costs

Design / Engineering	\$ 20,000
Trail Construction	\$ 164,500
Drainage Structures	\$ 20,000
Signage / Benches	<u>\$ 10,000</u>
Total	\$ 214,500

Project Timeline

State Trails Grant Submittal	October 2017-April 2018
Develop Plans and Specifications	March – April, 2018
Bid Project	May – June, 2018
Project Construction	July – December, 2018

Stratmoor Valley Greenway

Flooding in 2013 and 2015 along Fountain Creek in the Stratmoor Valley area has resulted in sections of the regional trail that have been severely damaged. To address these issues, it is proposed for Planning staff to coordinate the development of a master plan, including plans, specifications, and recommendations for the open space property. The master plan process will include the analysis of the current use of creekside property, provide opportunities for multi-agency stakeholder involvement, and develop a plan to guide future improvements to the greenway. Consistent with open space planning standards, the emphasis will center on providing low-impact recreational opportunities and enhanced public access, natural resource conservation, watershed restoration, and creek bank stabilization. Following the development of the master plan, creek corridor restoration and trail construction will be completed.

Funding Sources

CDBG Grant	\$75,000
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Estimated Costs

Master Plan Process	\$10,000
Tier I Trail Improvements	\$20,000
Tier IV Trail Construction	\$20,000
Creek Corridor Restoration	<u>\$25,000</u>
Total	\$75,000

Project Timeline

Grant Submittal	January – May 2018
Master Planning Process	May, 2018 – August, 2018
Completion of Plans / Specifications	September – October, 2018
Bid Project	November, 2018
Project Construction	Winter, 2018 - 19

Proposed New Planning Projects

Fox Run Regional Park Master Plan

The Fox Run Regional Park master plan was updated in 2006 in an abbreviated format. It is proposed to update the master plan in 2018 to include an inventory analysis, opportunities for multi-agency stakeholder and citizen input, and the development of a plan to guide future improvements at Fox Run Regional Park. The master plan will focus on providing enhanced recreational opportunities and natural resource conservation. It is proposed to complete the master plan with in-house resources.

Project Timeline

Inventory analysis	January – March, 2018
Stakeholder / citizen input	April – May, 2018
Plan development	June – August, 2018
Park Board presentation endorsement	September, 2018
Board of County Commissioner approval	October, 2018

Appendix A

**Community Services Department
El Paso County Parks
2018 - 2022 Capital Improvement Program**

PROBABLE FUNDING SOURCES:	2018	2019	2020	2021	2022	Total
Regional Park Fees						
Region #1						
Elephant Rock Open Space	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Region #2						
Falcon Regional Park	\$ -	\$ 150,000	\$ -	\$ -	\$ 200,000	\$ 350,000
Pinerias Open Space Improvements	\$ 120,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 220,000
Jackson Creek Trail Project	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Fox Run Regional Park Improvements	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Fox Run Regional Trail	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Meridian Ranch / Eastonville Road Trail	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Homestead Ranch Regional Park Improv	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
North Nature Center Feasibility Plan	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Black Forest Regional Park - Irrigation	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Northern Nature Center	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Rock Island Regional Trail Resurfacing	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Region #3						
Ute Pass Regional Trail Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Region #4						
Fairgrounds Improvements	\$ 26,600	\$ -	\$ -	\$ -	\$ -	\$ 26,600
Fountain Creek Regional Pk Improvements	\$ -	\$ 200,000		\$ 200,000	\$ -	\$ 400,000
Paint Mines (West)	\$ -			\$ -	\$ -	\$ -
Kane Ranch	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Total Regional Park Fees	\$ 591,600	\$ 350,000	\$ 140,000	\$ 500,000	\$ 300,000	\$ 1,081,600
Urban Park Fees						
Rock Island Trailhead Improvements	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Total Urban Park Fees	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ 170,000
Major Maintenance Funds	\$ 100,000	\$ 125,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 900,000
County Capital Improvement Funds	\$ -	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 3,000,000
1A Funds	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Third Party Funds						

GOCO (Elephant Rock Open Space)	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
GOCO (Fairgrounds)	\$ 113,400	\$ -	\$ -	\$ -	\$ -	\$ 113,400
GOCO (Falcon Regional Pk)	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
GOCO (Pineries)	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Northern Nature Center (GOCO Grant)	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Northern Nature Center (other fundraising)	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Fox Run Regional Trail (State Trails Grant)	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
Ute Pass Regional Trail (TIP / TAP)	\$ -	\$ 340,000	\$ 340,000	\$ 828,000	\$ -	\$ 1,508,000
Fundraising - County Fairgrounds	\$ 10,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 160,000
Falcon Vista Trail (State Trails Grant)	\$ -		\$ -	\$ -	\$ 45,000	\$ 45,000
MR / Eastonville Trail (State Trails)	\$ 164,500	\$ -	\$ -	\$ -	\$ -	\$ 164,500
Widefield Community Park (CDBG)		\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Stratmoor Valley Trail (CDBG)	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Friends of the Nature Centers	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Rock Island Regional Trail (State Trails)	\$ -	\$ -		\$ -	\$ 100,000	\$ 100,000
Cable TV / Fiber Funds	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Jackson Creek Trail - South (State Trails)	-	-	-	145,000	-	145,000
Third Party Funds	\$ 582,900	\$ 840,000	\$ 1,045,000	\$ 973,000	\$ 345,000	\$ 1,422,900
Total Available Funding	\$ 1,454,500	\$ 2,335,000	\$ 2,160,000	\$ 2,448,000	\$ 1,620,000	\$ 10,017,500
TOTALS						\$ -

ESTIMATED COSTS	2018	2019	2020	2021	2022	Total
<u>Bear Creek Regional Park</u>						
Tennis court renovation	\$ -		\$ 250,000	\$ -	\$ -	\$ 250,000
Construct maintenance yard near shop	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Main restroom replacement	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ 275,000
Parking upgrades	\$ 60,000	\$ 45,000	\$ -	\$ 200,000	\$ -	\$ 305,000
Irrigation Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Bear Creek Dog Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
<u>Black Forest Regional Park</u>						
Trail repairs	\$ -	\$ 100,000		\$ -	\$ -	\$ 100,000
Tennis court resurfacing	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Irrigation Upgrades	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
<u>Black Forest - Section 16</u>	\$ -	\$ -	\$ -	\$ -	\$ -	
<u>County Fairgrounds</u>						
General Improvements	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Barn replacement / maintenance shop	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
<u>Drake Lake</u>	\$ -	\$ -	\$ -	\$ -	\$ -	
<u>Elephant Rock Open Space</u>						
General Improvements	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000

Falcon Regional Park						
Phase 2 Improvements	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
Phase 3 Improvements	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000
Fountain Creek Regional Park						
General Park Improvements	\$ -	\$ 300,000		\$ 128,000	\$ -	\$ 428,000
Willow Springs Ponds (electrical upgrades)	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Fox Run Regional Park						
General Improvements	\$ 100,000	\$ -	\$ -	\$ 350,000	\$ -	\$ 450,000
Homestead Ranch Regional Park						
Trail renovations / road improvements	\$ -	\$ -	\$ 50,000	\$ -	\$ 75,000	\$ 125,000
Jones Park						
General Improvements		\$ -	\$ -	\$ -	\$ -	\$ -
Kane Ranch						
General Improvements	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Nature Centers						
North Nature Center Feasibility Study	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Northern Nature Center	\$ -	\$ -	\$ 1,000,000			\$ 1,000,000
General Improvements	\$ 60,000	\$ -	\$ -		\$ 40,000	\$ 100,000
Paint Mines Regional Park						
General Improvements (west)	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
Master Plan Update	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
Rainbow Falls						
Renovation Projects	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
Palmer Lake Recreation Area						
	\$ -	\$ 70,000	\$ -	\$ -	\$ -	
Pineries Open Space						
Trail Improvements	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
General Improvements - Phase 2	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
Stratmoor Hills Neighborhood Park						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail Improvements						
Jackson Creek Trail (south)	\$ -	\$ -	\$ -	\$ 245,000	\$ -	\$ 245,000
Ute Pass Regional Trail - Trail Construction		\$ 425,000	\$ 425,000	\$ 1,000,000		\$ 1,850,000
Meridian Ranch / Eastonville Road Trail	\$ 214,500	\$ -	\$ -	\$ -	\$ -	\$ 214,500
Falcon Vista Trail	\$ -		\$ -	\$ -	\$ 60,000	\$ 60,000
Fox Run Trail	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ 85,000
Rock Island Trailhead Improvements	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Regional Trail Resurfacing	\$ -	\$ -	\$ -		\$ 145,000	\$ 145,000
Statmoor Valley Trail	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000

Widefield Community Park						
General park improvements	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Totals	\$ 1,454,500	\$ 2,335,000	\$ 2,160,000	\$ 2,448,000	\$ 1,620,000	\$ 10,017,500

Appendix B

**El Paso County Parks
2018 - 2022 Capital Improvement Program
Regional Park Fees**

Source: El Paso County Parks

	Region 1	Region 2	Region 3	Region 4	
	Northwest	Northeast	Southwest	Southeast	TOTAL
Beginning Balance (1/1/17)	\$ 286,425	\$ 1,399,166	\$ 161,238	\$ 633,094	\$ 2,479,923
Estimated Revenue (2017)	\$ -	\$ 30,000	\$ 10,000	\$ 100,000	\$ 140,000
Total Revenue / Fund Balance	\$ 286,425	\$ 1,429,166	\$ 171,238	\$ 733,094	\$ 2,619,923
Estimated Expenditures					
New Santa Fe Regional Trail	\$ 70,000				\$ 70,000
Elephant Rock Open Space	\$ 150,000				\$ 150,000
Black Forest Regional Park - Trails		\$ 100,000			\$ 100,000
Fountain Creek Regional Park				\$ 125,000	\$ 125,000
County Fairgrounds				\$ 50,000	\$ 50,000
Bear Creek Regional Park - Exhibits			\$ 7,500		\$ 7,500
Rainbow Falls Historic Site			\$ 75,000		\$ 75,000
Sub-Total	\$ 220,000	\$ 100,000	\$ 82,500	\$ 175,000	\$ 577,500
Estimated Ending Balance - 12/31/2017	\$ 66,425	\$ 1,329,166	\$ 88,738	\$ 558,094	\$ 2,042,423
Estimated Beginning Balance - 1/1/2018	\$ 66,425	\$ 1,329,166	\$ 88,738	\$ 558,094	\$ 2,042,423
Estimated Revenue (2018)	\$ -	\$ 30,000	\$ 10,000	\$ 50,000	\$ 90,000
Total Revenue / Fund Balance	\$ 66,425	\$ 1,359,166	\$ 98,738	\$ 608,094	\$ 2,132,423
Proposed 2018 Uses:					
Elephant Rock Open Space	\$ 50,000				\$ 50,000
Pinerias Open Space		\$ 120,000			\$ 120,000
Fox Run Regional Park Improvements		\$ 100,000			\$ 100,000
Meridian Ranch / Eastonville Trail		\$ 50,000			\$ 50,000
North Nature Center Feasibility Study		\$ 25,000			\$ 25,000
Ute Pass Regional Trail					\$ -
Fairgrounds Improvements				\$ 26,600	\$ 26,600
Kane Ranch Open Space				\$ 220,000	\$ 220,000
Sub-Total	\$ 50,000	\$ 295,000	\$ -	\$ 246,600	\$ 591,600
Estimated Ending Balance - 12/31/2018	\$ 16,425	\$ 1,064,166	\$ 98,738	\$ 361,494	\$ 1,540,823

Appendix C

El Paso County Parks
Urban Park Program

		Area 1	Area 2	Area 3	Area 4	Area 5	
		SD #38	SD #20	SD #49	SD #3	All other SD	TOTAL
Beginning Balance - 2017							
Subdivision Neighborhood		\$ 65,259	\$ 43,287	\$ 79,706	\$ 66,607	\$ 1,002	\$ 255,861
Subdivision Community		\$ 100,668	\$ 122,033	\$ 286,869	\$ 160,644	\$ 4,813	\$ 675,027
		\$ 165,927	\$ 165,320	\$ 366,575	\$ 227,251	\$ 5,815	\$ 930,888
Estimated 2017 Revenue		\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 45,000
2017 Fund Balance / Revenue		\$ 165,927	\$ 180,320	\$ 381,575	\$ 242,251	\$ 5,815	\$ 975,888
Less Outstanding Grants							
The Glen at Widefield	4/2016	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Lorson Ranch- East Meadows - 2	4/2017	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Total Grants		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
County Urban Parks							
Widefield Community Park	2017	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total 2017 Expenditures		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
2017 Estimated Balance		\$ 165,927	\$ 180,320	\$ 381,575	\$ 92,251	\$ 5,815	\$ 825,888
Estimated 2018 Revenue		\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 45,000
2018 Fund Balance / Revenue		\$ 165,927	\$ 195,320	\$ 396,575	\$ 107,251	\$ 5,815	\$ 870,888
2018 Grant Estimates		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
2018 Projects							
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated 2018 Expenses		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
2018 Estimated Balance		\$ 115,927	\$ 145,320	\$ 346,575	\$ 57,251	\$ 815	\$ 665,888

**El Paso County Parks
2017 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Bid Phase
FCNC Cultural History Exhibit	Nancy Bernard	High	Fundraising Phase
County Fair SWOT Analysis Projects	Todd Marts		Completed
Fairgrounds Staff Cross-Training	Stacy Reavis		Completed
Implement "Wildlife Explorers" Program	Mary Jo Lewis		Completed
Fountain Creek Nature Center 25th Anniversary	Nancy Bernard	High	Event Planning Stage
Expand County Fairgrounds Equestrian Events	Stacy Reavis		Completed
Develop a Junior Docent Program	Ian Wilson		Completed
Develop a Social Media Plan	Todd Marts	Medium	
Create a "Nature Buddies" Program	Maria Petkash	Medium	
Develop a Volunteer Recruitment Plan	Todd Marts	Medium	
Develop a Pollinator Festival	Mary Jo Lewis		Completed
Water-Wise Perennial Garden Kit Sales Program	Mary Jo Lewis		Completed
Expand Halloween Events at Fairgrounds Programs	Stacy Reavis	Medium	
Update the Environ education school programs	Mary Jo Lewis	Medium	
Park Operations Division	Project Manager	Priority	Status
Complete irrigation renovation plan		High	
Complete Rainbow Falls security plan		High	
Develop individual park operation plans		Medium	
Convert security officer to park ranger			Completed
Planning Division	Project Manager	Priority	Status
Widefield Community Park Master Plan	Ross Williams		Completed
Continue Culturally Modified Tree Study	Ross Williams	Medium	
Kane Ranch Master Plan	Ross Williams	High	
Establish a Regional Open Space Committee	Elaine Kleckner		Completed
Rock Island Trailhead Improvements	Ross Williams	Low	
Develop a Park Planning Criteria Manual	Jason Meyer	Medium	
Update the Urban Park Grant Guidelines	Elaine Kleckner	Medium	
Establish a Planning Division Internship Program	Elaine Kleckner	Medium	
Update ARC / GIS Programs	Ross Williams	Low	
Elephant Rock Open Space Master Plan	Ross Williams	Medium	
Elephant Rock Open Space Purchase	Elaine Kleckner	High	Purchasing Phase
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Design Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Bid Phase
Flood Recovery Projects	Jason Meyer	High	Bid Phase
Fairgrounds Improvements	Tasha Brackin	High	Construction Phase
Fountain Creek Regional Park Improvements	Ross Williams / PO	High	Bid Phase
Jones Park Improvements	Tim Wolken	High	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	High	Planning Phase
Ceresa Park Improvements	Patrick Salamon		Completed

Widefield Community Park Improvements	Ross Williams / PO	High	Construction Phase
New Santa Fe Regional Trail Improvements	Jason Meyer	High	
Falcon Regional Park Improvements	Elaine Kleckner	Medium	
FRRP Restroom Building Roof Replacements	Randy Smith		Completed
Community Outreach	Project Manager	Priority	Status
Complete County Fair Sponsorship Program	Dana Nordstrom		Completed
Partners in the Park Program	Dana Nordstrom		Completed
Expand Friends Groups	Dana Nordstrom	High	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Establish an On-Line Giving Program	Christine Burns	Low	
Establish a Fair Queen Fundraising Program	Dana Nordstrom		Completed
Establish a National Trails Day Event	Christine Burns		Completed
Establish Weekly "Impact on Parks on Health" Campaign	Christine Burns		Completed
Create a Partners in the Parks Video	Christine Burns	Medium	

**Community Services Department
Parks / Recreation & Cultural Services Divisions
June 2017 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2017				2016
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 142,034	\$ 37,966		\$ 132,868
County Fair / Fairgrounds		\$ 257,800	135,452	\$ 122,348		104,867
Total		\$ 437,800	\$ 277,487	\$ 160,313		\$ 237,735
<u>Fundraising Revenue</u>		2017				2016
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 71,000	\$ (6,000)		\$ 78,000
Partners in the Park Program	Park Operations	\$ 30,000	\$ 5,000	\$ 25,000		\$ 20,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 15,244	\$ (5,244)		\$ 10,099
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 11,420	\$ 13,580		\$ 12,890
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)		\$ 50,000
Parks Annual Campaign	Parks Operations	\$ 5,000		\$ 5,000		
Total		\$ 175,000	\$ 152,664	\$ 22,336		\$ 170,989
<u>Grant Funds</u>		<u>Awarded</u>				
Great Outdoor Colorado - Habitat Restoration Grant	Jones Park	\$ 75,000				
Great Outdoors Colorado - Planning Grant	Kane Ranch Master Plan	\$ 30,000				
Great Outdoors Colorado - Mini Grant	Falcon Dog Park	\$ 45,000				
Totals		\$ 150,000				
<u>Parks Division Reservations</u>		2017			2016	2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		29	1064	N/A	16	678
February		26	850	N/A	20	647
March		77	1918	N/A	20	201
April		240	7619	4.10	111	3259
May		396	17014	4.20	326	14908
June		448	20691	3.94	479	20438
July						
August						
September						
October						
November						
December						
Total		1216	49156	4.15	972	40131

<u>Parks Facility Reservations</u>						
		2017			2016	2016
<u>June</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes					48	48
Athletic Fields		37	2800		35	3220
Pavilions		122	6016		112	5667
Trails		6	618		4	280
Vendor		1	2		5	10
Tennis Courts						
Vita Course						
Meeting Room		8	101		21	305
<u>Black Forest Regional Park</u>		1	10			
Athletic Fields		17	1650		22	1125
Pavilions		23	945		23	1066
Vendor						
Tennis Courts		36	142		32	128
<u>Falcon Regional Park</u>						
Baseball Fields					14	655
<u>Fountain Creek Regional Park</u>						
Athletic Fields					1	100
Pavilions		40	1739		40	1987
Trails						
Disc Golf Course						
Vendor					1	2
<u>Fox Run Regional Park</u>		4	34			
Athletic Fields		13	648		13	800
Gazebo		51	1126		21	510
Warming Hut		8	74		9	115
Pavilions		62	2958		69	2975
Trails		2	80		1	160
<u>Homestead Ranch Regional Park</u>						
Pavilions		13	464		6	185
Athletic Fields		1	30			
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail					1	1000
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail		1	1000			
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>		1	4			
<u>Rock Island Trail</u>		1	250			
<u>Black Forest Section 16</u>					1	100
Total Park Facility Reservations		448	20691		479	20438

<u>Fairgrounds Facility Reservations</u>		2017			2016	2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		17	463		8	220
February		15	260		13	355
March		19	512		9	194
April		17	3720		17	3124
May		16	3519		12	3413
June		14	3972		16	3908
July						
August						
September						
October						
November						
December						
Total		98	12446		75	11214
<u>Fairgrounds Facility Reservations</u>		2017		2016		
<u>June</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	3	1	4	
FAB Meeting		1	21	1	21	
Lions Club Meeting		1	20	1	20	
Senior Dinner		1	60	2	160	
COC Meeting		1	10	1	13	
Wedding Reception				2	193	
Sale Comm-Public Forum				1	30	
Livestock comm				1	40	
<u>Track</u>						
Race		2	3416	2	2607	
<u>Barns</u>						
<u>Livestock Arena</u>						
CSU - Health Check optional weigh-in		1	80	1	70	
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Dog Show		1	100	1	100	
United Methodist Church - Mission Workers		1	50			

Ruimage Sale				1	600	
<u>Exhibit Hall - Fairgrounds</u>						
Livestock Comm. Meeting		1	20			
<u>Arena</u>						
Silver Buckle Gymkhana		1	42	1	50	
NBHA Barrel Races		2	150			
Month Total Fair Facility Reservations		14	3,972	16	3,908	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Copper theft from 6 light poles at the trailhead	2/2/2017	Rock Island Regional Trail	Trailhead	\$3,000		
Turf and fence damage by vehicle doing donuts	3/26/2017	Black Forest Regional Park	Field	\$200		
Graffiti	5/7/2017, 5/20/2017	Rainbow Falls	Rocks, Bridge	\$500		
Turf damage by vehicle doing donuts	5/21/2017	Bear Creek Terrace	Field	\$400		
<u>Volunteerism</u>		2017		2016		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		132	648	262	1271	
February		153	1226	161	2345	
March		261	1,800	260	2,206	
April		853	3,290	645	4,268	
May		468	3111	398	2592	
June		407	2,868	418	3,016	
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	2274	12,943	2144	15,698	
		2017				
<u>June</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		120	755			
Adopt-A-Park / Trail / Volunteer Projects		258	2,002			
Front Range Community Service		1	8			

Total		407	2,868		2016
Programming	Goal	2017			2016
Totals for Year		Programs	Attendance	Evaluation	Programs
January		19	461	4.96	33
February		32	1104	4.97	26
March		34	706	4.96	50
April		112	3819	4.99	179
May		214	4089	4.83	210
June		93	5127	4.90	102
July					
August					
September					
October					
November					
December					
Totals	800 / 21,000	504	15306	4.94	600
June	Facility	Programs	Attendance	Evaluation	
Discover Bear Creek	BCNC	4	50	5.00	
Incredible Insects	BCNC	2	25	5.00	
Outreach: Get Outdoors Day Memorial Park	BCNC	1	1500		
Walk with Commissioner Vanderwerf	BCNC	1	10		
Unified Providers	BCNC	1	19		
Camp: BEElieving in Fairies and Wizards	BCNC	5	170	4.95	
Primrose	BCNC	1	32		
Pollinator Festival	BCNC	1	100		
Brain Care	BCNC	1	10		
Nature Storytime w/ PPLD	BCNC	1	46		
Little Tykes Learning Center	BCNC	1	15		
Our House	BCNC	1	6		
5 Star Gold Care	BCNC	1	15		
Scout: GS Geocacher	BCNC	1	15		
Birthday Party: Den & Cave Animals	BCNC	1	25	5.00	
Pain Mines Continuing Education- Geology	BCNC	1	11		
Birthday Party: Alkl About Animals	BCNC	1	21		
Camp: Life as a Forester	BCNC	5	145	4.83	
School in the Woods	BCNC	1	12		
Volunteer Recruitment Pres. Manitou Kiwanis	BCNC	1	18		
Champions Children's Camp	BCNC	3	54		
Kid's on Bikes Group	BCNC	1	19		
Active Adults Series: Night Sky Photography Paint Mines	BCNC	1	17		
Cub Scout Troop Naturalist Badge Program	BCNC	1	12		
Friends University Field Study Program	BCNC	1	16		
Nature Explorers: Nocturnal Nature	BCNC	1	27	5.00	
Little Wonders: Tiny Tadpoles	BCNC	1	41	5.00	

Stellar Care	BCNC	1	3		
Security Daycare	BCNC	1	17		
Our House	BCNC	1	9		
Kids on Bikes	BCNC	1	9		
Girl Scouts Flowers Badge	BCNC	1	12		
Awesome Arthropods	FCNC	1	30	5.00	
Walk the Wetlands	FCNC	17	231	4.95	
Nature Adventures: ants on Parade	FCNC	1	30	5.00	
Get Outdoors Day	FCNC	1	1500		
Rental: Retreat	FCNC	1	25		
Precious Moments ECE	FCNC	1	15		
FC Youth Services	FCNC	1	15		
DiaKonia Preschool	FCNC	1	10		
2's & 3's Outdoors: Reptile Roundup	FCNC	1	75	4.00	
Storytime with Puppets	FCNC	1	13		
Nature Camp: Secret Life of Animals	FCNC	5	165	4.90	
Nature Camp: Secret Life of Animals at Fox Run	FCNC	5	150		
Blue Skies Exploration Academy	FCNC	1	14		
Primrose School	FCNC	1	28		
Forests & Families	FCNC	1	14	5.00	
Crawdada Fishing	FCNC	1	25	5.00	
Self-guided group	FCNC	1	12		
Junior Docent Wildlife demonstrations	FCNC	3	147		
Junior Docent Yucca demonstrations	FCNC	3	147		
TOTALS		93	5127	4.90	

COMMUNITY SERVICES DEPARTMENT

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ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

June 2017

General Updates:

1. Facility rental revenue is up by \$9,166 from this time in 2016.
2. There were 448 reservations made in June for a total of \$36,020.76.

Special Events:

1. As part of their support of the Pikes Peak of Bust Rodeo, 165 members of the Pikes Peak Range Riders and their horses passed through Bear Creek Regional Park.
2. The *All Colorado Agility Team* hosted a 3-day dog agility event at Fox Run Regional Park. The *Colorado Disc Dogs* also took to the fields of Fox Run for a dog Frisbee competition.
3. Bear Creek Regional Park was part of the "High Drive Challenge", a 10-mile or 4-mile run to the top of High Drive. The event was hosted by Mad Moose Events. Falcon Physical Therapy also held a running event which included the Rock Island Regional Trail.
4. The 30th annual Subaru Elephant Rock Cycling Festival was held on June 4th. The cycling event was based out of the Douglas County Fairgrounds and riders could choose from an 8-mile family ride up to a 100-mile loop which included the Palmer Lake Recreation area. The event draws several thousand cyclists.

5. Bear Creek Regional Park East was host to a community fundraiser which included a flea market to benefit the *Angels of the America's Fallen* charity.
6. Forty youngsters and scout leaders of a local Boy Scout group received permission for an overnight camping event at the Fallen Timber area of Fox Run Regional Park.
7. Several churches, local companies and families were approved for special event permits to include bounce houses and other inflatables into their functions.

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**RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – JUNE 2017**

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

1. Bear Creek Nature Center held a Pollinator Festival and Plant Sale on June 10. This community event aimed to increase appreciation for the diversity and importance of pollinators while raising funds for El Paso County Nature Centers. The event offered participants guided hikes to search for flowers and pollinators, presentations by Pikes Peak Beekeepers, pollinator puppet shows, a variety of hands-on educational activities and games, an art show and sale and take-home crafts such as hummingbird and butterfly feeders. Plants were provided at cost by Rick's Garden Center, donations were made by Trader Joes and The Basket Case florist, and Pikes Peak Beekeepers, Old Colorado City's Honey Cottage and Garden of the Gods all participated in the event. Despite the day's intense heat, 21 volunteers assisted and over 100 community members attended the festival, helping to raise \$500 for El Paso County Nature Centers.
2. Bear Creek Nature Center held 2 weeks of Summer Camp programming in June. 'Bee-lieving in Fairies and Wizards' Camp increased campers' awareness of the important roles of "magical" creatures such as hummingbirds, butterflies, and frogs. 'Life as Forester' Half-Day Camp taught children more about the healthy management of natural habitats. Both weeks of camp were filled to capacity, connecting a total of 64 children to nature at Bear Creek Nature Center, receiving an average evaluation score of 4.89 out of 5, and earning \$7,443 in revenue for El Paso County Nature Centers.
3. Bear Creek Nature Center's Active Adult Series offered a Paint Mines Night Sky Photography Workshop. The workshop was filled to capacity with 15 participants and the group enjoyed camaraderie as well as the beauty of the Paint Mines at night while honing their photography skills. Several participants requested another Paint Mines Night Sky workshop in the future. Workshop leader Mike Pach, of 3 Peaks Photography, is leading photography workshops in each season in El Paso County Parks and this is the third of 2017. All workshops have been filled to capacity.
4. Bear Creek led an education program for Friends University Field Study Group from Wichita Kansas, consisting of sixteen college students and their Professor. The students travel to Colorado for a week in the summer to study life zones, from the top of Pikes Peak to the plains. Bear Creek Nature Center provides hands-on education and exploration of the flora and fauna of the foothills life zone. The Field Study Group has

chosen Bear Creek to provide the foothills component of their course for over 20 years, a testament to the quality of environmental education offered by Bear Creek Nature center staff.

5. Junior Docents began doing demonstrations on the topics, Wild About Wildlife (with pelts, tracks, scats, skulls) and Uses of Yucca in June. Stationed just outside the nature center they completed six, 2-hour presentations each and touched almost 300 people. They are a trained, self-sufficient group, who know where to retrieve their supplies, set up their station, count their visitors and give park information. They are doing a great job and adding to the interpretive services that the nature center can provide to the park visitors.
6. Staff completed two nature camps in June, one at Fountain Creek Nature Center and one at Fox Run Regional Park, entitled Secret Life of Animals. 33 campers and 30 campers respectively had wonderful, outdoor experiences learning and exploring a different topic each day from the Subsurface Society of Ants, to Busy Beavers, Oh Deer, Fish and the Backyard Bandits along with a new recycling awareness lesson each day. Staff was assisted by one adult volunteer and five teen volunteers who are nature camp graduates themselves!
7. An innovative program entitled Forests and Families was presented by assistant deputy forester, Michael Till, from the state forestry office. He connected people to the native cottonwoods and willows, counted tree rings of a downed tree and raised awareness of invasive species like Russian olive and Siberian elms in the park.

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COMMUNITY OUTREACH and GRANTS

Monthly Report – June 2017

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

Community Outreach

1. **COMMUNITY OUTREACH:** We are off to a great start with the Concerts in the Park Summer Series with over 500 residents enjoying Bear Creek Regional Park. **We have three concerts in July.** Mark your calendars for Bear Creek Regional Park, July 12 & 26 and Fountain Creek Regional Park, July 19. Go to <http://www.ppjass.org> to check out the band schedule. Bring your lawn chair or blanket and enjoy the summer nights!
2. **FRIENDS GROUPS:** Mark your calendars and join us for our Community Outreach Meetings: Pinerias Open Space Friends Group, July 26th, Fox Run Friends Group Revival Concert, September 9th and our all-encompassing five Bear Creek Regional Park Friends Groups Gathering, September 28th. Please contact dananordstrom@elpasoco.com for times and locations.
3. **EL PASO COUNTY FAIR:** Please remember to RSVP for the El Paso County Fair Grand Opening hosted by the County Commissioners on Saturday, July 15 at 2:30 pm, and the VIP Reception at 3:00 pm; RSVP to dananordstrom@elpasoco.com.

Grants

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



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Date: July 12, 2017
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report

ACTION PLAN:

Capital Project Management:

1. Black Forest Regional Park: Staff is working with Rocky Mountain Field Institute on 2017 work associated with the IndyGIVE campaign. Work focuses on implementing forest management plan recommendations, drainage improvements, soil stabilization, and trail decommissioning. RMFI has completed 18 workdays so far in 2017.

The drainage plan by AECOM was completed in January with recommendations to construct a sediment pond, energy dissipater and other non-engineered improvements in the park. Staff is completing State review and is developing the IFB package to procure a contractor.

Staff has initiated the Black Forest Regional Park Trails Plan Update. A public meeting to review trail alignments will be held on July 19 from 6-8 pm at The Lodge at Cathedral Pines. The draft trails plan will be presented to the Park Advisory Board in August.

The County was awarded six weeks of Mile High Youth Corps work from GOCO to complete single-track trail construction and decommissioning in Black Forest Regional Park and Pineries Open Space. The corps started in Black Forest Regional Park on July 3.

2. Elephant Rock Open Space: The acquisition process is underway. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing should occur approximately 45 days from the execution date. Staff is working with Palmer Land Trust to revise the conservation easement agreement and has worked with an environmental contractor to complete an update of the baseline study.

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May, and refinements are in process. A public meeting to review design plans and trail alignments will be held on June 8 from 6-8 pm at The Lodge at Cathedral Pines. Completion of



construction documents is anticipated in July, so construction can begin this summer on the access road, trailhead and trails. Staff marked trail corridors in May and will finish in July.

4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works.

Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed. Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State.

Planning:

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan.

2. Fountain Creek Regional Park Master Plan: Planning and Park Operations divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June.

3. Widefield Community Park Master Plan: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks is waiting for news regarding Community Development Block Grant award.

4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the master plan process.

5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

Flood Recovery:

1. 2015 Flood Recovery: Elaine and Jason continue to serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Environmental clearances are underway for large projects, such as the Hanson Trailhead and New Santa Fe Trail repairs. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. The Willow Springs design contract was awarded to J3 Engineering, and design is underway. Procurement of a contractor for Fountain Creek Regional Trail flood repair projects is in process.

2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.

3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

OTHER:

1. Culturally Modified Tree Project: The Pinerias Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed by June, 2017.

2. Development Permit Application Reviews: Staff reviewed seven development permit applications June, including three that will be presented to Park Advisory Board on July 12.

3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. 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. Planning staff received a software upgrade in 2016. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, on which a decision will be made in June/July.

6. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring. A stakeholder meeting was held on February 22. Approval of bylaws and appointment of members was completed on June 20.

7. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.

8. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.

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PARK OPERATIONS DIVISION MONTHLY REPORT JUNE, 2017

Insurance Claims Update: The replacement of damaged roofs from the high windstorms that occurred in January is still proceeding. At Bear Creek, Trafton Roofing, the contractor, has completed the roof replacement on pavilions #4 and #5. This will complete all Bear Creek Park pavilion roof replacements. The windstorm of January has made it possible for these roof replacements that otherwise may have taken many years to accomplish with the current maintenance budget.

The Bear Creek restroom is also approved and scheduled for a new metal roof. With the heavy use of the park season approaching, scheduling may be a challenge this summer.

The Baptist Trailhead restroom has also had a complete roof replacement. The county took advantage of the timing and authorized the cracked skylight to be replaced saving on the cost of installation.

The County is anticipating the approval of the roof replacement for Palmer Lake restroom, the pavilion at Clear Springs Ranch, and the repairs of the Warming Hut and Gazebo roofs at Fox Run.

The County has received approval for the wind screen replacement at the Bear Creek tennis courts, these screens have been ordered and should be in by August. A new claim was submitted for the damage to court #6 at Bear Creek. Parks is still waiting on BoCC approval to proceed. Estimates for repair from Evergreen Tennis Courts have been received. Parks is hopeful that insurance will cover the repairs.

The maintenance access bridge at Willow Springs is still waiting on approval to proceed for the damage caused by the severe storms in July of 2016. The bridge itself was examined by AIG engineering representatives and found to be structurally stable.

Fountain Creek Regional Park Well System: The Alluvial Well has been experiencing some minor problems. Five Star Automation and Barnhart Pump were able to resolve these issues in short time. The system is back up and operating normally.

Widefield Restroom Renovation Project: The renovation of the Widefield restroom is already ahead with the replacement of the wooden shake shingle roof and installation of skylights in the restrooms. Roof replacement had an advanced time table due to the wind storm in January and was covered under the insurance claims submitted for the January wind storm. It was also advantageous to install the new skylights during roof replacement. Due to scheduling conflicts staff will be meeting with the county's ADA specialist, Robert Hernandez, in mid-July to determine if the restroom meets ADA compliance. This may dictate how funding will be directed for the renovation. Furthermore, staff is collecting cost on lighting and plumbing upgrades. Widefield Water is scheduled to continue their water supply line installation beginning this September. Widefield Water has an easement agreement that will allow them to install their pipeline through the middle of Widefield Park. This will cause some temporary interruptions to the water supply for Widefield Park.

Fairgrounds Owens Arena Electrical Improvements: The contractor Sedlak Electric, is proceeding with installing a dedicated 800 amp service for the Owens Indoor Arena that will free up the electrical load on the Grandstands. This will also supply power to the new Cattle Pavilion and will be a great asset for the Fair. This improvement has been much needed in helping avoid overloads during the peak demands of the Fair. This project is over 95% completed. The new transformer has been installed by Mountain View Electric and energized.

Park Headquarters Skylight Replacement: Approval has been given for the replacement of the skylight at PHQ. Trafton Roofing was awarded the bid. The completion of the fabrication of the skylight is anticipated to be within the next 4 weeks. The contractor will work with Parks in regards to scheduling a date to replace the skylight with minimal impact to office staff. Installation will be scheduled around a weekend to prevent any interruption to office staff and the public.

Fountain Creek Nature Center: Operations staff is investigating the cost of repairing and upgrading the security cameras for the Nature Center. These cameras have been offline since the renovation of the Nature Center. This security is greatly needed with the amount of vehicle break-ins that occur each year. Staff met with ACA Security, the original installer of the current system to explore the possibility for repairing this system. ACA will be offering two solutions with an estimate for a standalone security monitoring system, or the capability to tie in to the county's network so County Security can monitor the Nature Center from Downtown.

Fairgrounds Cattle Wash Bay: The wash rack for the cattle pavilion has been completed. There are 14 water hydrants to accommodate the Fair during the cattle show. The installation of the water rack was completed by park staff to save on the cost.

Playgrounds Inspections: El Paso County Parks will be completing much needed playground inspections by an independent company in the coming month. The county has solicited the services of Playground Safety Solutions to commence the inspections in July. This will set the baseline on repairs of playgrounds that El Paso County is responsible for. Currently the county has no certified inspectors on staff due to a staff resignation. This coming August, two staff members will be taking the certification exam to become playground inspectors. With the help of Playground Solutions and two new certified staff members, parks playgrounds will be back up to par.

Fox Run Gazebo: The wedding gazebo has had a much needed face lift that was completed this month. The work was completed by We Do It Right the First Time, a company that has been completing many restoration projects for El Paso County. The gazebo was installed during the construction of the park in 1985 and 1986. The wooden structure has been deteriorating over the years and this small renovation has improved the aesthetics tremendously. This gazebo is a great attraction for Fox Run and host many weddings throughout the year. Parks is looking at a total renovation of the gazebo for 2018.

Central District

Bear Creek Regional Park- June has proven to be hot, windy and dry. Under these types of conditions irrigation system flaws become obvious. Staff has invested much time with troubleshooting, making repairs and programming systems to achieve maximum efficiency.

The reservation season is in full swing and the Central District team is doing their best to keep pavilions clean and presentable. The pavilions and restroom facilities have experienced substantial vandalism which compounds the issue and prevents staff from dedicating sufficient time for cleaning and reservation prep.

Central staff completed the Argus landscape renovation project by adding a colorful variety of shrubs and perennials. The Central crew also completed improvement efforts to the community garden landscape, Administration Building landscape and the landscape bed near the Rio Grande entrance.

Staff continues to struggle with unwanted weeds and has made several selective herbicide applications in efforts to combat the issue. Several volunteers help pull weeds around the Administration Building and Veterans Memorial.

Staff planted a beautiful memorial tree in the Bear Creek East playground. The tree was a Blue Spruce and will add color and texture to the area.

Equestrian Skill Course- Staff along with volunteer help installed a donation pipe and added several thousand gallons of water to the pond obstacle. Staff met onsite to discuss the preliminary stages of the parking lot construction.

Illegal Camp Removal- There has been a slightly reduced presence of illegal camping activity. Staff continues to remove obvious trash and remains diligent with camp removal. Our team is working closely with park security to hopefully send the message to illegal campers that their actions will not be tolerated.

Tennis Court Damage- No new maintenance tasks to report.

Bear Creek Nature Center- Staff constructed and installed a “pollinator hotel” in hopes that the structure will provide habitat and refuge for pollinating insects.

Rainbow Falls- The Central team completed construction of the volunteer booth. The booth is constructed of cedar and adds a nice touch of character to the parking lot. The main entrance gate and fence were installed by Law Fence Company and the new rules and regulations signs were installed on the gates. Staff added a recycle bin near the parking lot and installed a trash can near the falls.

Bear Creek Dog Park- Our team continues to provide exceptional customer service to this highly used area. Staff spends an average of three hours per day with facility / park cleaning.

With the huge influx of visitors staff is simply trying to keep up with emptying trash cans and cleaning restrooms. Other tasks such as mowing, string trimming, and native trash removal are being completed as well.

Staff is currently working on repairing a substantial water mainline leak.

Staff received a significant donation to install a memorial bench near the creek and hopes to have it installed over the next few weeks.

Volunteer Groups- Staff continues to receive great support from several Friends groups. Several members of the Equestrian Friends made necessary repairs to the skills course and installed a donation pipe near the main sign kiosk.

Many of the dog park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations.

Downtown Facilities- The downtown team is busy troubleshooting and repairing irrigation systems for all 16 properties. The team is adjusting program schedules, nozzles and replacing irrigation heads. Staff finished aeration, fertilization, over seeding, and was able to make a selective broadleaf herbicide application.

Staff recently finished phase one of a major project at the Regional Development Center. Staff planted six, 8ft trees and added mulch rings to 46 newly planted trees. Staff upgraded the entire drip system in hopes of improving watering efficiency in the newly developed area.

Staff continues daily mowing and trash collecting responsibilities for 16 county facilities.

Ute Pass Trail System- No new maintenance tasks to report.

Jones Park- Staff is working in conjunction with the Forest Service to install trail signage along the 667 trail corridor through Jones Park. All signage will be in place before the grand opening in late July.

Training- Kyle Melvin attended a Performance Management for Leaders seminar.

East District

Fairgrounds-

Rentals- The fairgrounds staff set up for a few minor event during the month of June. The fairgrounds hosted a barrel race in the outdoor arena and a race at the track. Staff also set up for a weekend dog show in the Whittemore Building.

A unique event took place at the fairgrounds the weekend of June 17th and 18th. The Colorado Horse Rescue Network rented the horse stalls, runs and chutes around the outdoor arena and held a castration clinic and adoption for horses that have been surrendered. CHRN did a great job and feedback received from the community was very positive.

The fairgrounds worked cooperatively with our Citizen Outreach Center and hosted a youth group from Kansas in the Whittemore Building. The youth group volunteered their time and labor to assist Calhan community members with various projects. The youth group also assisted county staff with county fair preparations. The youth group did a fantastic job and really helped with some of the extensive prep work that goes into hosting 25,000 people at the County Fair.

Maintenance- Staff is in the middle of our El Paso County Fair 2017 prep list. Staff has already performed sound checks, cleaned all of the ticket and announcer's booths, and set out all of the creative arts furniture, just to name a few. There are still many things to complete prior to opening day. Staff's main focus will be completing these items during the first part of July.

Staff has completed painting operations on the horse stalls. Staff sanitized the horse stalls and runs that were used by the Colorado Horse Rescue Network. The stalls are now ready to be rented during the County Fair.

Rock Island Regional Trail- Falcon Physical Therapy held a Falcon 5K event at Rock Island Trailhead on June 10th. Staff assisted the event by performing safety checks along the 5K route. Prior to the event staff mowed and box graded the trail. The event organizers were very thankful and held a successful event.

Homestead Ranch Regional Park- Staff prepped the park for our Concert in the park event. Staff cleaned restrooms, mowed and completed bed maintenance. The band performed in the large pavilion at Homestead Ranch Regional Park. Staff moved all of the tables from the large pavilion to provide the band with enough room to set up and still provide seating for the spectators. The event was a good community outreach program and allowed the friends group to make a few more contacts in hopes of building support.

Falcon Regional Park- Staff has continued mowing operations at Falcon Regional Park. While onsite staff was contacted by a representative from Meridian Metro Water District. The representative notified staff that the water district is entering voluntary water restrictions for the area. Staff will look at the current watering schedule and make adjustments. Staff will go through the irrigation system and adjust any heads and nozzles that are resulting in over spraying. This will assist with the efficiency of the irrigation system and cut down on our water usage.

North District

General Info –

In the North District, June has been a busy and productive month. The staff attended a Colorado Springs annual playground safety class.

Fox Run Regional Park –

Throughout Fox Run Regional Park, we graded roads and parking lots, including the area around Aspen and Spruce Lakes. We also improved trails by adding trail base in many eroded areas and supplied top dressing for visual improvement. We addressed the native mowing that needed to be done, performed weekly turf mowing, and checked irrigation systems to evaluate needs, resulting in replacing broken and malfunctioning heads. Furthermore, we began to box blade, resurface, and repair trails near Aspen and Spruce Lakes. We cut up a wind-downed tree and also created 32 log seats for the Fox Run Nature Camp. We replaced and repaired the split rail fence in several areas. In observance of National Trails Day, we coordinated work which included digging out railroad ties and adding and fixing boulders to secure eroding trails. A Boy Scout group tidied the pond area. Contractors painted and performed minor aesthetic repairs on the gazebo; another contractor pumped out the restrooms in Pine and Oak Meadows.

Black Forest Regional Park –

In Black Forest Regional Park, the wild land fire crew cleared trees to reduce fuels and create fire breaks. We performed full irrigation system checks and replaced broken and malfunctioning heads; in addition, we replaced a check valve on a public potable water system. We hand-watered ponderosa pine trees, continued weekly turf mowing, and cut up a wind-downed tree.

Pineries Open Space –

In the Pineries Open Space, we started removing wood from the Mile High Youth Corp project for Phase 1 development of the Pineries.

Palmer Lake –

In Palmer Lake, we replaced a restroom back flow valve and turned on the water aerator in the lake.

Santa Fe Trail

(Baptist road trail head, Highway 105 trail head, Ice Lake, North Gate trail head)

In regards to the Santa Fe Trail, along our section of trail we performed native mowing and box-bladed the trail. At Palmer Lake, we graded the parking lots and entrance to the trailhead. At the Baptist Road Trailhead we had a contractor replace the roof on the restrooms. At the Hwy 105 trailhead, we resurfaced the parking lot with chip seal to match the existing material. At the Ice Lake trailhead, we built a picnic pad.

Section 16 Trail Head

Staff mowed native grasses.

Hodgen Road Trail

Staff mowed native grasses.

South District

General Overview and Staffing – South District persevered through a rough month of water supply issues. The district is excited about moving forward with more master plan improvements.

The District has welcomed the arrival of a third seasonal worker.

Staff continues to cover as much ground as possible, as we keep pace with the growing demands.

The City of Fountain is moving forward with their projects that will have a significant impact on the access to the Nature Center and Fountain Creek Regional Park.

Fountain Creek Regional Park – The Park's irrigation system controls are now operational. The contractors finished work the second week in June. Now the turf is playing catch-up. The district was faced with a third hurdle to get the turf back in shape. Our pond level was depleting quickly and was not reconstituting the supply because our main pump sensors and controls began to fail. Five Star Automation, the contractor, repaired the system. We lost 1-2 weeks of needed irrigation. The new field started more germination after our second seeding but lack of water made it a challenge to keep the new field hydrated. The district will overcome the challenges and produce a good playable surface by seasons end. The field received the first mowing in June. We are still anticipating the re-opening of this field in fall of 2017 or spring of 2018, at the latest.

The City of Fountain notified us that they are going forward with changes along HWY 85/87. This will affect the entrance to Fountain Creek Regional Park. The entrance will be moved about 200 feet south from where it is now.

Staff is excited about beginning construction of the future Demonstration Garden and Community Garden, which is part of the Park's Master Plan improvements.

FC Nature Center – Staff supported Nature Center functions by the routine maintenance we provide.

Staff added 75 tons of class 6 road base, box bladed and graded the access road. Staff box bladed the parking lot.

Staff removed large cottonwood trees that fell onto the trail.

City of Fountain's work along 85/87 will impact traffic flow, which will have an impact on ingress and egress to the Nature Center's access road. We'll monitor the situation in case it may impact the 25th Anniversary event, on July 29th.

Willow Springs – Forestry work is ongoing. Our next focus is to thin the tree canopy.

Parking lot and roads were graded by park staff.

Willow hosted the “Fishing is Fun Day” event on June 3rd. Commissioner Gonzales and Tim Wolken attended and cooked a hot dog lunch for all to enjoy. The event was a success.

Ceresa Park – Staff completed minor repairs to the sprinkler system. Staff conducted weed control and tree maintenance.

Widefield Park – Primary focus was irrigation maintenance. We had a number of head replacements and valve maintenance repairs.

Master Plan improvements are pending. We did receive word that Widefield Water will be going forward with their waterline project, beginning in September, which will have a direct impact on the Master Plan improvements.