

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

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, January 8, 2020 - 1:30 p.m.

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

<u>ltem</u>			<u>Presenter</u>	Recommended <u>Action</u>
1.	Call N	Meeting to Order	Chair	
2.	Appr	oval of the Agenda	Chair	Approval
3.	Appr	oval of Minutes	Chair	Approval
4.	Intro	ductions / Presentations		
	A.	Partners in the Park Awards	Dana Nordstrom	Information
5.	on ite	en Comments / Correspondence ems not on the agenda (limited e minutes unless extended by Chair)	Chair	
6.	Deve	lopment Applications		
	A.	Feathergrass Urban Duplexes PUD Preliminary Plan	Ross Williams	Endorsement
	B.	Rolling Hills Ranch Filing No.1 Final Plat	Ross Williams	Endorsement
	C.	The Trails at Aspen Ridge Filing No. 2 Final Plat	Ross Williams	Endorsement
7.	Infor	mation / Action Items		
	A.	Park Lands Agreement – COLA, LLC. dba Aspen View Homes, The Trails at Aspen Ridge Filing No. 1	Ross Williams	Endorsement

	Endorsement
B. Park Lands Agreement – Sterling Ranch Ross Williams Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2	
 C. Park Lands Agreement – Sterling Ranch Ross Williams Metropolitan District, Homestead at Sterling Ranch Filing No. 2 	Endorsement
 D. Urban Park Grant Application – Meridian Ross Williams Service Metropolitan District 	Endorsement
E. Rainbow Falls Historic Site – CDOT Tim Wolken Bridge Enhancement Contract	Endorsement
F. 2020 Sunshine Act Memorandum Tim Wolken	Endorsement
8. Monthly Reports Staff	Information

- 9. Board / Staff Comments
- 10. Adjournment

RECORD OF PROCEEDINGS

Minutes of the December 11, 2019 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present:

Bob Falcone, Chair Ed Hartl, Vice Chair Julia Sands de Melendez, Secretary Anne Schofield

Susan Jarvis-Weber

Jim Cassidy Alan Rainville **Terry Martinez**

Absent: Kiersten Steel

Staff Present:

Tim Wolken, Community Services Director Brian Bobeck, Park Operations Division. Mgr. Sabine Carter, Admin Services Coordinator

Todd Marts, Recreation / Cultural Services Manager

Ross Williams, Park Planner

Greg Stachon, Landscape Architect

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 1:33 p.m. by Bob Falcone, Chair.
- 2. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.
- 3. Approval of Minutes: Julia Sands de Melendez made a motion to approve the November 13, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 7 - 0.
- 4. Introductions and Presentations:

Bob Falcone, Chair, presented Mark and Debbie Bibb with the 2019 Volunteer of the Year award for their significant volunteer contributions at the Equestrian Skills Course at Bear Creek Regional Park.

Brian Bobeck introduced Greg Stachon as the new Landscape Architect.

(Susan Javis-Weber joined the meeting at 1:37 p.m.)

Citizen Comments: 5.

None

RECORD OF PROCEEDINGS

6. <u>Development Applications:</u>

A. Rolling Ridge Estates Filing No. 1 Final Plat

Ross Williams provided an overview of the Rolling Ridge Estates Filing No. 1 Final Plat and addressed questions by the Board.

Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$7,296. Alan Rainville seconded the motion. The motion passed 8-0.

B. The Glen at Widefield Filing No. 10 - Final Plat

Ross Williams provided an overview of The Glen at Widefield Filing No. 10 - Final Plat and addressed questions by the Board.

Terry Martinez recommended to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 10 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$18,240 and urban fees in the amount of \$11,520. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Ed Hartl seconded motion. The motion passed 8-0.

7. <u>Information / Action Items:</u>

A. Northern Nature Center Feasibility Study

Todd Marts and Jeff Webb, with Altitude Land Consultants, presented the feasibility study for a northern nature center. The presentation included an overview of public meetings, staff meetings, community surveys, site visit observations, and preferred location rankings. Mark Tremmel with Tremmel Design Group also presented the Board with several architectural / building design concepts. The feasibility study included the recommendation to construct the northern nature center at Fox Run Regional Park.

Bob Falcone move to endorse the Northern Nature Center Feasibility Study. Ed Hartl seconded the motion. The motion passed 8-0.

RECORD OF PROCEEDINGS

В. 2020 Action Plan

Tim Wolken, Todd Marts, and Brian Bobeck presented the 2020 Action Plan. The Action Plan includes proposed objectives to be completed during 2020 to address the County's mission, vision, and goals. The objectives include recreation and cultural services, park operations, and community outreach projects. The Board, Commissioner VanderWerf and Susan Davies, Executive Director of the Trails and Open Space Coalition, expressed support for continuing to explore the Venetucci Farm proposal.

Bob Falcone move to endorse the 2020 Action Plan. Julia Sands de Melendez seconded the motion. The motion passed 7 - 0.

(Terry Martinez left the meeting at 2:42 p.m. prior to the vote)

C. Park Advisory Board Bylaw Revisions

Tim Wolken presented proposed revisions to the Park Advisory Board bylaws and answered questions by the Board. Mr. Wolken thanked Bob Falcone and Jim Cassidy for their assistance with the revisions.

Jim Cassidy move to endorse the proposed revisions to the Park Advisory Board Bylaws. Alan Rainville seconded the motion. The motion passed 7 - 0.

8. Monthly Reports:

Bob Falcone inquired about the opening of Pineries Open Space for public use. Ross Williams indicated that the construction is progressing but the early snows have been problematic.

Mr. Williams indicated the need for a Park Advisory member to join the Elephant Rock Open Space master plan committee. Susan Jarvis-Weber volunteered to serve on the committee.

Ed Hartl inquired about the lack of a portable restroom at Homestead Ranch Regional Park during the winter months. Staff will research and report back.

\sim	D	1/0/	CCC	•
Q	ROS	rd/Sta	att (Comments:
/.	DOa	1 (1/ 1/16		amments.

None

10. Adjournment: The meeting adjourned at 3:15 p.m.

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Partners in the Park Awards

Agenda Date: January 8, 2020

Agenda Item Number: #4 - A

Presenter: Dana Nordstrom, Community Outreach Coordinator

Background Information:

The "Partners in the Park" Program was created in 2009 to provide financial support for a respective park, trail or nature center. We encourage a three-year commitment of \$5,000 annually. Since the program's inception, the program has raised over \$200,000.

The partnership benefits include the acknowledgement of our partner's generous contributions each year at a Park Advisory Board meeting. We anticipate our partners attending the January meeting.

Partner in the Park Benefits include:

- Sponsor sign at the entrance to the park or trail
- Free annual pavilion rental
- Partner thanked on the County Parks website
- Plaque presented at a Parks Advisory Board meeting acknowledging partner's support
- Donations are tax deductible through the Trust for County Parks

2019 Partners in the Park:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson Construction (Stella Hodgkins) for Bear Creek Regional Park
- Heuberger Motors (Alex Gauthier) for Bear Creek and Fox Run Dog Parks
- Gold Hill Mesa (Stephanie Edwards) for Bear Creek Nature Center
- FedEx (Matt Hane) for Black Forest Regional Park
- Olson Plumbing & Heating (Mike Bukowski) for Fountain Creek Nature Center
- Tender Care Veterinary Center (John Amen) for Falcon Dog Park

Recommended Motion:

Information only

EL PASO COUNTY PARKS



Partners in the Park Presentation January 8, 2020

El Paso County Parks oversees 7,900 acres of park land and open space, 2,400 acres of conservation easements, 120 miles of trails, two award winning nature centers, the El Paso County Fair and Event Center and more than 1,000 recreation and environmental education programs.

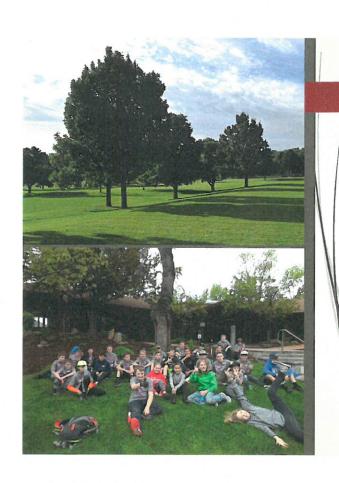
Heuberger Motors Subaru

- Bear Creek DogPark FenceReplacement
- Volunteer event support
- Six year partnership









GE Johnson

- Bear Creek Regional Park Improvements
- ►Volunteer event support
- Six year partnership

Robert & Ellen Hostetler

- Park
 Improvements
- Resurfaced Trails
- Ten year partnership







Hueburger Motors Subaru

- Fox Run DogParkImprovements
- Parking lot Improvement
- Six year partnership









FedEx

- Black Forest
 Regional Park
 Improvements
- Five year partnership













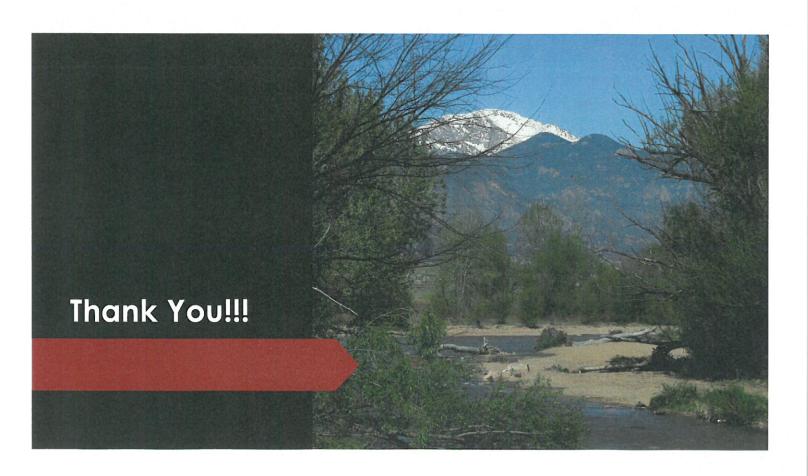
Tender Care Veterinary Center

- Falcon Dog Park Improvements
- ■Shade Structure
- One year partnership









El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Feathergrass Urban Duplexes PUD Preliminary Plan

Agenda Date: January 8, 2020

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request for approval by N.E.S., Inc., on behalf of MDC Holdings, Inc. and Richmond American Homes, for the Feathergrass Urban Duplexes PUD Development Plan and Preliminary Plan. This development consists of 100 urban duplex units on 10.27 acres. The project proposes a concurrent rezone from commercial purposes to PUD and is located near the intersection of Constitution Avenue and Akers Drive.

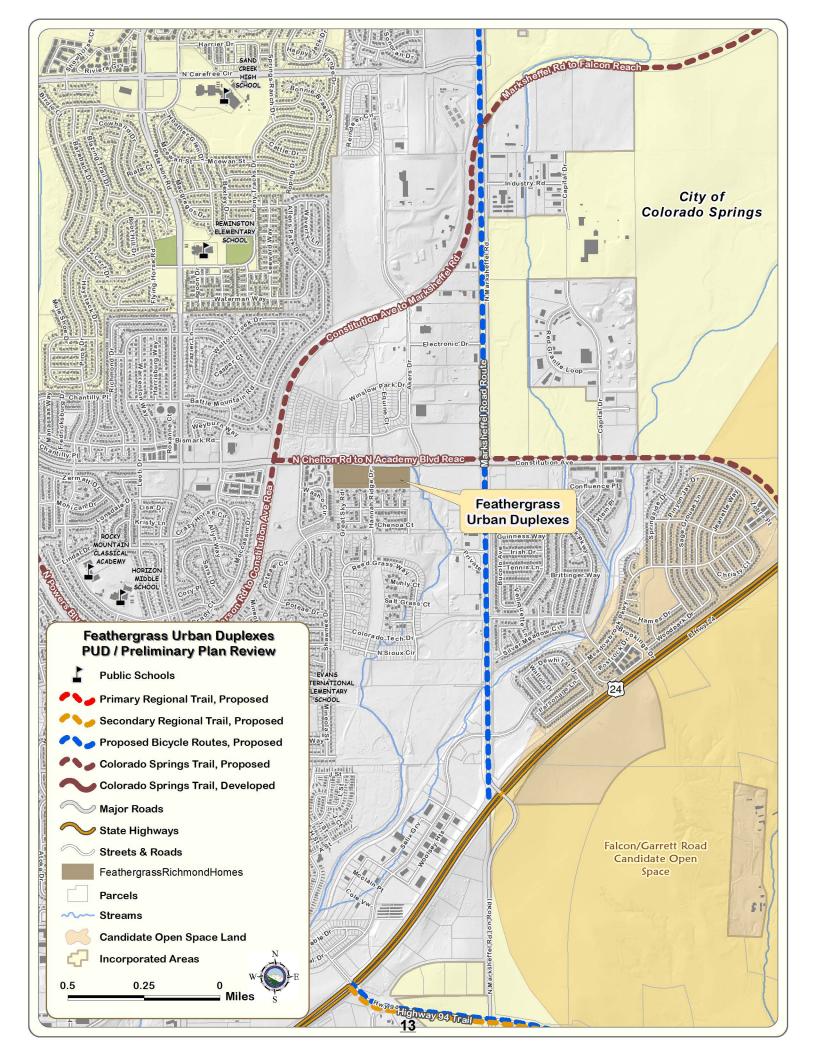
The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located approximately 0.25 mile west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.

The Feathergrass Urban Duplexes project area contains 3.23 acres of open space tracts, or 31.5% of the total project area, designated primarily as open space, drainage, landscaping, buffering, and public utilities. These open space tracts provide for public open areas between buildings, as well as corridors for connecting sidewalks.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. Furthermore, staff recommends that the applicant consult with the City of Colorado Springs Parks and Recreation Department, since the City is actively working on proposed trail connections in this area.

Recommended Motion (PUD Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Feathergrass Urban Duplexes PUD Development Plan and Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$45,600 and urban park fees in the amount of \$28,800.



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services **Veterans Services - Recreation / Cultural Services**

January 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Feathergrass Urban Duplexes PUD / Preliminary Plan Application Type: PUD / Prelim Plan Name:

PCD Reference #: PUDSP-19-011 Total Acreage: 10.27

Total # of Dwelling Units: 100

Dwelling Units Per 2.5 Acres: 24.34 Applicant / Owner: **Owner's Representative:**

MDC Holdings, Inc. N.E.S., Inc. Regional Park Area: 2

Urban Park Area: 3 **Richmond American Homes** 619 North Cascade Avenue

4350 South Monaco Street Suite 200 Existing Zoning Code: CAD-O Colorado Springs, CO 80903 Proposed Zoning Code: PUD Denver, CO 80237

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling

unit per 2.5 acres.

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

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 100 Dwelling Units = 1.940

> **Total Regional Park Acres:** 1.940

Neighborhood: 0.00375 Acres x 100 Dwelling Units = 0.38 0.00625 Acres x 100 Dwelling Units = Community: 0.63

> **Total Urban Park Acres:** 1.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 100 Dwelling Units = \$11,300 Community: \$175 / Dwelling Unit x 100 Dwelling Units = \$17,500

> **Total Urban Park Fees:** \$28,800

\$456 / Dwelling Unit x 100 Dwelling Units = \$45,600

Total Regional Park Fees: \$45,600

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Feathergrass Urban Duplexes PUD Development Plan and Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$45,600 and urban park fees in the amount of \$28,800.

Park Advisory Board Recommendation:	

FEATHERGRASS URBAN DUPLEXES

LETTER OF INTENT

November 2019

OWNER/APPLICANT:

MDC Holdings, Inc. – Richmond American Homes

4350 South Monaco St. Denver, CO. 80237

CONSULTANT:

N.E.S. Inc.

619 N. Cascade Ave. Suite 200 Colorado Springs, CO. 80903

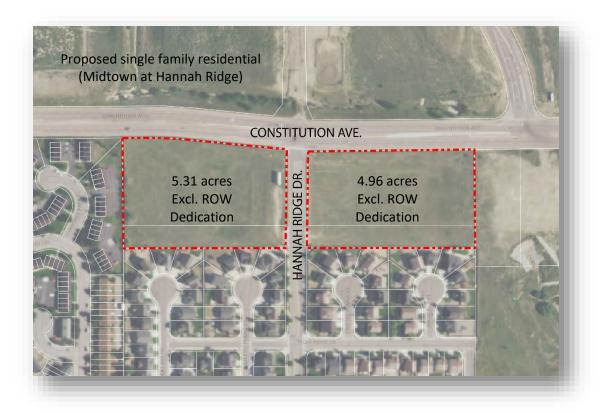
REQUEST

N.E.S. Inc. on behalf of Richmond American Homes request approval of the following applications:

- 1. A PUD Development/Preliminary Plan for 100 urban duplex units on 10 acres, at a gross density of 10 dwelling units per acre, with PUD modifications.
- 2. Zone Change from PUD CAD-O and CS CAD-O to PUD CAD-O.
- 3. Water Sufficiency with the PUD Development/Preliminary Plan.
- 4. Subsequent Final Plat to be approved administratively

LOCATION

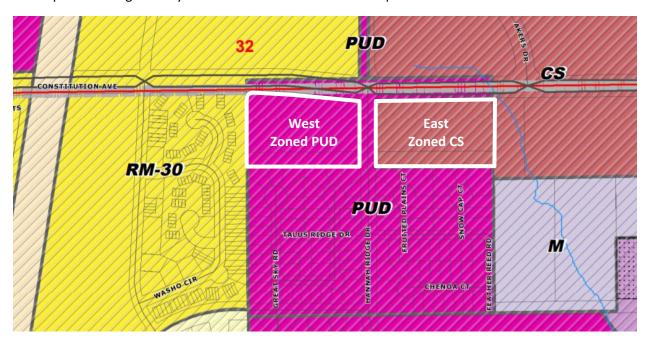
The approximately 10-acre project site is comprised of four parcels zoned PUD CAD-O and CS CAD-O. The site is located south of Constitution Avenue and bisected by Hannah Ridge Drive.



1 | Page

PROJECT DESCRIPTION

In 2013, the east portion of the site was zoned CS CAD-O to accommodate the Shops at Feathergrass and the west side is zoned PUD CAD-O for commercial development. The two parcels to the south created a buffer from the commercial to the residential on the south. The site is surrounded by residential, and planned commercial uses. To the north of Constitution is planned single family residential (Midtown) and a vacant commercially zoned lot, and to the east is a vacant lot. The south is developed with single family residential and the west is developed with townhomes.



The project proposes 100 urban duplex units on 10.27 acres, with a gross density of 9.73 units per acre. The units face open space areas and back on to private drives with alley loaded garages. Access is provided to the east and west portions of the site from Hannah Ridge Drive. Emergency access is proposed on Constitution Avenue for the west portion and an emergency access road is shown from the east portion of the site through the adjacent property to the east and connecting to Constitution Avenue. A general building envelope and lot typicals are identified on the PUD Plan. The overall building height is approximately 30'. Two parking spaces per dwelling unit in the form of garages and 56 total guest parking spaces. The west portion provides 26 guest spaces. The east portion provides 30 guest spaces. This meets the requirement of two spaces per dwelling unit and 1 guest space per 4 units.

Open Space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. These greenways are to be maintained by the HOA, even when within individual lots. All homeowners will have access to these areas. Landscaping is included to buffer the development from adjacent uses where appropriate. A 25' landscape setback is provided along Constitution Ave and a 10' setback along Hannah Ridge. An existing wall and 15' landscape buffer are adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the existing single family detached.

IDENTIFICATION OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed infill development is located within an urban area with convenient access to Constitution Avenue providing shorter travel time to employment and commercial facilities.

WATER: The proposed residential development is not a source of water pollution.

Noise: The Land development Code requires the impacts of noise pollution to residents to be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport.

Estimated 2038 Time Frame DNL 65 Noise Contour, ~120 feet from the Constitution Ave. right-of-way centerline (centerline of roadway). Any residential buildings closer than 120-feet to the roadway centerline will require some level of noise mitigation that can be mitigated through noise barriers or construction techniques. (Traffic and Aircraft Noise Assessment, Oct. 2018)

IDENTIFICATION OF POTENTIAL HAZARD AREAS

FLOODPLAINS: No floodplains exist on the site.

GEOLOGIC & SOIL HAZARDS: Expansive bedrock were encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. Development is not restricted and conditions on site can be mitigated through typical construction methods. (Soils & Geology Report, Nov. 2018)

VEGETATION & WILDLIFE:

The Biological Assessment prepared by Wildland Consultants, Inc. provided the following information regarding vegetation and wildlife.

The sites remnant native grasslands provide low/moderate quality wildlife habitat. There is no black-tailed prairie dog colonies on the site. Sand Creek (1.2 miles west of the site) and East Fork of Sand Creek (0.6 miles east of the site) provide local wildlife movement corridors. The Hannah Ridge site is separated from Sand Creek by intensive urban development.

The construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site. There is an NWI mapped wetland associated with an intermittent drainage channel just east of the east site boundary. The drainage adjacent to the east site boundary has been filled and is no longer present. (Biological Assessment, Nov. 2018)

IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST

The site has historically been vacant with a farmstead to the southeast as early as 1930. None of the past uses of the site are identified as historically significant. (Environmental Site Assessment, Dec. 2018)

IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE

There are no sites of natural or scenic importance.

SOCIAL IMPACTS

The proposed infill project provides an additional housing option for the area and provides a buffer for the single family to the south and Constitution Ave. to the north. The site is conveniently located near bus routes, parks, and trails. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

JURISDICTIONAL IMPACTS

The following districts will serve the property:

- Proposed Feathergrass HOA
- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this
 application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Constitution Heights Metropolitan District.
- El Paso County Public Improvement District No. 2 (10 Mil PID)

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The site is not covered by a small area plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

COUNTY POLICY PLAN

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.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The proposed infill development provides an additional housing choice in an urban area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Hannah Ridge Drive connecting to Constitution and the surrounding area.

WATER MASTER PLAN

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

Goal 6.0 - Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

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

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

2040 Major Transportation Corridor Plan

The 2040 Functional Classification map identifies Constitution as a Principal Arterial with 6 lanes and Hannah Ridge as a Collector. The 2060 Corridor Preservation Map identifies portions of Constitution for preservation. The current ROW width for Constitution is 120' and an additional 20' of ROW designation is shown.

TRAFFIC IMPACT FEES: This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvement District No. 2 (10 Mil PID).

PUD MODIFICATIONS/DEVIATION REQUESTS

PUD Modifications are requested for the use of private roads and for the requirement that private roads be constructed and maintained to ECM standards.

PUD Modifications are requested as follows:

	LDC/ECM	Category	Standard	Modification	Justification
	Section				
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	private roads will be owned and maintained by the Home Owners Associations.
3	ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4	ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5	ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density infill residential development.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above.

7 | Page

- 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; Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality and only requires chlorination at the wellhead. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Nov. 2019)
- 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.

 Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JR Engineering.
- 6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)]; Expansive bedrock were encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. Development is not restricted and conditions on site can be mitigated through typical construction methods. (Soils & Geology Report, Nov. 2018)
- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

 Drainage improvements are addressed in the Drainage Report and the grading and erosion control plans prepared by JR Engineering. Detention and water quality are provided on site and meets the DCM criteria.
- 8. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

 Both portions of the site have legal access via Hannah Ridge Drive and private roads within the development.
- 9. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
 - 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

There are no natural physical features on the site. Open Space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. The 25% usable and contiguous open space requirement is met as greenways are interconnected and accessible to all residents.

2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single-family development, townhomes, and Constitution Avenue. An existing wall is adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the detached residential. (See photo below)



4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no environmentally sensitive areas on the site. No wetland or wildlife corridors exist on the site.

5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by Aldridge Transportation Consultants demonstrates that the development will not materially impact existing levels of service on surrounding County Roads. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

File #: 8 | Page

10. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

11. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

12. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications.

REFERENCE DOCUMENTS

- 1. WATER RESOURCES REPORT, PREPARED BY: JR ENGINEERING, NOVEMBER 2019
- 2. Phase I Environmental Site Assessment Hannah Ridge, Prepared By: A.G. Wassenaar Inc. December 2018
- 3. HANNAH RIDGE BIOLOGICAL ASSESSMENT VEGETATION, WILDLIFE, WETLANDS, SPECIAL STATUS SPECIES, PREPARED BY: WILDLAND CONSULTANTS, INC. NOVEMBER 2018
- 4. TRAFFIC AND AIRCRAFT NOISE ASSESSMENT, PREPARED BY: ENGINEERING DYNAMICS INCORPORATED, OCTOBER 2018
- 5. PRELIMINARY SOILS & GEOLOGY REPORT, PREPARED BY: CTL THOMPSON, INC. NOVEMBER 2018

 $P: \ \ Richmond\ American\ Homes \setminus Feather grass\ at\ Hannah\ Ridge \setminus Admin \setminus Submittals \setminus Letter\ of\ Intent_Feather grass. docx$

FEATHERGRASS URBAN DUPLEXES

EL PASO COUNTY, COLORADO PUD DEVELOPMENT/PRELIMINARY PLAN

GENERAL PROVISIONS:

- Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit topment Act of 1972, as amended.
- B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or easigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. Adoption. The adoption of this development plan shall evidence the findings and declatons of the EI Pase County Board of County Commissioners that this Development Plan for Feethergrass Urban Duplexes is in general conformity with the EI Pase County Master Plan, EI Pase County Polloy Plan and applicable Small Area Plan; is authorized under the provision of the EI Pase County Land Development Code; and that the EI Pase County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Feathergrass Urban Duplewse, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner ecknowledge the PUD changes with the Code), or any other applicable reactuitions or regulations of El Paso County, shall be applicable.
- Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall not in fever of El unity and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most totive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The ectual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- Project Tracking. At the time of any final piat application, the applicant shall provide a summary of the development, to date, to Planning and munity Development, in order to assure maximum development limits are not expected.
- Overall Project Standards. The standard zoning requirements of El Peso County Land Development Code, as emended, including off-street parking, landaceping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

- <u>Project Description</u>: Feathergress Urban Duplexes is a planned residential community on 10.84 scres of land located on the southeast and invest corners of Constitution Avenue and Hannah Ridge Drive. The project is planned as a single family attached community with a main road ing seart-west through the site. The product will have alley loaded garages and front entries that are oriented to shared greenways.
- B. <u>Principal Uses</u>: Principal uses within the Feathergrass Urban Duplexes subdivision include single family detached, single family attached dwelling, manufactured home, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clube and Marijuana Grow Facilities are not permitted within this subdivision.
- Temporary Uses: Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yerd and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be
- Accessory Uses: Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be inded. Accessory uses within this subdivision are limited to the following: Personal use greenhouse Solar energy system:

Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)

- Accessory Structures. Accessory structures are not permitted either within the lot or within the common open space owned & maintained by the
- F. Signs. Signs shall be permitted to identify entryweys to the Festhergrass Urban Duplexes community. The maximum size of the Community Entryway Sign shall be 100 equare feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectargle around the text of the sign. For double sided signs, only one sign face shall contribute to the medimum size.

- Development Standards.

 1. Maximum building height: thirty (30) feet

 2. Maximum tot Coverage: skty percent (60%)

 3. Setback minimums:
 Front: 17 Minimum (16 minimum to covered porch)

 3ide: 5' Minimum (0' on common lot line)
 - Rear (Garage): 6 Minimum Minimum Lot Width: 25 Minimum Lot Size: 2,100 af
- H. Streets. Streets within Feathergrass Urban Duplexes subdivision provide general vehicular circulation throughout the development. All streets will be private and maintained by the Feathergrass Urban Duplexes Home Owners Association. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

PUD MODIFICATIONS

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The private roads will be owned and maintained by the Home Owners Associations.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3	ECM Section 2.3.2, Table 2-7	Routhway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each percal (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County oftents does not address. The low anticipated briffs demand for the neighborhood best aligns with the Uthan Local (Low Level) read-classification, as the index not driveway and alleys only serves the recidents of the development.
4	ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west percels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5	ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return redii	20' for a Local/Local Intersection.	A 10° ourb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking gross.

LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are besed on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50°E.) Baginning at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following

- Thence \$89*54'50"E. 107.89 feet:
- 2.) Thence along the arc of a curve to the right, said curve having a central angle of 6"04"26", a radius of 1,310.93 feet, for an arc distance
- or 156.97 Text;

 176.93.97 Text;

 176.93.97 Text;

 176.93.97 Text;

 176.93.97 Text;

 176.97 Text to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;

 Thence 500°20°42°W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing
- Thence N89"39'18"W, 509.42 feet along the northerly lines of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5: Thence N00°20'42"E, 413.81 feet along said west line to the Point of Beginning.

That portion of the Northeast Quarter of Section 5, Township 14, South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows:

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°59'50°E.) Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 189 of the records of said County (the following

- Thence \$89"54"50"E, 107.89 feet;
- Thence along the arc of a curve to the right, said curve having a central angle of 6"04"26", a radius of 1,310.93 feet, for an arc distance of 138.57 feet.
- Thence \$83*50'24"E. 396.82:
- Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430,93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 205712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
- Thence continuing along the arc of a curve to the left, said curve having a central angle of 4*19'59", a radius of 1,430.93 feet, for an arc distance of 1.08.22 feet to a line 60 feet south of and parallel to said north line of the Northeast Quarter of Section 5;
- Thence N89"32'50"E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner" of said Northeast

Thence S00°17'12"W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1; Thence N89*39*18*W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said sesterly Right-of-way line of Hannah Ridge Drive; Thence NOO*20'42"E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning

GENERAL NOTES

- See Final Landacepe Plan for proposed buffering and screening from aurounding properties.

 Facilities and common area landacepe will be maintained by the Feathergrass Urban Duplaces Home Owners Associate
 Landacepe and welks within private residential lots will be maintained by the Feathergrass Urban Duplaces Home Owner

- Association

 This afte is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041007862, effective December 7, 2018.

 There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.

 Geologic Hazzarda Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including arrificial fill, bedrock, and groundwater. Mitigation can be schieved by proper engineering design and constituction or avoidance. A map of the hazzard areas and proposed mitigation measures can be found in Geotechnical investigation Hannah Ridge report prepared by CTI. Thompson, dated Rovember 19, 2019, and is held in the PUID Development/Pratiminary Plan File (PUDSP-________) at the EI Paso County Planning and Community Development Department.

 *Fire Lane, No Parking's signs to be posted on Interfor curb of private streets.

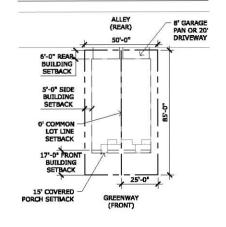
 The avigation essement dedicated herein for public avigation purposes, shall be considered a public essement subject to those terms and conditions as specified on the Pristrament recorded at Raception No. 207085753 of the records of EI Paso County.

 Colorado, all other essements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

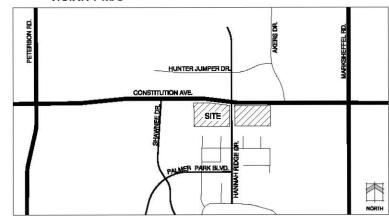
TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP AND MAINTENANCE
West	116,424 SF	Open space, public & private utilities, drainage, detention, landscaping, signage, private drives, parking	Feathergrass Urban Duplex Home Owners Association
East	118,476 SF	Open space, public & private utilities, drainage, detention, landscaping, signage, private drives, parking	Feathergrass Urben Duplex Home Owners Association

LOT TYPICAL:



VICINITY MAP



SITE DATA

FEATHERGRASS INVESTMENT ILC 4715 N. CHESTNUT COLORADO SPRING, CO

APPLICANT

N.E.S. INC. 619 N. CASCADE AVE.,

OWNER

Limits of Developm Current Zoning: Proposed Zoning:

Proposed Use:

COLORADO SPRINGS, CO

DEVELOPER

RICHMOND AMERICAN HOMES

Open Space Required =

Contiguous OS Required (25%) = Open Space Provided =

Guest Parking Required =

Guest Parking Provided =

County Certification

Director, Planning & Community Development

Clerk and Recorder Certification El Paso County)

El Paso County Clerk and Recorder

Site Location: Tax ID Number:

Site Area:

Development Schedule Proposed Density (Gross): Density (Net designated ROW): 9.74 DU/AC

Landscape Setbacks/Buffers:

Constitution Ave 25' Setback 10' Setback Hannah Ridge: South Boundary: West Boundary Zone Boundan Zone Boundary East Boundary

44,740 SF (10% of 447,400)

West: 23,117 St West: 5,779 SF 140,755 SF

West: 9,000 SF

Contiguous OS Provided =

26 (1/4 Units)

West: 26

East: 24 + driveways of 6 units

Southwest and southeast of

5405100043, 5405100044

PUD CAD-O and CS CAD-O

10.84 Acres

PUD CAD-O

9.23 DU/AC

Constitution Ave. & Hannah Ridge Drive

Residential, Single Family Attached, 100 Units

East: 68,767 SF

East: 12

Feathergrass Investments LLC Name of Landowner

Ownership Certification

I/we __ a (one of the following: qualified title
insurance company, title company, title attorney, or attorney at law) duly
qualified, insured, or licensed by the State of Colorado, do hereby certify
that I/we have examined the title of all lands depicted and described
hereon and that title to such land is owner in fee simple by __
at the time of this application.

Landowner's Signature, notarized

OR Name of Attorney and registration number

SHEET INDEX

Sheet 1 of 10:

Sheet 9 of 10:

PUD Preliminary Site Plan PUD Preliminary Site Plan Sheet 2 of 10: Sheet 3 of 10: Typical Street Sections Sheet 4 of 10: Sheet 5 of 10: Preliminary Grading and Utilities Plan Preliminary Grading and Utilities Plan Sheet 6 of 10: Sheet 8 of 10: Preliminary Landscape Plan

Building Elevations

Zone Map & Adjacent Property Owners

Land Planning Urban Design N.E.S. Inc. 619 N. Carcade Avenue, Suite 200 Tal 719,471,0073 Fax 719.471.0267 9 2012. All Rights Reserved.

FEATHERGRASS URBAN **DUPLEXES**

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND

ENTITLEMENT

DESCRIPTION

COVER SHEET

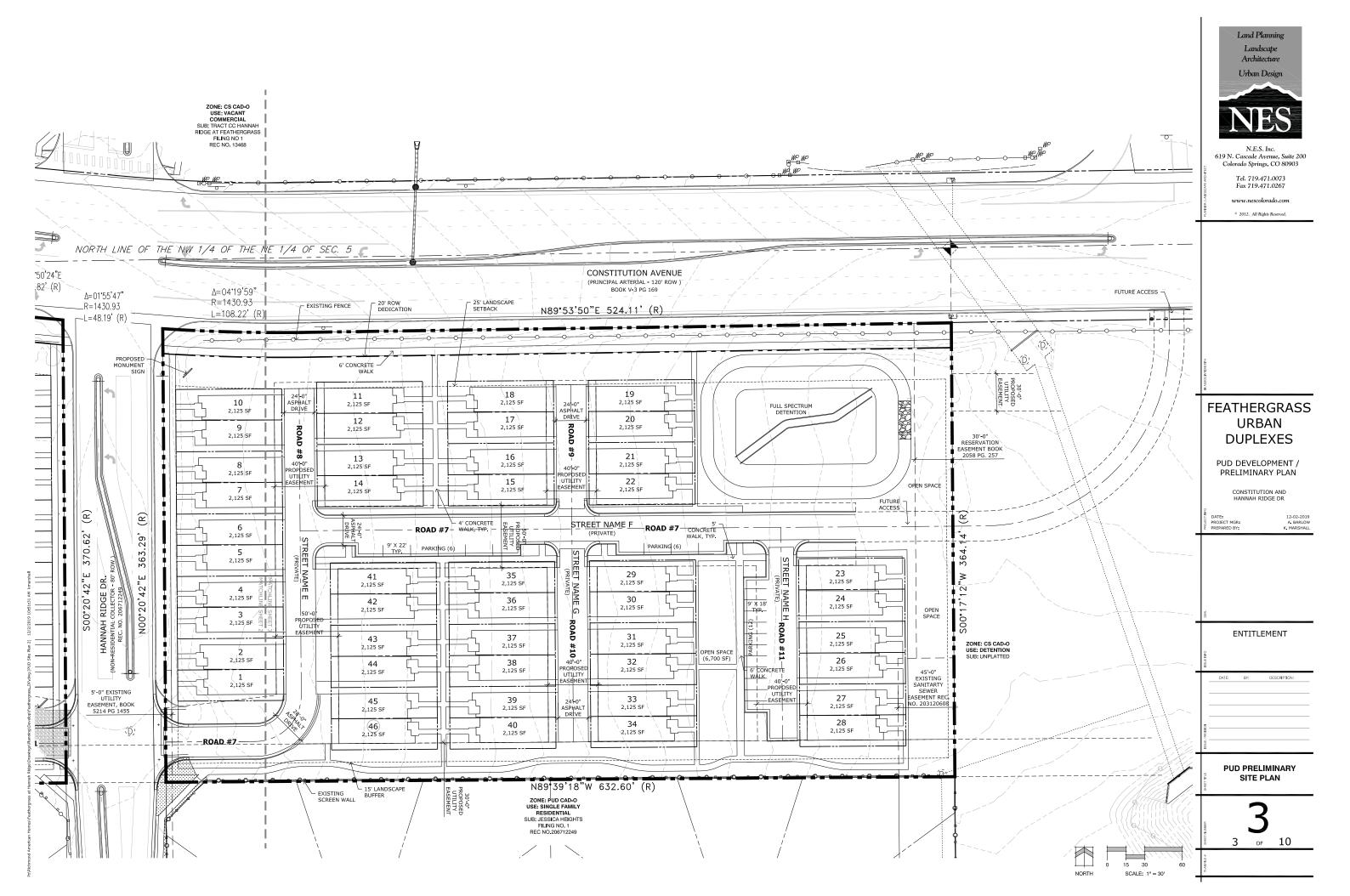
10 OF

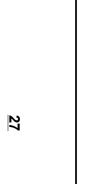
Land Planning

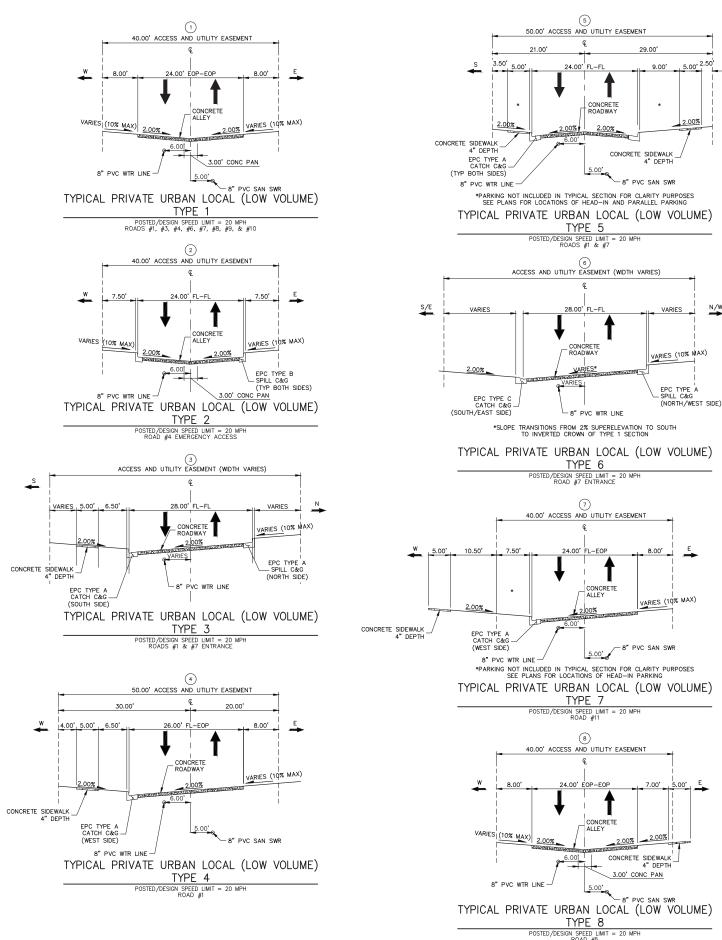
NORTH

SCALE: 1" = 30"

7







LEGEND

		EXISTING			PROPOS	ED
SECTION LINE						
BOUNDARY LINE						
PROPERTY LINE						
EASEMENT LINE						
RIGHT OF WAY						
CENTERLINE			-		- -	
WIRE FENCE		- x	×		- ×	- ×
CHAIN LINK FENCE		- 0	0		• —	- •
WOOD FENCE		- <	>		•	-
MASONRY FENCE						
CABLE TV		- <i>TV</i>	TV		– TV ———	— TV ———
ELECTRIC		- E	E		- E	— E ———
FIBER OPTIC		-F0	FO		- F0	—F0 ———
GAS MAIN		- G	G		- G	— G ———
SANITARY SEWER		- 5	s		•	
STORM DRAIN						
TELEPHONE		- <i>T</i>	т		- т	— т ———
WATER MAIN		- w	- w			
TOP OF SLOPE					_	
TOE OF SLOPE			<u> </u>		ılı	ili
INDEX CONTOUR		-6100		_	6100	
INTERMEDIATE CONTOUR		6102			6102	
	EXISTING	PROPOSEI	0			

STORM MANHOLE STORM INLET FLARED END SECTION SANITARY MANHOLF BLOW-OFF VALVE CABLE TELEVISION PEDESTAL FLECTRICAL PEDESTAL TELEPHONE PEDESTAL GUY ANCHOR

GUY POLE

FEATHERGRASS URBAN DUPLEXES

RICHMOND AMERICAN HOMES
4350 S. MONACO STRET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.COM

J-R ENGINEERING

PREPARED UNDER MY DIRECT SUPERVISION AND THE HALF OF JR ENGINEERING

ORIGINAL SCALE:

GLENN D. ELLIS, P.E. COLORADO P.E. 38861 FOR AND ON BEHALF OF JR ENGINEER

SHEET 4 OF 10 JOB NO. 25149.01

FEATHERGRASS URBAN DUPLEXES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRIME MERIDIAN

EL PASO COUNTY, COLORADO PRELIMINARY PLAN

_ 2" BLOW-OFF ASSEMBLY (TYP)

00°24'11"W 73.17

ROAD #1

EX FENCE (TYP) —

LOT 24 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249

16" STEEL WTR MAIN (CSU) -

LATERAL (CHEROKEE)

12

14

S00724'11"E

18" RCP STM SWR - EPC TYPE A CATCH C&G →

EX PROPERTY LINE (TYP) -

LOT 25 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249

≟18"RCPSTMSWR 🗠

WATER CONNECTION TO EXISTING

B" PVC WATER STUB-OUT

LOT 26 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249

EX SECTION LINE



J-R ENGINEERING

SHEET 5 OF 10

JOB NO 25149.01

(SIZE UNKNOWN)

ROAD #1 N89°35'32"E 72.06'

SANITARY CONNECTION TO EXISTIN AT EXISTING SAN M

 $\parallel \parallel \parallel \parallel \parallel \parallel$

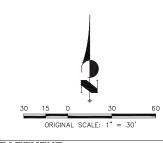
38861 FOR AND ON BEHALF OF JR ENGINEER

LOT AREA: 2125 S 85.00 TYPICAL LOT LAYOUT

PRELIMINARY PLAN NOTES

PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL
(LOW YOLLIME) WITH A DESIGN AND POSTED PRED OF 20 MPH.
2. LOW PROPOSED WATER NAS AS ATTAPR VITILITIES ARE PUBLIC.
3. ALL PROPOSED STORNWAITER UTILITIES ARE PRIVATE.
4. ALL DEAD-END WATER LINES HAVE A 2—NOH BLOW OFF VALVE.
5. ALL PROPOSED STORN INLETS ARE DOUBLE DENVER TYPE 16
COMBINATION INLETS UNLESS OTHERWISE NOTED.
7. THE 40-FOOT ACCESS & UTILITY EASEMENT SHALL COVER ROADS
#2-#6 & #8. THE 50-FOOT ACCESS & UTILITY EASEMENT SHALL
COVER ROADS #1 & #7.
8. THE STORM SEWER OUTFALL SYSTEM FROM BOTH PONDS WILL BE
CENTREDED IN A 30-FOOT DRAINAGE EASEMENT.
9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND
THE SIDEWALKS ALONG CONSTITUTION AVENUE AND HANNAH RIDGE
DRIVE TO THE RIGHT-OF-WAY TO COVER THE SIDEWALKS.



FEATHERGRASS URBAN DUPLEXES

PREPARED UNDER MY DIRECT SUPERVISION ON BEHALF OF JR

WATER CONNECTION TO EXISTING
16" DIP WATER MAIN (CHEROKEE)

32

33

34

/ 41

42

LOT 13 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249

SITE BOUNDARY (TYP) -

EX CABLE TV LINE (SIZE & MATERIAL UNKNOWN) (TYP)

TRACT 49 CHEROKEE PARK TOWNHOMES REC. NO. 860041

ASSESSED OWNER: CHEROKEE PARK HOMEOWNERS ASSOCIATION

BUILDING FOOTPRINT (TYP)

CONSTITUTION AVENUE

(PRINCIPAL ARTERIAL) (PUBLIC) (ROW AND ASPHALT WIDTH VARIES)

PROPERTY LINE (TYP)

21

22

24

51

54

LOT 15 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249

COMBO. INLET (TYP

EMERGENCY ACCESS

, TYPICAL SECTION IDENTIFICATION TAGS

30

29

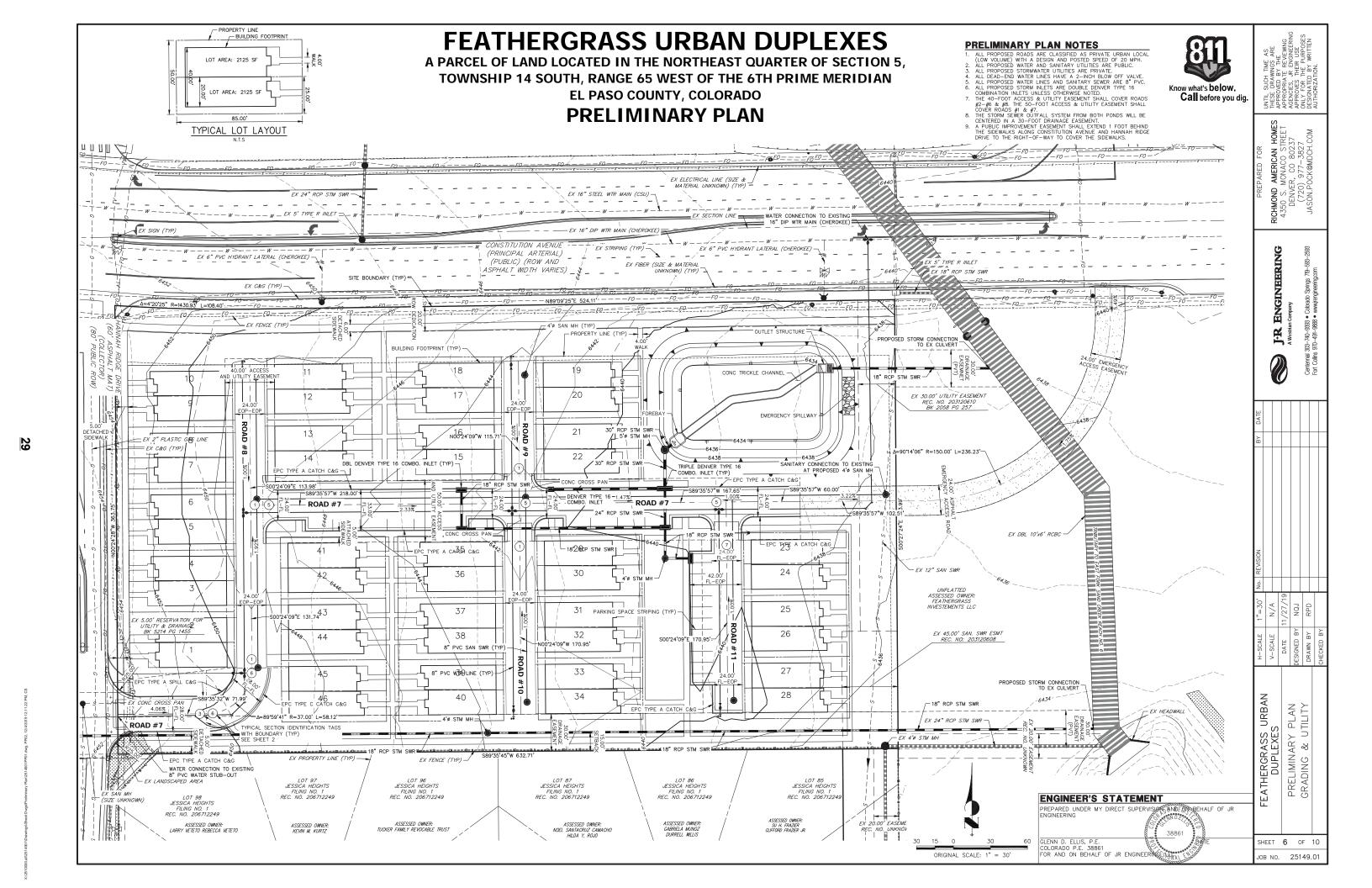
25

C TYPE A CATCH C&C

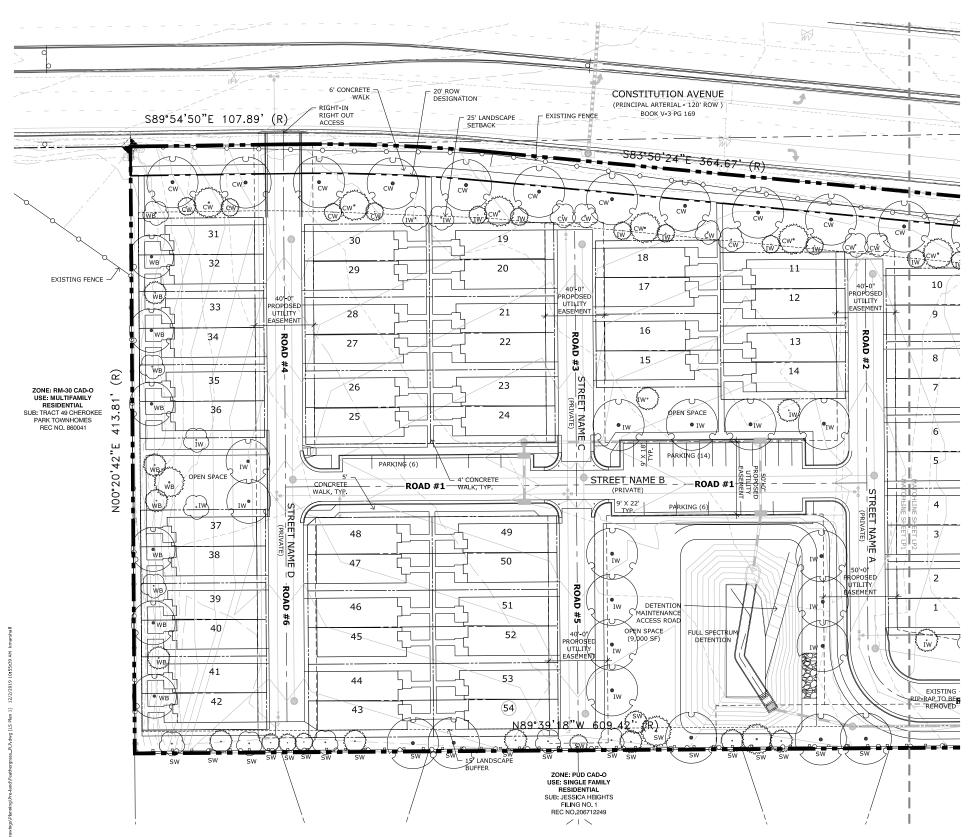
44

43

LOT 14 JESSICA HEIGHTS FILING NO. 1 REC. NO. 206712249







LANDSCAPE NOTES

- 1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- 2. SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPÉ DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1
- SLOPES.

 4. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6.1 GRADIENT
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.

 PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDIOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND, SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- 9. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.

 10. THERE SHALL BE NO OBSTRUCTIVE PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW
 ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET SHALL BE TRIMMED. 11. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE
- REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.

 12. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN
- AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- 13. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

see code section 6.2.	2.D				
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Reg./Prov.	Linear Footage	Tree/Feet Regulred	No. of Trees Req./ Prov.
Constitution Ave. (West)	Principal Arterial	25 / 25'	612'	1 / 20'	31 / 28
Constitution Ave. (East)	Principal Arterial	25 / 25'	633'	1 / 20'	32 / 28
Hannah Ridge Dr. (West)	Non-Arterial	10' / 10'	351'	1/30	12 / 11
Hannah Ridge Dr. (East)	Non-Arterial	10 / 10	344	1/30	12 / 11
West Boundary	Zone District Bndy		394'	1 / 30	14 / 14
East Boundary	Zone District Bndy		344	1 / 30	12/9
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr Denoted on Plan		ent Ground Pl Reg. / Prov.	ane
20 (TPD		0111			

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / TBD	x/x	CW	75% / 75%
40 / TBD	x/x	CE	75% / 75%
10 / TBD	x/x	HW	75% / 75%
10 / TBD	x/x	HE	75% / 75%
/ TBD	x/x	WB	75% / 75%
30 / TBD	x/x	EB	75% / 75%

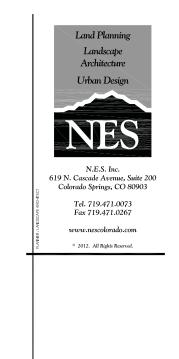
Landscape Buffer & Screens

See Code Section/Policy 323 & 317 Buffer Trees (1/25') Evergreen Trees Required /Provided Req. (33%) /Prov. Width (in Ft.) Linear South Boundary (West) 15' / 15' South Boundary (East) 15' / 30' 633' 26 / 26 9/9 Length of 6' Opaque Structure Req./Prov. Percent Ground Plane Denoted on Plan Veg. Reg. / Prov. 609' / Existing 633' / Existing As approved / 75%

Internal Landscaping

See Code Section 6.2.2.E

000 0000 0000011 0.			
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Regulred /Provided	Internal Trees (1/500 SF) Regulred /Provided
West 116,424 S.F.	15%	17,464 SF / TBD	35 / 27
East: 118,476 S.F.	15%	17,771 SF / TBD	36 / 24
Shrub Substitutes Required /Provided	Ornamental (Required /Pro	Grass Substitutes Internal Pla ovided Denoted or	
80 / TBD	x/x	IW	75% / 75%
120 / TBD	x/x	IE	75% / 75%



FEATHERGRASS URBAN **DUPLEXES**

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

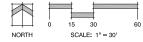
DATE:	12-02
PROJECT MGR:	A. BA
PREPARED BY:	K. MAR

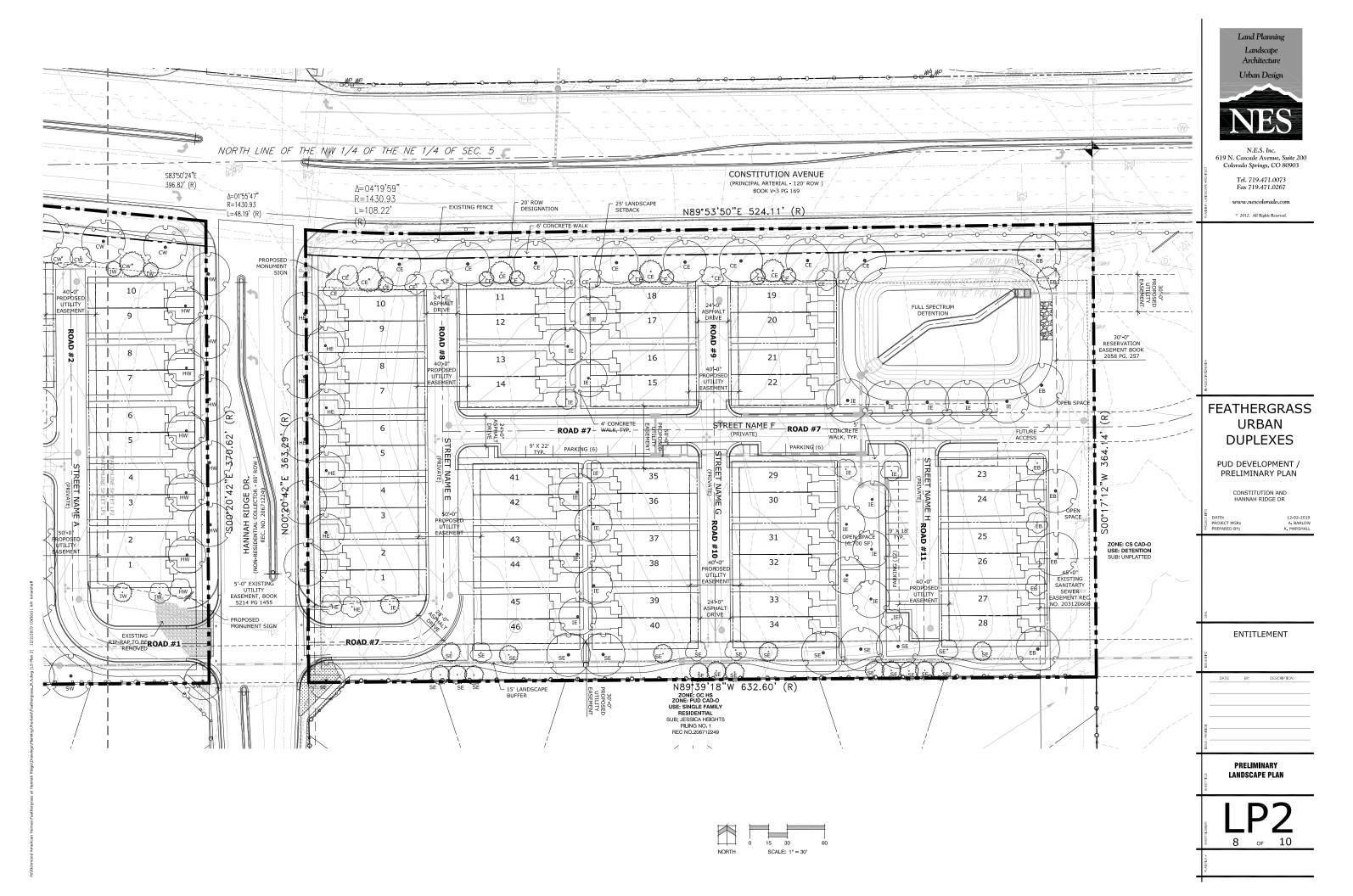
E	N	П	T	LE	М	E	N

8				
	DATE:	BY:	DESCRIPTION:	
ISSUE / REVISION				_
E/RE				_
188				

PRELIMINARY LANDSCAPE PLAN AND NOTES

7 of 10





FEATHERGRASS URBAN DUPLEXES

EL PASO COUNTY, COLORADO PUD DEVELOPMENT/PRELIMINARY PLAN





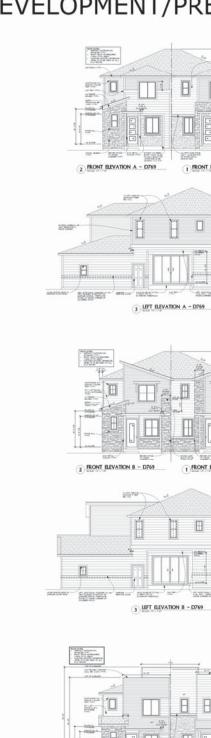


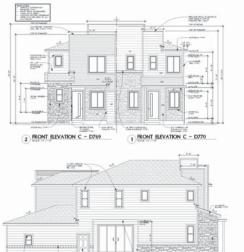












3 LEFT ELEVATION C - D769

1 FRONT BEVATION B - D770



6 RIGHT BEVATION B - D770

5 REAR ELEVATION A - D770 4 REAR ELEVATION A - D769

6 RIGHT BEVATION A - D770





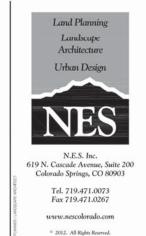


8 REAR ELEVATION B - D770/ D769 W/ OPT. BR3 @ D769









GENERAL DES STATES OF TRANSPORTED TO THE STAT

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

DATE: PROJECT MGR:

ENTITLEMENT

DATE: BY, DESCRIPTION:

COVER SHEET

9 OF 10

ZONE: CS CAD-O USE: VACANT COMMERCIAL SUB: TRACT CC HANNA

RIDGE AT FEATHERGRASS

FILING NO 1

(G

ZONE: RM-30 CAD-O USE: VACANT COMMERCIAL

SUB: TRACT BB HANNAH RIDGE AT FEATHERGRASS Land Planning

Architecture

Urban Design

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Hills Ranch Filing No.1 Final Plat

Agenda Date: January 8, 2020

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 1 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 95.2-acre development will include 272 single-family residential lots, with a minimum lot size of 6,000 square feet, as well as tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located approximately 500 feet east of the project site, while the proposed Eastonville and Meridian Ranch Regional Trails are located 0.35 and 0.60 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located within the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

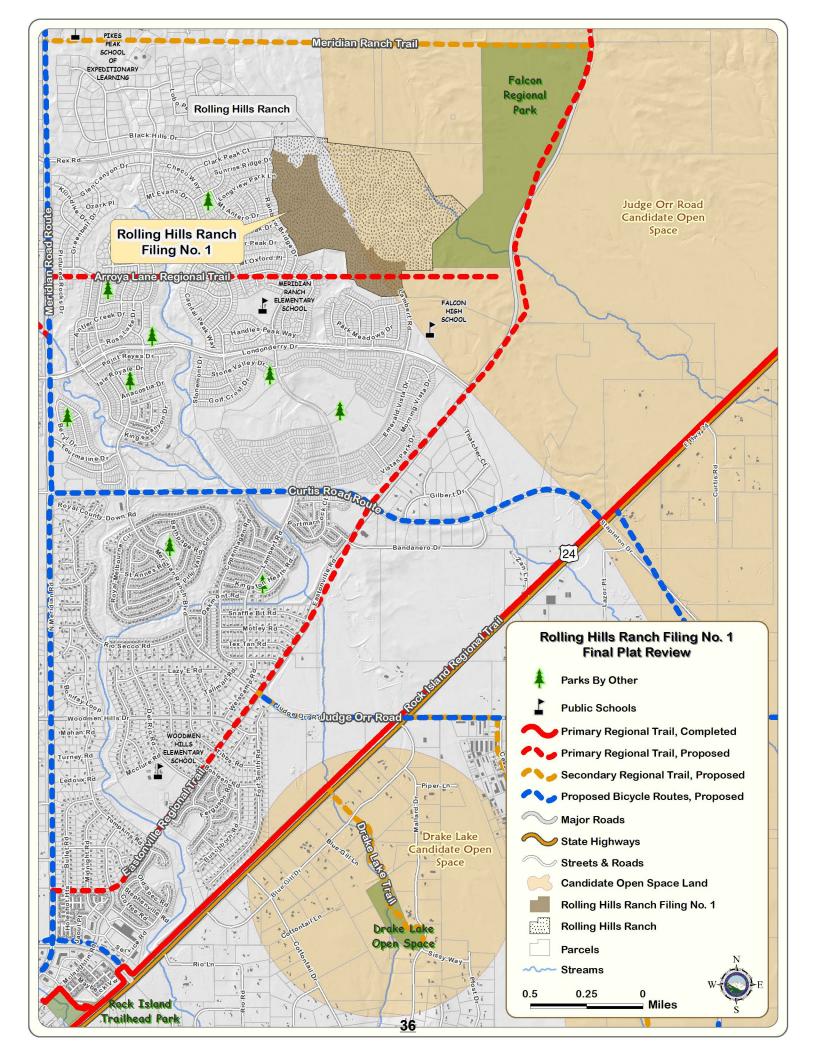
The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 1 contains 25.6 acres, or 26.9%, of open space tracts. A 1-acre neighborhood park is planned for the development, and an internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park.

County Parks acknowledges the waiver of \$124,032 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits

against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 1 would amount to \$78,336.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$78,336 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Development **Application Permit** Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services **Veterans Services - Recreation / Cultural Services**

January 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Rolling Hills Ranch Filing No. 1 Final Plat Application Type: Final Plat Name:

PCD Reference #: SF-19-023 Total Acreage: 95.20

Total # of Dwelling Units: 272

Dwelling Units Per 2.5 Acres: 7.14 Applicant / Owner: **Owner's Representative:**

GTL Development, Inc. N.E.S., Inc. Regional Park Area: 2 3575 Kenyon Street Urban Park Area: 3 619 North Cascade Avenue

Suite 200 San Diego, CA 92110 Existing Zoning Code: PUD

> Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling

unit per 2.5 acres.

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

Regional Park Area: 2 **Urban Park Area: 3**

> Neighborhood: 0.00375 Acres x 272 Dwelling Units = 1.02 0.0194 Acres x 272 Dwelling Units = 0.00625 Acres x 272 Dwelling Units = 5.277 Community: 1.70

Total Regional Park Acres: 5.277 **Total Urban Park Acres:** 2.72

FEE REQUIREMENTS

Urban Park Area: 3 Regional Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 272 Dwelling Units = \$30,736 Community: \$175 / Dwelling Unit x 272 Dwelling Units = \$456 / Dwelling Unit x 272 Dwelling Units = \$124,032 \$47,600

Total Regional Park Fees: \$124,032 **Total Urban Park Fees:** \$78,336

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$78,336 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

OCTOBER 2019

PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT: N.E.S. Inc. 619 North Cascade Avenue, Colorado Springs, CO 80903

LOCATION

The Rolling Hills Ranch is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 251 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

- 1. A PUD Development/Preliminary Plan for the Rolling Hills Ranch Filings 1-3, consisting of 725 single-family dwelling lots, landscaping, open space, and trails on approximately 252 acres.
- 2. A Final Plat for Rolling Hills Ranch Filing 1, consisting of 262 lots and 4 tracts for landscaping, open space, and utilities on approximately 95 acres.
- 3. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
- 4. Early Metro District improvements.

PROJECT JUSTIFICATION

a. <u>Consistency with Approved Sketch Plan</u>

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Rolling Hills Ranch as MR-R3 (3 du/ac).

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filings 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.98 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.21 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. <u>County Policy Plan and Small Area Plan Compliance</u>

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

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.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

c. Parks and Open Space Requirement

Rolling Hills Ranch Filings 1-3 includes open space tracts approximately 66 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per

subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch
	(Filings 1-3)
Urban	\$197,200
Regional	\$311,750
Total	\$508,950

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 725 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections wont already facilitate.

e. <u>Drainage</u>

A Preliminary/Final Drainage Report for the Rolling Hills Ranch is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

Rolling Hills Ranch is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

P:\GTL\Meridian Ranch\Admin\Rolling Hills\Letter of Intent_RHR.docx

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TOHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT C OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY:

- THENCE NS1"53"30"W ON SAID TRACT LINE A DISTANCE OF 26:13 FEET TO A CURVE TO THE RIGHT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 04'41'46". AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS NS3"4'37" A DISTANCE OF 27.04 FEET;
- THENCE N72°56'20"E A DISTANCE OF 32.99 FEET:
- 5. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
- THENCE N222352 W A DISTANCE OF 32.06 FEET;
 THENCE N207943°E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A
 DELTA ANGLE OF 030356°, AN ARC LENGTH OF 33.71 FEET, WHOSE LONG
 CHORD BEARS M191746°E A DISTANCE OF 33.70 FEET;
 THENCE S7214'13°E A DISTANCE OF 102.16 FEET;
- 9. THENCE S65'37'27"E A DISTANCE OF 315.00 FEET:
- 9. HENCE S553/27E A DISTANCE OF 315.0V FEET;

 10. THENCE S572"14A"W A DISTANCE OF 123.15 FEET;

 11. THENCE S5537'27E A DISTANCE OF 20.18 FEET TO A CURVE TO THE RIGHT;

 12. THENCE ON THE ARC OF SAID CURVE, HAWNG A RADIUS OF 580.00 FEET, A
 DELTA ANGLE OF 0750'52", AN ARC LENGTH OF 79.44 FEET, WHOSE LONG
 CHORD BEARS S5142'00"E A DISTANCE OF 79.38 FEET;

 13. THENCE N80'20'11"E A DISTANCE OF 32.19 FEET;
- 14 THENCE \$52*38'16"E A DISTANCE OF 60.00 FEET.
- 15. THENCE S05'36'43"E A DISTANCE OF 32.19 FEET TO A NON-TANGENT CURVE TO THE RICHT:
- TO THE RIGHT:

 16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 09'42'05", AN ARC LENGTH OF 98.21 FEET, WHOSE LONG CHORD BEARS \$42'38'56" & A DISTANCE OF 98.09 FEET;

 17. THENCE N22'12'0" & NDISTANCE OF 140.63 FEET;

 18. THENCE N18'34'24" & A DISTANCE OF 254.62 FEET;

- 19 THENCE S86'03'00"E A DISTANCE OF 305 00 FEET 20. THENCE S00"12'17"W A DISTANCE OF 140.80 FEET
- 21. THENCE S05°56'41"E A DISTANCE OF 270.12 FEET;
- 22. THENCE S19'52'22"E A DISTANCE OF 357.93 FEET; 23. THENCE S32'36'03"E A DISTANCE OF 70.02 FEET;
- 24. THENCE S31"18'00"E A DISTANCE OF 60.00 FEET:
- 25. THENCE S3617'59"E A DISTANCE OF 267.98 FEET; 26. THENCE S51'02'42"E A DISTANCE OF 252.48 FEET;

- 27. THENCE S44'03'58"E A DISTANCE OF 123.26 FEET:
- 28. THENCE \$49'29'46"W A DISTANCE OF 137.49 FEET TO A NON-TANGENT CURVE TO THE RIGHT:
- TO THE RIGHT;

 29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A
 DELTA ANGLE OF 06°45'05", AN ARC LENGTH OF 86.02 FEET, WHOSE LONG
 CHORD BEARS S40°41'16"E A DISTANCE OF 85.97 FEET;
- 30. THENCE S37'18'43"E A DISTANCE OF 12.18 FEET; 31. THENCE S82'18'43"E A DISTANCE OF 31.11 FEET;
- 32. THENCE S37"18'43"E A DISTANCE OF 60.00 FEET:
- 33. THENCE S07'41'17"W A DISTANCE OF 31.11 FEET;
 34. THENCE S37'18'43"E A DISTANCE OF 196.00 FEET;
- 35 THENCE SR2"18'43"E A DISTANCE OF 31.11 FEET
- 36. THENCE S3718'43"E A DISTANCE OF 60.00 FEET; 37. THENCE S07'41'17"W A DISTANCE OF 31.11 FEET;

- 37. THENCE S074117"W A DISTANCE OF 31.11 FEET;

 38. THENCE S371643"E A DISTANCE OF 5.00 FEET TO A CURVE TO THE RIGHT;

 39. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A
 DELTA ANGLE OF 1911'10", AN ARC LENGTH OF 143.30 FEET TO A REVERSE CURVE
 TO THE LEFT;

 40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 470.00 FEET, A
 DELTA ANGLE OF 1911'10", AN ARC LENGTH OF 157.5 FEET, WHOSE LONG
 CHORD BEARS \$2743'13"E A DISTANCE OF 156.63 FEET;

 41. THENCE S73716'43"E A DISTANCE OF 156.63 FEET;
- 41. THENCE S37"18'43"E A DISTANCE OF 15.26 FEET:
- 42. THENCE S82"8'43"E A DISTANCE OF 31.11 FEET; 43. THENCE S37"8'43"E A DISTANCE OF 60.00 FEET;
- 44. THENCE S07'41'17"W A DISTANCE OF 31.11 FEET:
- 45. THENCE S3718'43"E A DISTANCE OF 98.00 FEET; 46. THENCE N52'41'17"E A DISTANCE OF 165.00 FEET;
- 47. THENCE S13'05'03"E A DISTANCE OF 109.66 FEET:
- 48. THENCE S37'18'43"E A DISTANCE OF 165.00 FEET; 49. THENCE S53'19'57"E A DISTANCE OF 139.84 FEET;
- 50 THENCE \$7206'02"E A DISTANCE OF 178 27 FFFT
- THENCE S89"25'12"E A DISTANCE OF 155.00 FEET
- 52. THENCE N83'20'49"E A DISTANCE OF 201.60 FEET;
- 53. THENCE S00'34'48"W A DISTANCE OF 164.38 FEET; 54. THENCE S00'34'48"W A DISTANCE OF 60.00 FEET;
- 55. THENCE S00*34'48"W A DISTANCE OF 20.00 FEET;
- 56. THENCE N89'25'12"W A DISTANCE OF 78.75 FEET; 57. THENCE S45'34'48"W A DISTANCE OF 14.54 FEET;
- 58. THENCE S00*34'48"W A DISTANCE OF 236.58 FEET:
- 59. THENCE S05'23'19"E A DISTANCE OF 103.70 FEET; 60. THENCE S17'01'39"E A DISTANCE OF 103.70 FEET;
- 61. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 200658517 IN THE RECORDS OF EL PASO COUNTY.
 62. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
- 63. THENCE 567/31/44 W A DISTANCE OF 80,00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 2147/13513 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

ROLLING HILLS RANCH FILING NO. 1 PLAT NO. AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

NOTES:

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

65. THENCE N22"59'45"W A DISTANCE OF 63.09 FEET; 66. THENCE S86"16'43"W A DISTANCE OF 450.00 FEET;

67. THENCE N63'51'45"W A DISTANCE OF 640.00 FEET;

68. THENCE N30"07'09"W A DISTANCE OF 150.37 FEET:

69. THENCE N81'02'28"W A DISTANCE OF 138.95 FEET;

70. THENCE NO5'41'51"W A DISTANCE OF 647.93 FEFT:

73 THENCE NO5'03'36"W A DISTANCE OF 165 00 FEET:

74. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;
75. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;

76. THENCE N42*44'55"W A DISTANCE OF 102:00 FFFT:

78. THENCE N36"06'38"E A DISTANCE OF 108.00 FEET;

79. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET; 80. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;

81. THENCE N1712'24"W A DISTANCE OF 137.00 FEET:

84. THENCE N10'04'06"W A DISTANCE OF 162.63 FEET: 85. THENCE N26'31'01"W A DISTANCE OF 218.96 FEET; 86. THENCE N06'43'25"W A DISTANCE OF 140.00 FEET;

87. THENCE NO1"13'59"W A DISTANCE OF 97.14 FEET:

88. THENCE NO4"28"51"E A DISTANCE OF 360.75 FEET; 89. THENCE N12"48"36"W A DISTANCE OF 91.63 FEET;

90 THENCE N22"1'16"W A DISTANCE OF 110 06 FEFT:

64. THENCE ON THE ARC OF SAID CURVE, HAWING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00'31'29". AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS N22'4'00"W A DISTANCE OF 15.66 FEET;

70. IRENCE NU3-131 W A DISTANCE OF 647.93 FEET;
71. THENCE NO2-32'SE'W A DISTANCE OF 634.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 21571-3255 IN THE RECORDS OF EL PAS COUNTY;

82. THENCE NO9704/29"M A DISTANCE OF 85.86 FEET;

83. THENCE NO9704/29"M A DISTANCE OF 85.86 FEET;

83. THENCE NO3722/02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713753 IN THE RECORDS OF EL PASO COUNTY;

TO THE LEFT:

10 IHE LEFT;

92. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A
DELTA ANGLE OF 1716'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG
CHORD BEARS 129'28'07"E A DISTANCE OF 81.12 FEET;

CHORD BEARS N29'28'07"E A DISTANCE OF 81.12 FEET;

93. THENCE N20'49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;

97. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A
DELTA ANGLE OF 2254'07". AN ARC LENGTH OF 227.84 FEET, WHOSE LONG
CHORD BEARS N09'22'40"E A DISTANCE OF 226.32 FEET;

94. THENCE N2'02'42"W A DISTANCE OF 3.92 FEET;

95. THENCE N47'26'09"W A DISTANCE OF 30.92 FEET TO A NON-TANGENT CURVE TO THE LEFT; 10 THE LEFT;

96. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A
DELTA ANGLE OF 14"34"32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG
CHORD BEARS \$79"43"10"W A DISTANCE OF 822.01 FEET;

98. THENCE N17'34'06"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

97. THENCE S72'25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;

THE ABOVE PARCEL OF LAND CONTAINS 95.189 ACRES, MORE OR LESS.

THE FOLLOWING FIFTEEN (15) COURSES ARE ON SAID BOUNDARY LINE:

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

- BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION
 19, TIZS, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89"8"12"E FROM THE NORTHWEST CORNER
 OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19
 (3.25" ALUM. CAP PLS 24964).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTI, INC., DBA GTI, DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUOH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT: EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON COTOBER 3, 1887, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.
- 11) 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 IN EAPPLICANTS. THE HOME OWNERS ASSOCIATION, AND ALL PUTURE OWNERS IN THE SUBBINISION 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-REVEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 13) 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 DEPARTIMENT OF WILDLIFE, COLORADO DEPARTIMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTIMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES ACT.
- 14) TRACTS A, B, C & D ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, REGREATION AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT, THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPEMENT, INC. RESERVING THE RICHT TO PERMIT ANY SUCH UTILITS. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. ____ HERITAGE TITLE COMPANY, DATED _______
- 16) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED MIRROYEMENTS TO WOODMEN ROAD.
- 17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 OF EL PASO COUNTY RECORDS.
- 18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. IN THE OFFICE OF THE CLERK AND RECORDER OF THE CLEAS COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP-18-003 AS RECORDED WITH RECEPTION NO.______ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) 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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASS COUNTY AS RECORDED AT RECEPTION NO CONTRACT OF THE APPLICANT AND EL PASS COUNTY AS RECORDED AT RECEPTION OF THE ALTERNATIVE, OTHER COLLECTER AND RECORDER OF EL PASS COUNTY, SUCCESSION OF IN THE ALTERNATIVE, OTHER COLLECTER AND RECORDER OF EL PASS COUNTY OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25") BY TWENTY-FIVE FOOT (25") SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET NITERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30") BY T
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOULTAN DISTRICT AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR
- 26) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FOOMLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ADJACENT ROADWAY.

DEDICATION:

IN WITNESS WHEREOF:
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS
CAUSED THESE PRESENTS TO BE EXECUTED THIS ______ DAY OF ______

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MITLON GABRIELSKI, PRESIDENT

STATE OF COLORADO)

COUNTY OF FL PASO)

MY COMMISSION EXPIRES: ____

SURVEYOR'S CERTIFICATION:

STATE OF COLORADO) SS COUNTY OF EL PASO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__, BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS

ADDRESS NOTARY PUBLIC MY COMMISSION EXPIRES: _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

LATIGO TRAILS

THE ESTATES AT ROLLING HILLS RANCH FILING 1

FILING"3 / FILING 11

WOODMEN

VICINITY MAP

APPROVED BY THE PRESIDENT BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY COLORADO, THIS ____ DAY OF _____, 20__.

THE ACCOMPANYING PLAT OF "ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH",

EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS ____ DAY OF ____

PAINT BRUSH

FALCON HILLS

STAPLETON DE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO,

FL PASO COUNTY CLERK AND RECORDER

COUNTY OF EL PASO)

THIS ____ DAY OF ____

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYIND PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBBINISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADOR PREVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELLER.

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

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____M., THIS ____ DAY OF _____, 20__, AND IS DULY RECORDED AT RECEPTION NUMBER ______ OF THE RECORDS OF EL PASO COUNTY, COLORADO. BY:____ DEPUTY

FEES:

RECEIPT NO: PLAT FEE: SCHOOL: BRIDGE: DRAINAGE:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 2 Final Plat

Agenda Date: January 8, 2020

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for approval by Matrix Design Group on behalf of COLA, LLC, for The Trails at Aspen Ridge Filing No. 2 Final Plat, consisting of 98 residential single-family lots on 24.03 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The Trails at Aspen Ridge PUD Preliminary Plan contains 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed "various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site." Both the PUD Preliminary Plan and the Landscape Plan show these parks, trails, sidewalks, and open spaces, and all will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 2 Final Plat contains Tracts A, B, and C, all of which are designated as parks, trails, or open space. In the current application's Landscape Plans, only Tracts B and C are shown as a park or open space. Tract A is the location of the aforementioned 6-acre central park site, but no landscape plans are included. Upon inquiry, Matrix Design Group has stated that the Tract A central park site will be included in a forthcoming site development plan that is slated for agency review in January 2020. In the meantime, a conceptual site plan was made available and is included in this development application packet.

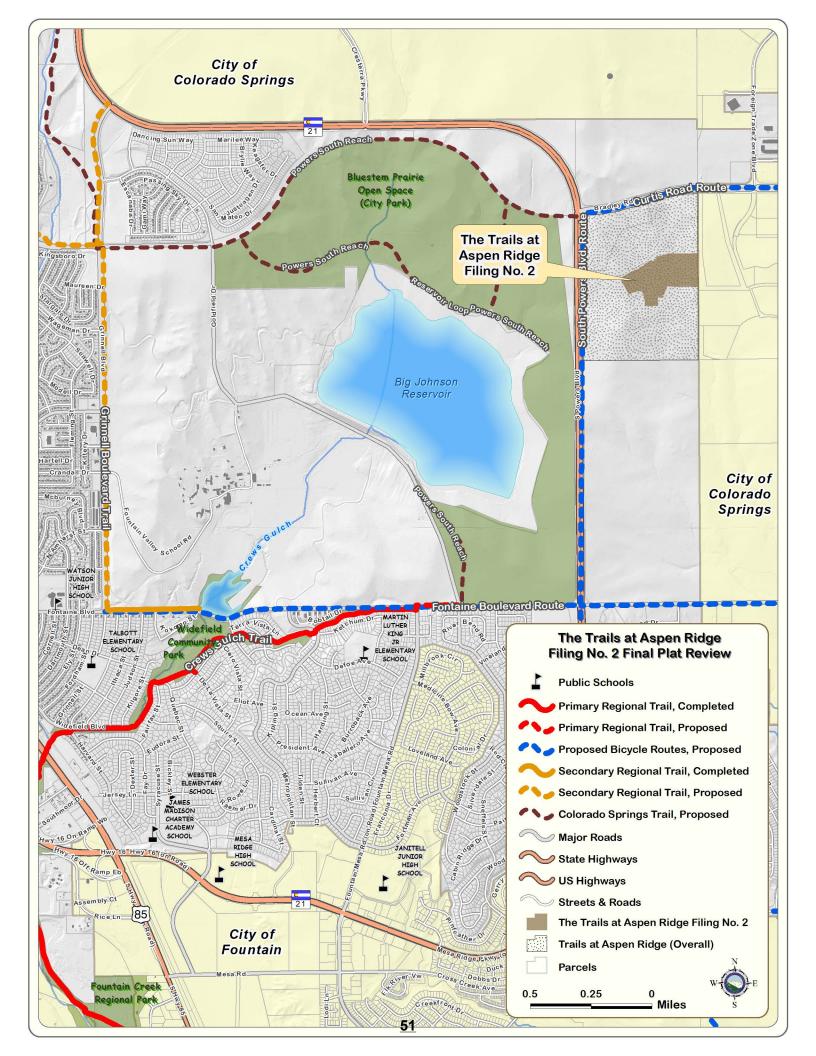
El Paso County staff is encouraged by the extent of easily accessible recreational opportunities being planned and provided for the residents of the Trails at Aspen Ridge. The applicant has

applied for an urban Park Lands Agreement for the Trails at Aspen Ridge Filing No. 1 and has indicated their intention to apply for an urban Park Lands Agreement for Filing No. 2.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 2 Final Plat.

Recommended Motion: Filing No. 2 Final Plat

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 2 Final Plat includes the following condition: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$44,688 and urban park fees in the total amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.



Development **Application Permit** Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services **Veterans Services - Recreation / Cultural Services**

January 8, 2020

0.37

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

The Trails at Aspen Ridge Filing No. 2 Final Plat Application Type: Final Plat Name:

PCD Reference #: SF-19-027 Total Acreage: 24.03

Total # of Dwelling Units: 98

Dwelling Units Per 2.5 Acres: 10.20 Applicant / Owner: **Owner's Representative:**

COLA, LLC Matrix Design Group Regional Park Area: 4 555 Middle Creek Parkway Urban Park Area: 4 2435 Research Parkway Suite 300 Existing Zoning Code: PUD Suite 380

Colorado Springs, CO 80921 Colorado Springs, CO 80920 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling

unit per 2.5 acres.

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

Regional Park Area: 4 **Urban Park Area: 4**

> Neighborhood: 0.00375 Acres x 98 Dwelling Units =

0.0194 Acres x 98 Dwelling Units = 0.00625 Acres x 98 Dwelling Units = 1.901 Community: 0.61

Total Regional Park Acres: 1.901 **Total Urban Park Acres:** 0.98

FEE REQUIREMENTS

Urban Park Area: 4 Regional Park Area: 4

\$113 / Dwelling Unit x 98 Dwelling Units = Neighborhood: \$11,074 \$175 / Dwelling Unit x 98 Dwelling Units = \$456 / Dwelling Unit x 98 Dwelling Units = \$44,688 Community: \$17,150

Total Regional Park Fees: \$44,688 **Total Urban Park Fees:** \$28,224

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 2 Final Plat includes the following condition: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$44,688 and urban park fees in the total amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:	

LETTER OF INTENT

For

TRAILS AT ASPEN RIDGE Filing No. 2

Owners:

COLA, LLC.

555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921

Applicant:

COLA, LLC.

555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921

Prepared by:



Matrix Design Group 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 (719) 575-0100 fax (719) 572-0208

November 2019

Project No. 19.866.014



SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 2 (Tax Schedule No. 5500000412) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 98 detached single family lots and open space on 24.03 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned RS-5000 and is part of the Waterview Sketch Plan. The proposed single family residential use is in conformance with the approved Waterview Sketch Plan.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request approval of a Final Plat for 98 single-family lots on 24.03 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site. Widefield Water and Sanitation District will provide water and wastewater services to the site. The district has provided will serve and commitment letters as part of this application.

This request for final plat meets the criteria for the 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 the Waterview Sketch Plan and Trails at Aspen Ridge PUDSP.
- 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.

The proposed Final Plat is in conformance with the County Policy Plan based on the following:

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

This application meets the above policy by maintaining density and land use in accordance with the Waterview Sketch Plan and Trails at Aspen Ridge PUDSP. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.

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

This application meets this policy by utilizing existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on the recently approved inclusion agreement with the District. Water and Sanitary Sewer services will be provided by extending water and sewer lines from Trails at Aspen Ridge Filing No. 1 north to the property.

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



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.

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

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 Sanitary Sewer service will be provided by extending water and sanitary sewer lines from Trails at Aspen Ridge Filing No. 1 north to the property.

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

- The application for Final Plat is in conformance with the County Master Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary Drainage Report, MDDP, and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will
 continue to be provided by the Widefield Water and Sanitation District, Security Fire Protection
 District, El Paso County, Colorado Springs Utilities (gas), and Mountain View Electric (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 subdivision meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

EXISTING AND PROPOSED FACILITIES:

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

- Water Widefield Water and Sanitation District
- Sanitary Sewer Widefield Water and Sanitation District
- Electric Service Mountain View Electric
- Natural Gas Service Colorado Springs Utilities
- Telephone Service Qwest
- Fire Protection Security Fire Protection District

No offsite improvements are currently anticipated.

TRAFFIC IMPACT FEES:

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide Public Improvements District (PID 2) that is being formed and implemented as part of the Traffic Impact Fee resolution.



The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$90,454 (98 lots x \$923.00 per lot) based on the inclusion in the PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant requests that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

IMPACT IDENTIFICATION:

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

SITE GEOLOGY:

Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

THE TRAILS AT ASPEN RIDGE FILING NO.2

A SUBDIVISION OF A PORTION TRACT Q AND TRACT R OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,

TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF TRACT Q AND TRACT R, THE TRAILS AT ASPEN RIDGE FILING NO.1, RECORDED AT RECEPTION NO._______ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A;

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT R:

1) THENCE NOO19'32"W ON THE EAST LINE OF SAID TRACT R AND THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9, A DISTANCE OF 720.01 FEET;

- THENCE N90'00'00"W A DISTANCE OF 125.32 FEET;
 THENCE S00'20'48"E A DISTANCE OF 8.05 FEET;
 THENCE S89'43'09"W A DISTANCE OF 392.84 FEET;

- THENCE S89'42'17"W A DISTANCE OF 145.00 FEET:
- THENCE S6510'53"W A DISTANCE OF 31.10 FEET; THENCE S74'19'52"W A DISTANCE OF 230.00 FEET; THENCE S15'39'12"E A DISTANCE OF 38.94 FEET; THENCE S74'20'48"W A DISTANCE OF 30.00 FEET;

- 97 INENDE 315-3912"E A DISTANCE OF 10.27 FEET; 110 THENCE 536-45'01"W A DISTANCE OF 18.89 FEET; 12) THENCE 589-45'39"W A DISTANCE OF 70.14 FEET; 12) THENCE 589-45'39"W A DISTANCE OF 30.14 FEET; 13) THENCE N63'05'16"W A DISTANCE OF 34.10 FEET;
- 14) THENCE S74:20'48"W A DISTANCE OF 50 00 FEET

14) IRENCE 515-3912"E A DISTANCE OF 4.01 FEET;
15) THENCE S15-3912"E A DISTANCE OF 4.01 FEET;
16) THENCE S26-44"49"W A DISTANCE OF 36.65 FEET;
17) THENCE S69-45"39"W A DISTANCE OF 70.08 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT R AND A NON TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO (2) COURSES ARE ON SAID SOUTHWESTERLY LINE OF TRACT R:

18) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 72'18'38", AN ARC LENGTH OF 870.82 FEET, WHOSE LONG CHORD BEARS S53'50'41"E A DISTANCE OF 814.17 FEET;

19) THENCE N90'00'00"E A DISTANCE OF 511.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 691,935 SQUARE FEET OR 15.885 ACRES, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF LOT 112, THE TRAILS AT ASPEN RIDGE FILING NO.1, RECORDED AT RECEPTION NO.______ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

- THENCE N04'26'30"W A DISTANCE OF 59.05 FEET; THENCE N06'35'57"W A DISTANCE OF 59.08 FEET; THENCE N10'32'24"W A DISTANCE OF 62.84 FEET;

- THENCE N13'32'57"W A DISTANCE OF 105.53 FEET;
 THENCE N01'20'02"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE TO THE

- LÉFT;
 6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 770.00 FEET, A DELTA ANGLE OF 23'18'31", AN ARC LENGTH OF 313.25 FEET, WHOSE LONG CHORD BEARS 577'00'42"W A DISTANCE OF 311.09 FEET;
 7) THENCE N30'23'41"W A DISTANCE OF 384.82 FEET;
 8) THENCE N30'23'41"W A DISTANCE OF 205.65 FEET TO A POINT OF CURVE TO THE RIGHT;
 9) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,175.00 FEET, A DELTA ANGLE OF 10'16'27", AN ARC LENGTH OF 210.70 FEET, WHOSE LONG CHORD PEARS NGALY3'26"E A DISTANCE OF 210'42 FEET, WHOSE LONG CHORD

ANOLE OF 10.16.27, AN ARC LENGTH OF 210.70 FEET, WHOSE LONG CHORD
BEARS NG4'37'26"E A DISTANCE OF 210.42 FEET;
10) THENCE N69'45'39"E A DISTANCE OF 66.32 FEET TO THE NORTHEASTERLY LINE OF SAID
TRACT Q AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID TRACT Q BOUNDARY LINE;

11) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET. A. DELTA

II) IHENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET, A DELTA ANGLE OF 53'33'59", AN ARC LENGTH OF 757.28 FEET, WHOSE LONG CHORD BEARS S48'23'17" A DISTANCE OF 730.00 FEET;

12) THENCE S30'26'45"E A DISTANCE OF 5.46 FEET;

13) THENCE S12'47'44"W A DISTANCE OF 76.26 FEET;

14) THENCE S58'58'10"W A DISTANCE OF 34.65 FEET TO A NON—TANGENT CURVE TO THE RIGHT;

TIS) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 915.00 FEET, A DELTA ANGLE OF 00'05'28", AN ARC LENGTH OF 1.45 FEET, WHOSE LONG CHORD BEARS N74'03'17"W A DISTANCE OF 1.45 FEET;

16) THENCE S15'57'58"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE TO THE

T17) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06'15'47", AN ARC LENGTH OF 105.48 FEET, WHOSE LONG CHORD BEARS N70'52'45"W A DISTANCE OF 105.43 FEET;

- 18) THENCE S00'00'00"W A DISTANCE OF 103.4-3 FEET;
 19) THENCE S88'42'27"W A DISTANCE OF 110.10 FEET;
 20) THENCE N01'25'38"W A DISTANCE OF 4.78 FEET;
- 21) THENCE S88'27'00"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 354.597 SQUARE FEET OR 8.140 ACRES, MORE OR

TOTAL AREA OF PARCEL A AND PARCEL B EQUALS 24.025 ACRES, MORE OR LESS.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89'51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½")

ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM.

<u>FLOOD PLAIN STATEMENT</u>
ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 0804102768 G DATED DECEMBER 12, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

 $\underline{EASEMENTS}$: unless otherwise indicated, all front lot lines are hereby platted with a ten foot (10') public utility and drainage easement and a five feet public improvement easement in the first five feet adjacent to road right of way. Side Lot lines are HEREBY PLATTED WITH A FIVE FOOT (5") PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (10") PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10") PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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 "THE TRAILS AT ASPEN RIDGE FILING NO.1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY ELP PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES REPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS SHE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INCRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, TIMOTHY BUSCHAR, PRESIDENT COLA LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20_ BY TIMOTHY BUSCHAR, AS APPROVING AGENT OF COLA LLC.

_____ DAY OF _____, 20___, A.D. BY____

TIMOTHY BUSCHAR, PRESIDENT COLA LLC.

STATE OF COLORADO) COUNTY OF EL PASO)

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO

DEDICATION:

TRACTS:
TRACTS A THRU D, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILLITES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED AFTER THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.

THE REMAINDER OF TRACTS Q AND R, THE TRAILS AT ASPEN RIDGE FILING NO.1, RECORDED WITH RECEPTION NO. ______ ARE TO BE OWNED AND MAINTAINED BY COLA LLC. FOR FUTURE DEVELOPMENT.

NOTES:

- 2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY EL PASO COUNTY. EACH LOT MAY ONLY ACCESS ONE STREET.
- 3. 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOLIS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
- 4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO.
- 5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- SECURITY WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED TUPPARTMENT SPECIES THREATENED SPECIES.
- 8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. _______ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
- 11. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- 12. THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 21 AND LEGACY DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
- 13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- 14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 18—471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 12—416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204.
- 15. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE POXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- 16. 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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 17. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BUFFALO HORN DRIVE AND WAGON HAMMER DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION. THE CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTEND BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE.
- 18. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

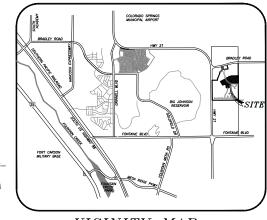
FEES:

DRAINAGE ______ BRIDGE _____

SCHOOL _____ PARK ____

19. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

20.	LOTS 1-98 ACREAGE:	10.54
	TRACTS A-D ACREAGE:	8.683
	STREETS ACREAGE:	4.795
	TOTAL ACREAGE:	24.025



VICINITY MAP

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.2" WAS APPROVED FOR FILING BY THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT	DATE
STEVE SCHLEIKER, COUNTY ASSESSOR	DATE

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS NUMBER ______OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER	
BY:	FEE:

OWNER/DEVELOPER

7910 GATEWAY BLVD EAST #102

ENGINEER

2435 RESEARCH PARKWAY

SURVEYED

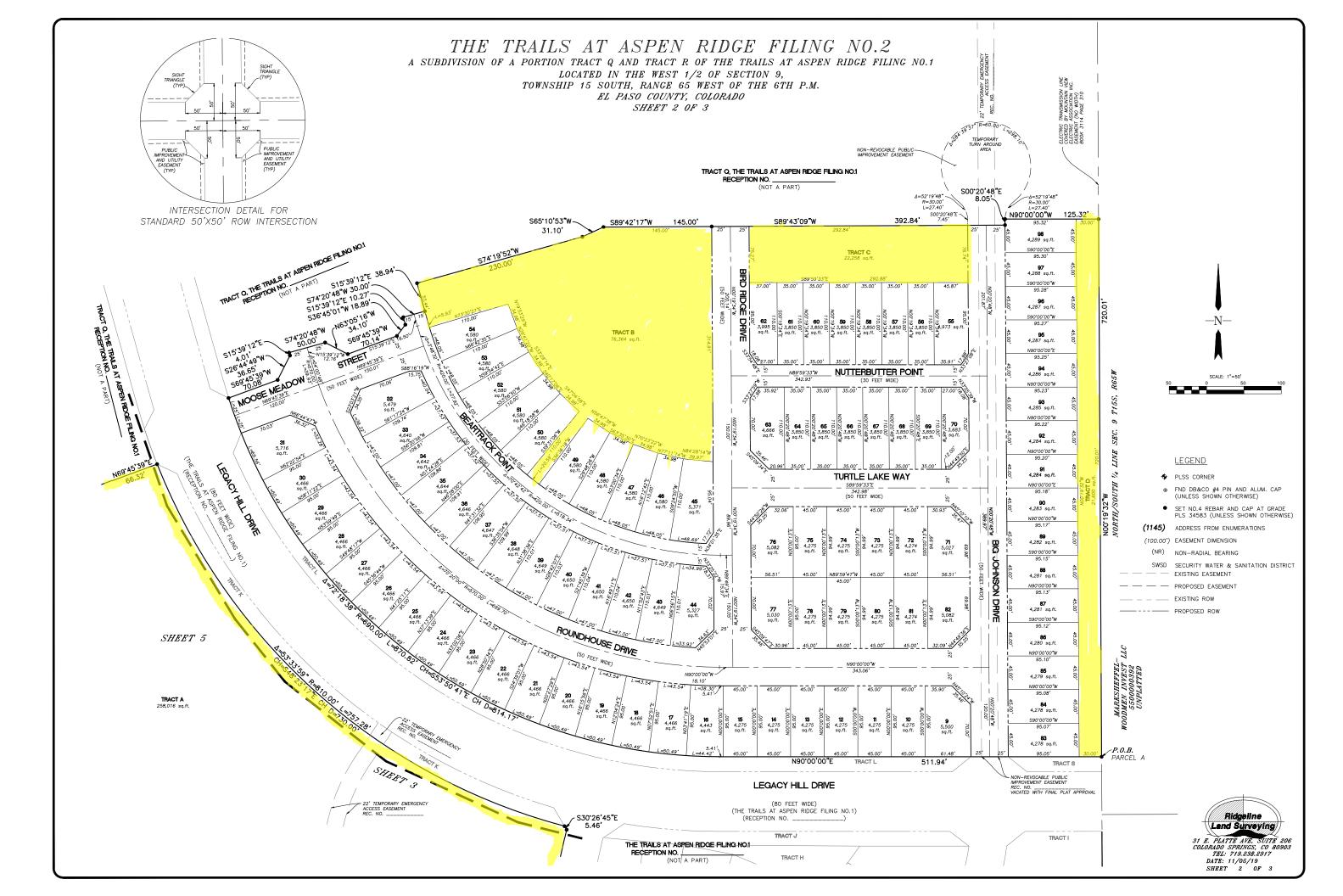
DATE OF PREPARATION

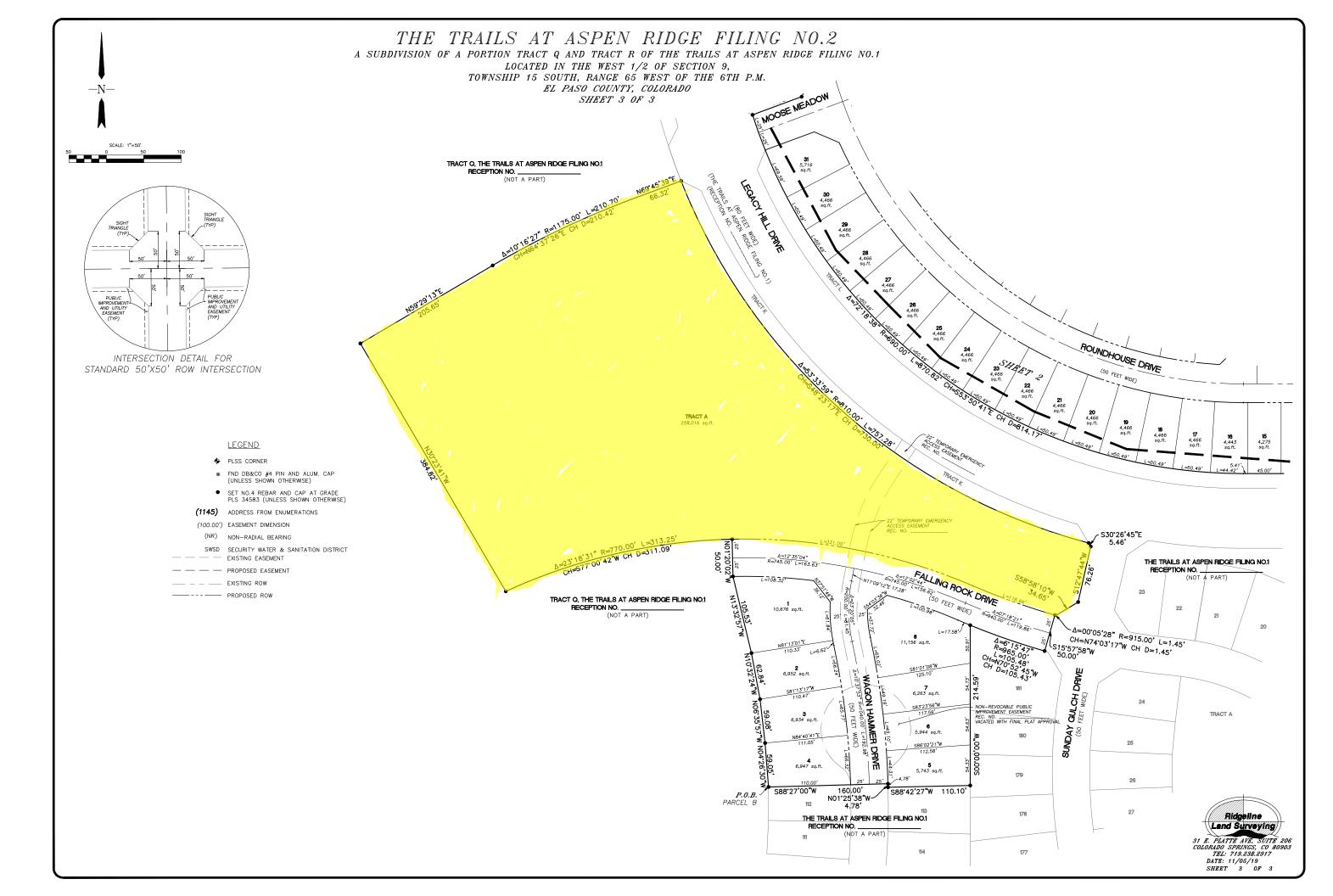
SHEET 1 OF 3



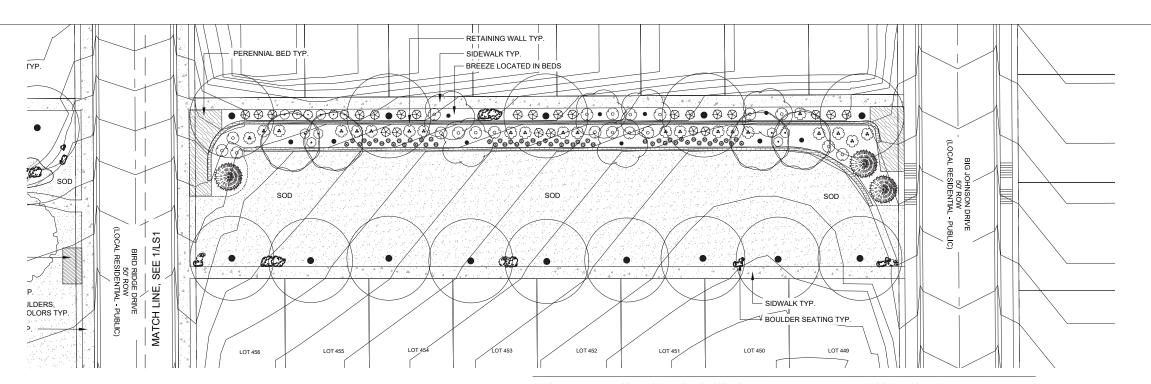
PCD# __

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









1 SITE PLAN & PLANTING PLAN

1" = 20'

SYMBOL/ CALLOUT	
SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
+ + + + NATIVE + + + + SEED + + + + + + + + + + + + + + + + + +	SPECIES: BOTANICAL Bouteloua gracilis 'Hachita' SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 22.5 % SPECIES (IN MIX) 15
+ + + + + + + + + + + + + + + + + + +	SPECIES: BOTANICAL Bouteloua dactyloides 'Sundancer' SPECIES: COMMON Buffalograss, Sundancer PLS RATES (PER ACRE) 127.5 % SPECIES (IN MIX) 85
COBBLE A (PER PLAN)	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE. 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. H.
\odot	AA	22	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	15`-25`	40`- 50`
\bigcirc	AA2	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY MUTLI -T	2" CAL.	B&B	15`-25`	15`-25`
	GK	6	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2.5" CAL.	B&B	40`-50`	50` - 60`
	KP	4	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20`-30`	20`-30`
2.4.6	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B	15`-20`	15`-20`
~ ·	TW	5	TILIA AMERICANA 'WANDELL' LEGEND AMERICAN LINDEN	2.5" CAL.	B&B	30`-40`	40`- 50`
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. H.
	PC	5	PICEA PUNGENS COLORADO SPRUCE	6` HT.	B&B	20`-30`	40`-60`
	PP	2	PINUS EDULIS PINON PINE	6` HT.	B&B	10`-20`	20`-30`
	PH	11	PINUS HELDREICHII BOSNIAN PINE	6° HT.	B&B	10`-12`	15` -25`
	PS	4	PINUS SYLVESTRIS SCOTCH PINE	6` HT.	B&B	20`-30`	30`-50`
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
0	СС	4	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	5 GAL.	РОТ	2`-3`	3`-4`
\odot	СТ	8	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	5 GAL.	РОТ	3`-4`	1`-2`
8	PA	39	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL.	РОТ	3`-5`	3`-5`
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
(‡)	JA	12	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL.	РОТ	4`-6`	1`-2`
③	PC2	34	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	5 GAL.	РОТ	5`-6`	4`-5`
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
3, t.	ВВ	69	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	РОТ	1`-2`	2`-3`
	MG	23	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	1 GAL.	POT	4`-5`	4`-5`
*	PH2	8	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	POT	2`-3`	2`-3`

TRAILS AT ASPEN RIDGE EL PASO COUNTY, COLORADO

FILING 2 PARK



2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Phone 719-575-0100 Fax 719-575-0208

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

PROJECT:

TRAILS AT ASPEN RIDGE FILING 2

EL PASO COUNTY OCTOBER 2019

OWNER/ DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

PCD FILE:

ISSUE: NOVEMBER, 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.014 DRAWN BY: SC

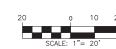
CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE: CONSTRUCTION DOCUMENTS

FINAL LANDSCAPE PLAN

SHEET 2 OF 3



GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION
- 3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- 4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL
- 10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN
- 7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- 10. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS
- 11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- 12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER
- 13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY
- 14 THE CONTRACTOR SHALL PROVIDE ALL WATER WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LINTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- 15. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG. WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION
- 16. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- 17 AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS:

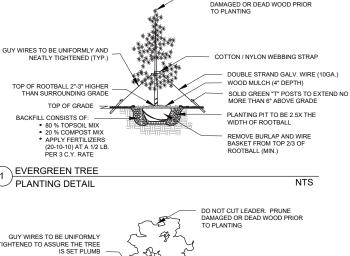
APPLY 4 CY/ 1.000 SE ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL, COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE

SODDING & SEEDING:

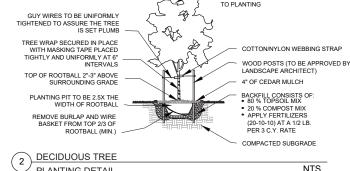
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
- 4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR
- 5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION WEED CONTENT ORIGIN AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS OR THERE ARE LINSUITABLE SITE CONDITIONS (LE. FROZEN GROLIND). THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE
- 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- 10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
- 10.1. SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR
- HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL
- AT A DEPTH NOT EXCEEDING 0.75 INCHES.

 FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT, NATIVE HAY STRAW OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USE!
- 12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC
- 13. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MUICH WITHIN 24 HOURS OF SEEDING. APPLY MUICH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S
- 14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE AREAS THAT FRODE REFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESERVED. DURING THE SAME SEASON

(5) BOULDERS



DO NOT CUT LEADER PRUNE



EL PASO COUNTY OCTOBER 2019 OWNER/ DEVELOPER

DRO IECT

FILING 2

COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

TRAILS AT ASPEN RIDGE

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO

FILING 2 PARK

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

Colorado Springs, CO 80920 Phone 719-575-0100

Fax 719-575-0208

DILLER 4 CU. YARDS / 1000 SF COMPOST AMENDMENT EVENLY SPREAD TOPSOIL 4" DEEP DOLINDOOVED DEE PLAN APPLICATION SUB SOIL (RIP 6" DEEP)

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.

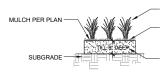
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT

INCLUDE CHICKEN MANURE.

3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED

3 SOIL PREP- ALL AREAS NTS

PLANTING DETAIL



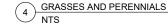
KEEP PLANTS MOIST AND SHADED UNTIL PLANTING PLANT PERENNIALS AND WHICH CONSISTS OF * 70 % TOPSOIL MIX 15 % AGED MANURE

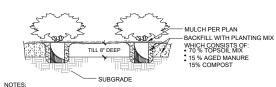
PROVIDE A SMOOTHLY RAKED

NOTES

WILL VARY AS BOULDERS MUST BE PLACED IN GROUND 1 TO 3 OF THEIR

- 1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC





1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.

2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC

SHRUBS

PLANTING DETAIL

PCD FILE: ISSUE: NOVEMBER 2019

DRAWING INFORMATION:

PROJECT NO: 19 886 014 DRAWN BY:

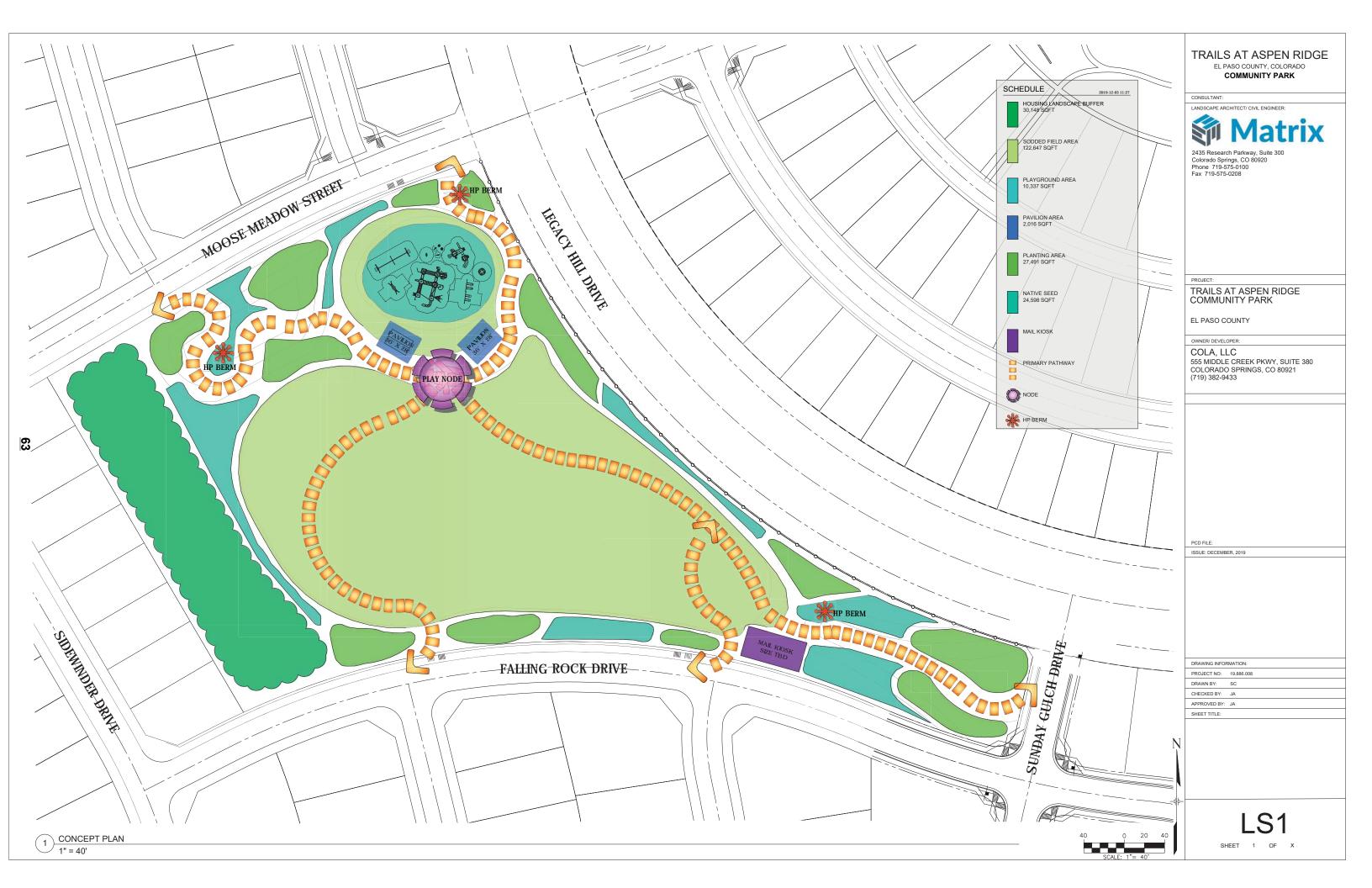
CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE: CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES. LANDSCAPE **DETAILS**

SHEET 3 OF 3



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – COLA, LLC. dba Aspen View

Homes, The Trails at Aspen Ridge Filing No. 1

Agenda Date: January 8, 2020

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

The Trails at Aspen Ridge is a 195-acre mixed-use development located southeast of the City of Colorado Springs, near the intersection of Bradley Road and Powers Boulevard/Highway 21. The Developer, COLA LLC., dba Aspen View Homes, is in the process of completing the requirements for the Trails at Aspen Ridge Filing No. 1 Final Plat (180 lots).

COLA, LLC., has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Trails at Aspen Ridge development, and has requested the waiver of all urban park fees.

Please find attached the proposed Trails at Aspen Ridge Filing No. 1 Park Lands Agreement that includes providing credit of the following urban park fees:

The Trails at Aspen Ridge Filing No. 1 - \$51,840

County Parks is proposing to grant COLA, LLC., credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract A in the Trails at Aspen Ridge Filing No. 1, and which urban park improvements will provide urban recreation opportunities for the public and residents of the Trails at Aspen Ridge. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$309,268. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer.

Recommended Motion:

_____ move to endorse the approval of the Park Lands Agreement with COLA, LLC., dba Aspen View Homes, for The Trails at Aspen Ridge Filing No. 1.

PARK LANDS AGREEMENT

TRAILS AT ASPEN RIDGE FILING NO. 1

THIS PARK	LANDS AGREEMENT ("the Agreement") is made and entered into this
day of	, 2020, by and between COLA, LLC., dba ASPEN VIEW HOMES
("Property Owner")	and EL PASO COUNTY, BY AND THROUGH THE BOARD OF
COUNTY COMMIS	SIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

- A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 195 acres, known formally as Springs East at Waterview, and known and described currently as Trails at Aspen Ridge, which was approved for development by the Board of County Commissioners of El Paso County on February 12, 2019.
- B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 1 (the "Property") for development of 180 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.
- C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 1 to be \$51,840.
- D. The County desires to grant the Property Owner \$51,840 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract A in the Trails at Aspen Ridge Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge Filing No. 1.
- NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:
- 1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Trails at Aspen Ridge Filing No. 1 Final Plat, Tract A, located west of the intersection of Falling Rock Drive and Big Johnson Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.
 - a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$51,840.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No.1.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 1 Park, including sod, trees, shrubs, irrigation, playground equipment, and picnic tables for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$51,840 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview Preliminary Plan.
- 2. <u>Maintenance</u>. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.
- 3. <u>Installation</u>. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
- 4. <u>Successors and Assigns.</u> This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISIONERS EL PASO COUNTY, COLORADO	COLA, LLC., dba ASPEN VIEW HOMES
By:Chair	By: Timothy Buschar, Director of Land Acquisition and Site Development
ATTEST:	
Clerk & Recorder	
APPROVED AS TO FORM:	
County Attorney's Office	

TRAILS AT ASPEN RIDGE

Filing 1 Park: Parks Land Agreement December 18, 2019

Owner/ Applicant: COLA LLC

555 Middle Creek Parkway, Suite 380

Colorado Springs, CO 80921

Planner/ Landscape Architect: Matrix Design Group

2435 Research Parkway, Suite 300 Colorado Springs, CO 80920

<u>Tax Schedule No:</u> 5500000412

Site Location, Size, Zoning:

The Trails at Aspen Ridge Filing 1 Final Plat is a proposed single family subdivision and is within the boundaries of the originally approved Waterview East Preliminary Plan, a proposed mixed use development on 195.25 acres. The proposal is for 181 single family (RS-5000) lots on approximately 56 acres. As part of the Filing 1 Final Plat application currently under review with El Paso County Planning and Community Development, an 8.3-acre tract has been set aside in the southeast corner of the project intended to be used as a detention facility and a park site for the community.

The owner, COLA LLC, would like to request consideration of a Parks Lands Agreement in conjunction with El Paso County for credit towards the Urban Park Fees in the amount of \$52,128.00 for 181 proposed single family detached units. As illustrated on the drawings provided to Park's staff the proposed park includes a play structure, picnic table with shade pavilion, concrete walkways providing pedestrian access through the community, sodded and seeded turf areas, landscaping and irrigation. The estimated cost of construction for this park is approximately \$310,000 which far exceeds the Urban Park Fees that would be required at time of building permit. This pocket park will be installed by the developer as part of the Filing 1 construction. The pocket park and associated amenities will be owned and maintained by the Waterview II Metropolitan District.

Trails at Aspen Ridge - Filing 1 Pocket Park

Opinion of Probable Construction Cost

Item	Description	Quantity	Unit	Unit price	Т	Total Price		
1	Play Equipment incl. Bench (Assorted Varities)	1	EA S	\$ 52,000.00	\$	52,000		
2	Shade Structure & Picnic Table	1	EA S	\$ 20,000.00	\$	20,000		
3	Playground Soft Surfacing Material (Wood Chips)	1,773	SF S	5.00	\$	8,865		
4	Deciduous Trees, 2.5" cal.	32	EA S	\$ 400.00	\$	12,800		
6	Evergreen Trees, 6' ht.	40	EA S	\$ 400.00	\$	16,000		
7	Ornamental Trees, 1.5" cal.	16	EA S	\$ 325.00	\$	5,200		
8	Ornamental Trees, 6' ht	32	EA S	\$ 375.00	\$	12,000		
9	Shrubs, 5 gal.	50	EA S	50.00	\$	2,500		
10	Ornamental Grass, 5 gal.	12	EA S	\$ 40.00	\$	480		
11	Perennials, 1 gal.	-	EA S	\$ 20.00	\$	-		
12	Turfgrass Sod	9,713	SF S	0.50	\$	4,857		
13	Native Seed Mix A	20,991	SF S	0.60	\$	12,595		
14	Native Seed Mix B	126,402	SF S	0.60	\$	75,841		
15	Fine Grade / Soil Prep	19,000	SF S	0.50	\$	9,500		
16	Weed Barrier Fabric	5,000	SF S	0.25	\$	1,250		
17	Cobble A Mulch, 4" depth 3/4" gravel (5,000 SF)	90	TON S	\$ 46.00	\$	4,140		
18	Wood Mulch, 4" depth	10	CY S	78.00	\$	780		
19	Steel Edger	125	LF S	3.00	\$	375		
20	Irrigation (Playground Area)	9,713	SF S	0.90	\$	8,742		
21	Irrigation (Temp for Native See Area)	147,393	SF S	0.20	\$	29,479		
22	Boulders, 1 to 3 ton	15	TON S	\$ 250.00	\$	3,750		
	Subtotal Landscaping				\$	281,153		
В	CONTINGENCY							
	Construction Cost Contingency			10.0%	\$	28,115		
С	GRAND TOTAL				\$	309,268		

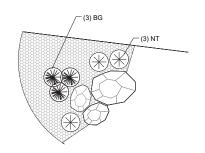
PLANT SCHEDULE:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
Deciduous					•			
$(\cdot)_{\sim}$	co	7	Celtis occidentalis	WESTERN HACKBERRY	40-50'	50-60'	2.5" Caliper	B&B
(+)	GTS	6	Gleditsia triacanthos inermis 'Skyline'	SKYLINE HONEYLOCUST	30-40'	40-50'	2.5" Caliper	B&B
0	AC	17	Amelanchier canadensis	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	15-25'	6' HT	B&B
\sim 0	AG	15	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-25'	6' HT	B&B
(·)	GD	7	Gymnocladus dioica 'Espresso'	KENTUCKY COFFEE TREE	20'-50'	40'-50'	2.5" Caliper	B&B
\sim (\cdot)	KO	9	Koelreuteria paniculata	GOLDENRAIN TREE	20'-30'	20'-30'	2.5" Caliper	B&B
(.)	MRJ	7	Malus 'Red Jewel'	RED JEWEL CRABAPPLE	15-20'	15-20'	2.0" Caliper	B&B
	QR	3	Quercus rubra	NORTHERN RED OAK	40-50'	40-50'	2.5" Caliper	B&B
	TT	9	Tilia tomentosa 'Sterling Silver'	STERLING SILVER LINDEN	30-40'	40-50'	2.0" Caliper	B&B
Evergreen								R&R

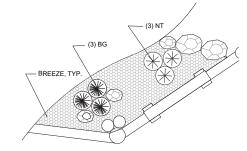
Evergreen								B&B
9	PE	16	Pinus edulis	PINION PINE	10-20'	20'-30'	6' HT	B&B
	PN	21	Pinus nigra	AUSTRIAN PINE	30'-40'	40-60'	6' HT	B&B
~~(·)	BS	3	Picea pungens glauca	COLORADO BLUE SPRUCE	20'-30'	40'-60'	6' HT	B&B

SHRUBS								
(\cdot)	MR	12	Mahonia repens	CREEPING GRAPE HOLLY	1-2'	1-2'	5 gal.	Container Grown
9	PA	10	Perovskia atriplicifolia	RUSSIAN SAGE	3-4'	3-4'	5 gal.	Container Grown
0	RR	12	Rosa x. Ruby Voodoo	RUBY VOODOO ROSE	5-6'	6-8'	5 gal.	Container Grown
\otimes	SH	16	Syringa x hyacinthiflora 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 gal.	Container Grown

GRASSES								
*	BG	6	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	1 gal.	Container Grown
*	NT	6	Nassella tenuissima	MEXICAN FEATHER GRASS	1-2'	2-3'	1 gal.	Container Grown







3 PLANTING PLAN ENLARGEMENT NTS

TRAILS AT ASPEN RIDGE FILING 1

TRAILS AT ASPEN RIDGE EL PASO COUNTY, COLORADO **FILING 1 PARK**

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Phone 719-575-0100 Fax 719-575-0208

EL PASO COUNTY OCTOBER 2019

OWNER/ DEVELOPER:

COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

PCD FILE:

ISSUE: NOVEMBER, 2019

DRAWING INFORMATION:

95% CHECK SET - NOT FOR CONSTRUCTION

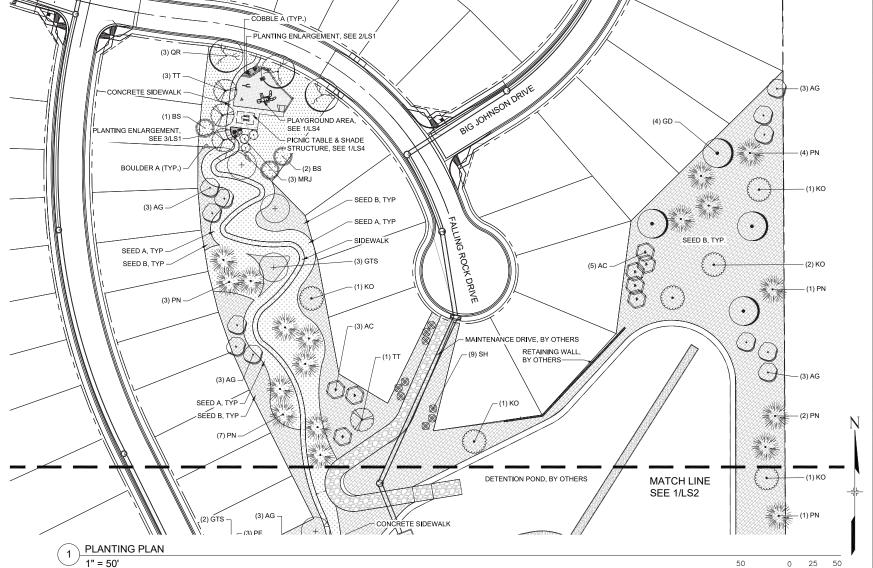
PROJECT NO: 19.886.008 DRAWN BY: SC CHECKED BY: JA SHEET TITLE: CONSTRUCTION DOCUMENTS

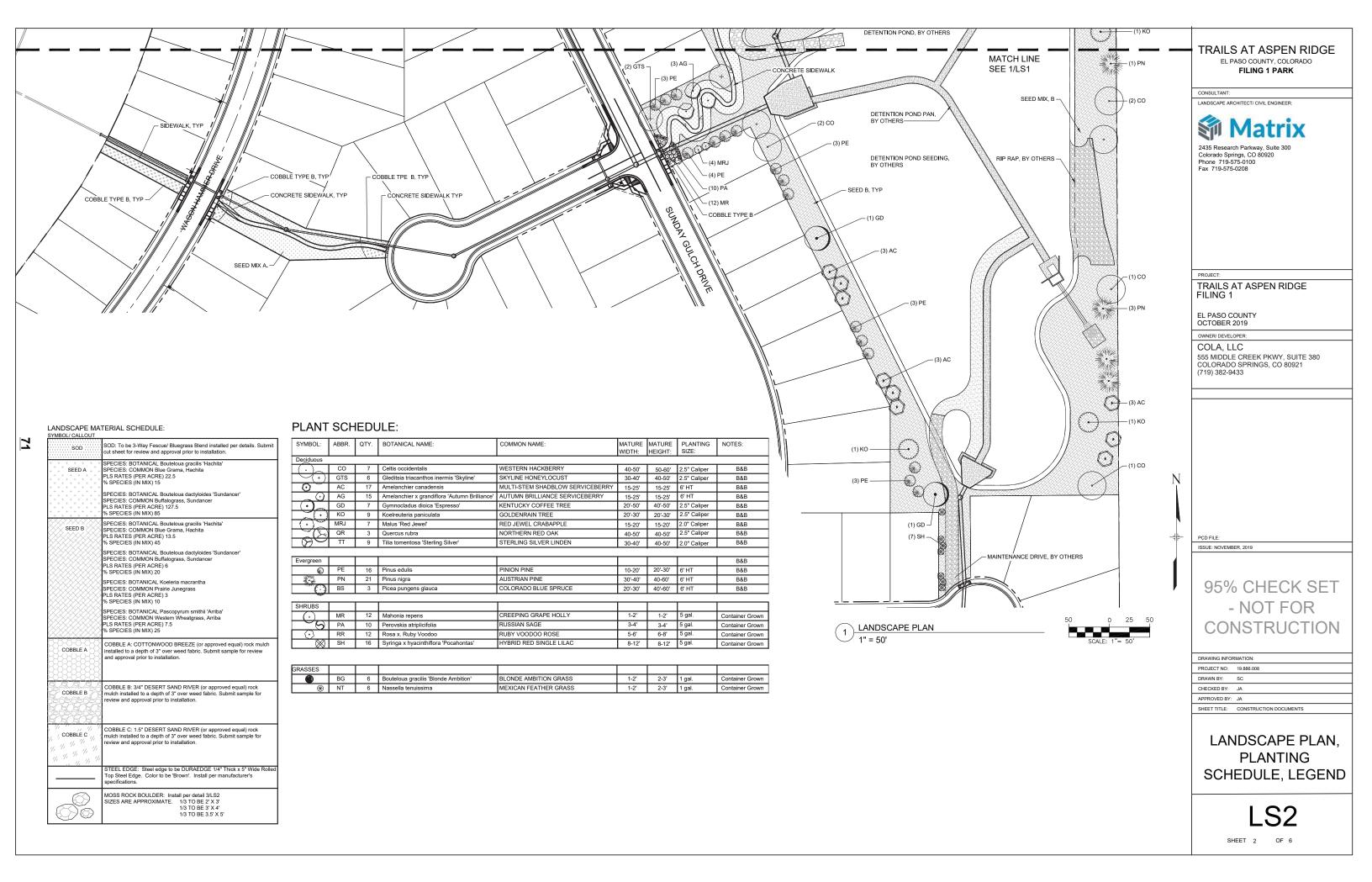
> LANDSCAPE **PLAN**

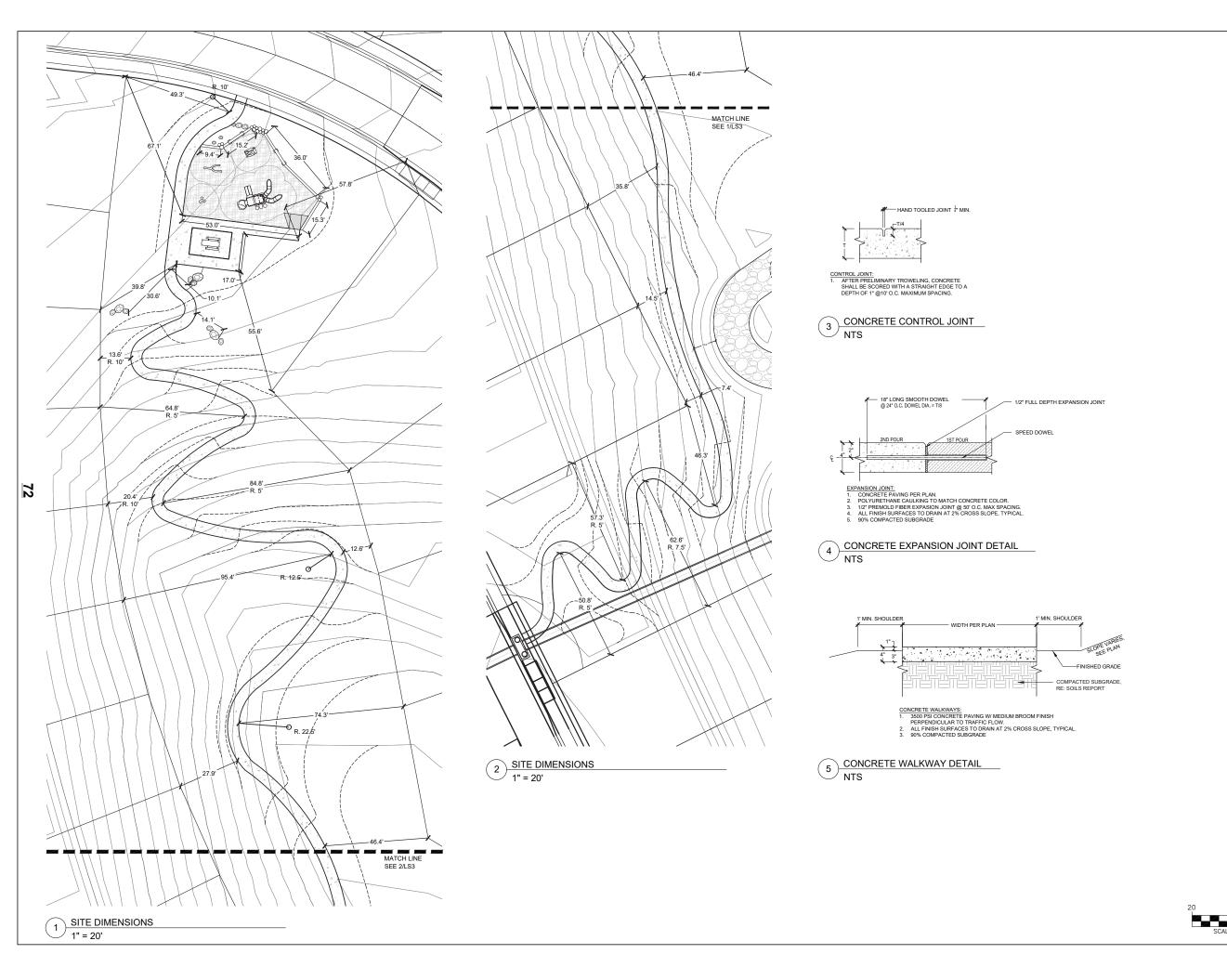
SHEET 1 OF 6

70

LANDSCAPE MA'	TERIAL SCHEDULE:
SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
+ + + + + + + + + + + + + + + + + + +	SPECIES: BOTANICAL Bouteloua gracilis 'Hachita' SPECIES: COMMON Blue Grama, Hachita PLS RATES (PRE ACRE) 22.5 % SPECIES (IN MIX) 15 SPECIES: BOTANICAL Bouteloua dactyloides 'Sundancer'
+ + + + + + + + + + + + + + + + + + +	SPECIES: COMMON Buffalograss, Sundancer PLS RATES (PER ACRE) 127.5 % SPECIES (IN MIX) 85
SEED B	SPECIES: BOTANICAL Bouteloua gracilis 'Hachita' SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 13.5 % SPECIES (IN MIX) 45
	SPECIES: BOTANICAL Bouteloua dactyloides 'Sundancer' SPECIES: COMMON Buffalograss, Sundancer PLS RATES (PER ACRE) 6 % SPECIES (IN MIX) 20
	SPECIES: BOTANICAL Koeleria macrantha SPECIES: COMMON Prairie Junegrass PLS RATES (PER ACRE) 3 % SPECIES (IN MIX) 10
	SPECIES: BOTANICAL Pascopyrum smithii 'Arriba' SPECIES: COMMON Western Wheatgrass, Arriba PLS RATES (PER ACRE) 7.5 % SPECIES (IN MIX) 25
COBBLE A	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE B	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE C	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolle Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE. 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'







TRAILS AT ASPEN RIDGE EL PASO COUNTY, COLORADO **FILING 1 PARK**

CONSULTANT:

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Phone 719-575-0100 Fax 719-575-0208

TRAILS AT ASPEN RIDGE FILING 1

EL PASO COUNTY OCTOBER 2019

OWNER/ DEVELOPER:

COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

PCD FILE:

ISSUE: NOVEMBER, 2019

95% CHECK SET - NOT FOR CONSTRUCTION

DRAWING INFORMATION: PROJECT NO: 19.886.008

DRAWN BY: SC

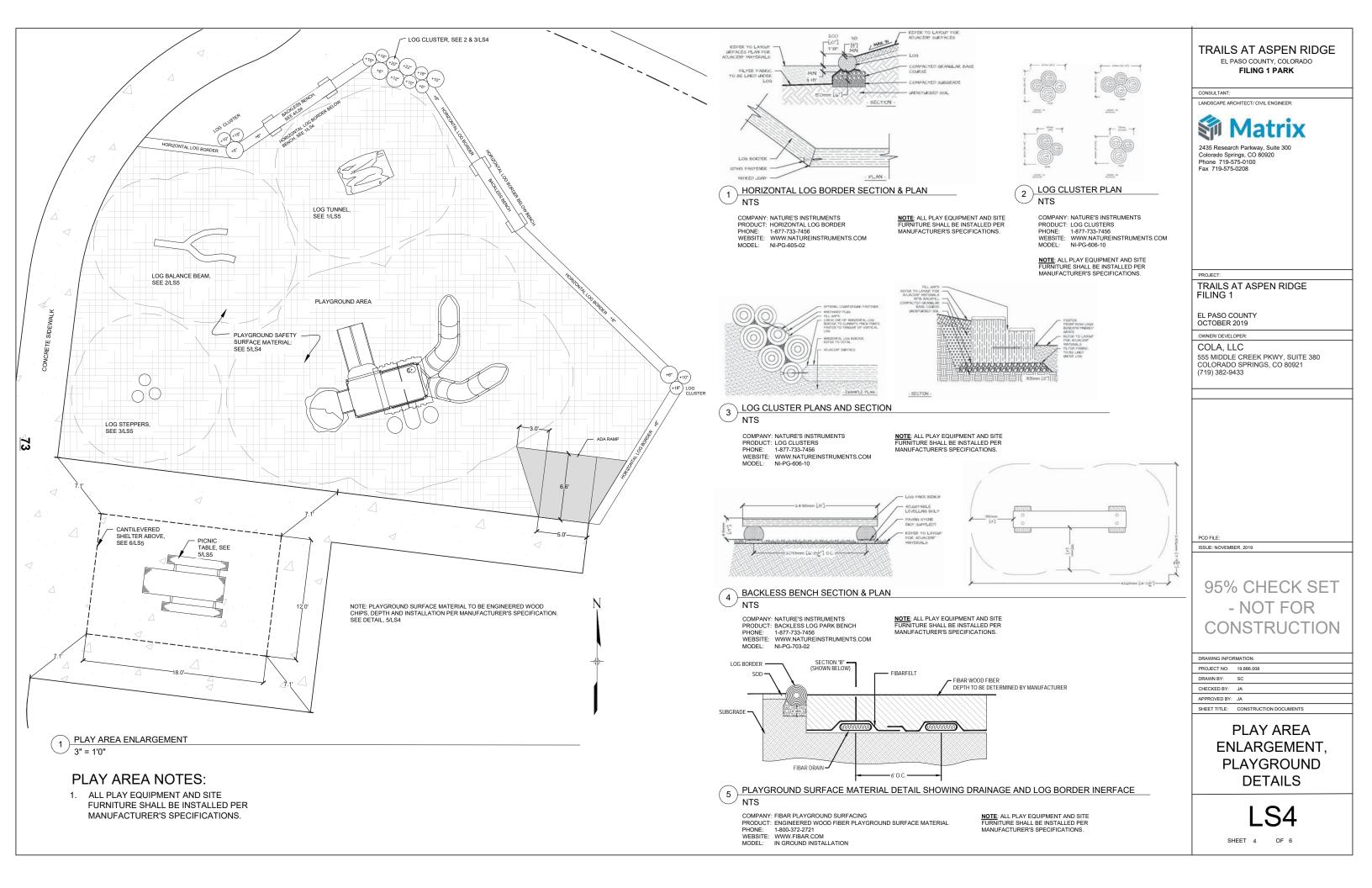
CHECKED BY: JA

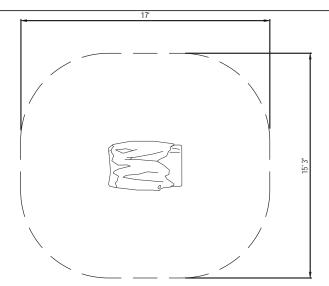
APPROVED BY: JA

SHEET TITLE: CONSTRUCTION DOCUMENTS

SITE DIMENSIONS, SITE DETAILS

SHEET 3 OF 6

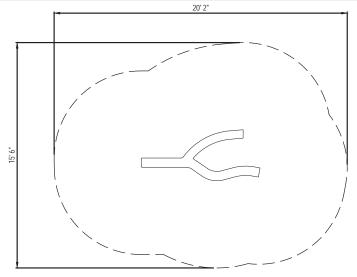




LOG TUNNEL PLAN

NTS

COMPANY: LANDSCAPE STRUCTURES PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #173594 PALETTE - AC NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

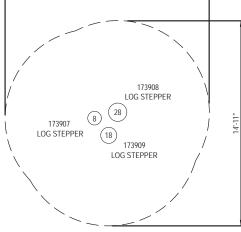


2 LOG BALANCE BEAM

NTS

COMPANY: LANDSCAPE STRUCTURES PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #173596 PALETTE - AC

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



14'-10"

CONSULTANT:

TRAILS AT ASPEN RIDGE FILING 1

TRAILS AT ASPEN RIDGE EL PASO COUNTY, COLORADO FILING 1 PARK

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Phone 719-575-0100 Fax 719-575-0208

EL PASO COUNTY OCTOBER 2019

OWNER/ DEVELOPER

COLA, LLC

PCD FILE: ISSUE: NOVEMBER, 2019

DRAWING INFORMATION

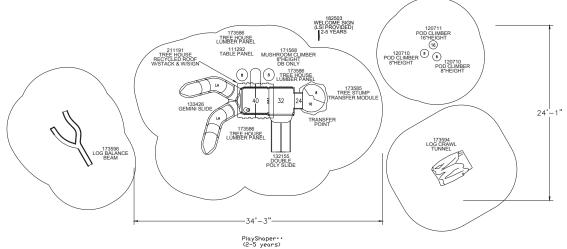
APPROVED BY: JA

555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433





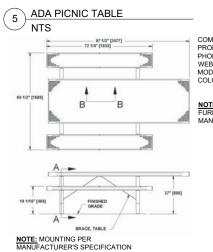


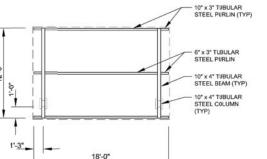


PLAY SHAPER PLAYGROUND - MODEL 3049 NTS

COMPANY: LANDSCAPE STRUCTURES PRODUCT: PLAY SHAPER STRUCTURE
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM MODEL: COLOR: CUSTOM PALETTE - AC

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.





6 CANTILEVER SHELTER NTS

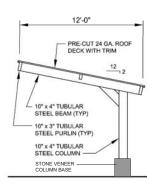
FRAME COLOR: MATTE BLACK

COMPANY: COVERWORX RECREATIONAL ARCHITECTURE PRODUCT: STEELWORX CANTILEVERED DUGOUT - 12'X18' PHONE: 1-800-857-8118

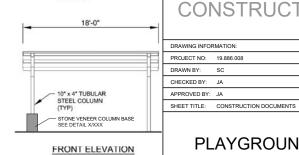
WEBSITE: WWW.COVERWORX.NET

MODEL: CD-1218-SW CANOPY COLOR: ROMAN BLUE

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



CROSS SECTION



SCALE: NTS

PLAYGROUND & PICNIC AREA **DETAILS**

95% CHECK SET

- NOT FOR

CONSTRUCTION

SHEET 5 OF 6

Max Fall Height: 40 inches

(3) LOG STEPPERS NTS COMPANY: LANDSCAPE STRUCTURES NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #185861 PALETTE - AC MANUFACTURER'S SPECIFICATIONS.

COMPANY: BCI BURKE COMPANY, LLC PRODUCT: 8" PVC ADA TRADITIONAL TABLE, ONE END PHONE: 1-888-356-2070 WEBSITE: WWW.BCIBURKE.COM MODEL: 580-0226 COLOR: BLACK NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FRAMING PLAN

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.

LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- 6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN
- 8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES, LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811, CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL
- 10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO
- 2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION. HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATION
- 4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER
- 5. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE
- PLANTING BEDS RECEIVING MUI CHARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR O PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN
- 7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- 9. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS. WITH PROPER ON-CENTER SPACING BETWEEN PLANTS
- 10. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- 11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL, BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN
- 12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER
- 13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 14. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MUI CH. PERIODICALLY, APPLY WATER TO MUI CH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 16. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED, LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- 17 AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER

SOILS ANALYSIS RECOMMENDATIONS

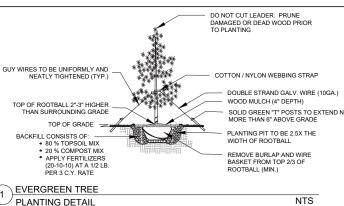
APPLY 4 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" Of SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE

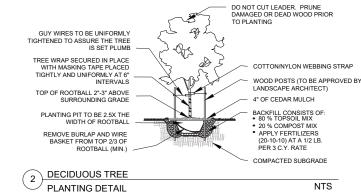
SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE
- 2. ALL PROPOSED TURE AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE
- 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED. IN THE SOIL ANALYSIS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR
- 5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED. RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY. GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE; IT IS PREPADED THAT SEEDING OCCUPING DURING THE PALL (SEPTEMBER NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE
- 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- 10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULICH OR HYDRO-MULICH IS THE REQUIRED METHOD.
- SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL
- AT A DEPTH NOT EXCEEDING 0.75 INCHES.

 FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE 10 2 1 HYDRO-MUILCH AND BROADCAST
- BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MUI CHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MUI CH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- 12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S
- 14. APPROVAL OF SEEDED TURE AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SOLIARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF VEGETATED AREAS SHALL BE RESECTED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.

BOULDERS



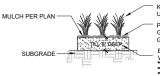


PROVIDE A SMOOTHLY RAKED FINISH GRADE, PROVIDE POSITIVE DRAINAGE; MILLER! 4 CU. YARDS / 1000 SF COMPOST AMENDMENT EVENLY SPREAD TOPSOIL 4" DEEP PLAN APPLICATION SUB SOIL (RIP 6" DEEP)

NOTES: 1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND

- FOREIGN MATERIALS. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT
- INCLUDE CHICKEN MANURE
- 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE





KEEP PLANTS MOIST AND SHADED PLANT PERENNIALS AND GROUNDCOVER LEVEL AND AT GRADE BACKFILL WITH PLANTING MIX

- WHICH CONSISTS OF: * 70 % TOPSOIL MIX
- 1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.

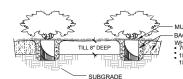
 THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

GRASSES AND PERENNIALS (4 NTS

PLACEMENT HEIGHT OF BOULDERS

PLACED IN GROUND \$\frac{1}{4}\$ TO \$\frac{1}{3}\$ OF THEIR

WILL VARY AS BOULDERS MUST BE



MULCH PER PLAN BACKFILL WITH PLANTING MIX WHICH CONSISTS OF

CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

SHRUBS PLANTING DETAIL

TRAILS AT ASPEN RIDGE EL PASO COLINTY COLORADO **FILING 1 PARK**

CONSULTANT:

ANDSCAPE ARCHITECT/ CIVIL ENGINEER



2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Phone 719-575-0100 Fax 719-575-0208

TRAILS AT ASPEN RIDGE FILING 1

FL PASO COUNTY OCTOBER 2019

OWNER/ DEVELOPER

COLA, LLC

555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

PCD FILE:

ISSUE: NOVEMBER, 2019

95% CHECK SET - NOT FOR CONSTRUCTION

NTS

APPROVED BY: JA

LANDSCAPE NOTES. LANDSCAPE **DETAILS**

SHEET 6

5

DRAWING INFORMATION

DRAWN BY: TRSC CHECKED BY: .I.AA

SHEET TITLE: CONSTRUCTION DOCUMENTS

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Sterling Ranch Metropolitan

District, Branding Iron at Sterling Ranch Filing No. 2

Agenda Date: January 8, 2020

Agenda Item Number: #7 - B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road and Briargate Parkway. The applicant, Sterling Ranch Metropolitan District, is in the process of completing the requirements for the Branding Iron at Sterling Ranch Filing No. 2 (75 lots).

Sterling Ranch Metropolitan District has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Branding Iron at Sterling Ranch Filing No. 2 Park Lands Agreement that includes providing credit of the following urban park fees:

• Branding Iron at Sterling Ranch Filing No. 2 - \$21,600

County Parks is proposing to grant Sterling Ranch Metropolitan District credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1, and which urban park improvements will provide urban recreation opportunities for the public and residents of Sterling Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$136,773. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by Sterling Ranch Metropolitan District.

Recommended Motion:

_____ move to endorse the approval of the Park Lands Agreement with Sterling Ranch Metropolitan District for Branding Iron at Sterling Ranch Filing No. 2.

PARK LANDS AGREEMENT

BRANDING IRON AT STERLING RANCH FILING NO. 2

THIS PARK L	ANDS AGREEMENT ("the Agreement") is made and entered into this	is
day of	, 2020, by and between STERLING RANCH METROPOLITAL	N
DISTRICT ("Property	Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARI	D
OF COUNTY COMM	ISSIONERS of EL PASO COUNTY COLORADO ("County").	

RECITALS

- A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.
- B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Branding Iron at Sterling Ranch Filing No. 2 (the "Property") for development of 75 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.
- C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600.
- D. The County desires to grant the Property Owner \$21,600 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Branding Iron at Sterling Ranch Filing No. 2.

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

- 1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Master Plat Filing No. 1 Final Plat, Tract CC, located northeast of the intersection of Dines Boulevard and Sterling Ranch Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.
 - a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$21,600.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Branding Iron at Sterling Ranch Filing No.2.
- d. The Park Improvements shall include but are not limited to Branding Iron Park, including sod, trees, shrubs, irrigation, benches, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,600 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.
- 2. <u>Maintenance</u>. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.
- 3. <u>Installation</u>. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
- 4. <u>Successors and Assigns.</u> This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

EL PASO COUNTY, COLORADO	DISTRICT
By:	By:
Chair	James Morley, President
ATTEST:	
Clerk & Recorder	
APPROVED AS TO FORM:	
County Attorney's Office	

November 21, 2019

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Branding Iron Park (Tract CC)

Dear Mr. Wolken:

On behalf of Sterling Ranch Metro District, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metro District Urban Park Credits in the following amounts:

- Branding Iron Filing 2: 75 lots
 - o \$21,600.00 Urban Park Fees

Sterling Ranch Metro District will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the roadways, recreation areas, and dedicated open space. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metro District the Urban Park Credits.

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

Thank you,

ARVWIINVU

Sterling Ranch Metro District

<u>&</u>

STERLING RANCH PHASE 1 TRACT D BRANDING IRON PARK LANDSCAPE ESTIMATE

CLIENT: Morely UNIT PRICE DATE: 2019

PROJECT NAME: Sterling Ranch Phase 1 Park DATE: 11/22/2019 LOCATION:Tract D of SR Phase 1 PREPARER: N.E.S. Inc.

DRAWING REF: SR Phase 1 Tract D Park Exhibit

ITEM	SIZE	QUANITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Topsoil	4" deep		S.F.	PER CIVIL	
Fine Grade w/ Amendments		43,025	S.F.	\$0.04	\$1,721.00
				SUBTOTAL	\$1,721.00
Irrigation System (Lump Sum Acceptable)					
Irrigation Tap (PER DEVELOPER)			L.S.	\$0.00	\$0.00
Irrigation Meter Fee Cost	1 inch	1	L.S.	\$0.00	\$0.00
Irrigation		1	L.S.	\$53,781.25	\$53,781.25
				SUBTOTAL	\$53,781.25
Cail Draw arction					
Soil Preparation		7.757	0.5	00.45	\$4.400.55
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		7,757	S.F.	\$0.15	\$1,163.55
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		35,268	S.F.	\$0.12	\$4,232.16
				SUBTOTAL	\$5,395.71
Lawrence Consessed Mildflowers					
Lawns, Grasses, and Wildflowers Turf - Bluegrass Sod		7,757	S.F.	\$0.50	\$3,878.50
Wildflower Native Seed Mix			S.F.		\$2,783.40
Low Grow Native Seed Mix		13,917		\$0.20	
Low Grow Native Seed Mix		10,331	S.F.	\$0.20	\$2,066.20
				SUBTOTAL	\$8,728.10
Trees, Plants					
Deciduous Trees	2.0" cal.	12	EA.	\$275.00	\$3,300.00
Ornamental Trees	1.5" cal.	11	EA.	\$200.00	\$2,200.00
Evergreen Trees	6' Ht.	17	EA.	\$300.00	\$5,100.00
Deciduous & Evergreen Shrubs	#5 cont.	169	EA.	\$25.00	\$4,225.00
Ornamental Grasses	#1 cont.	135	EA.	\$15.00	\$2,025.00
				SUBTOTAL	\$16,850.00
					, ,
Ground Cover					
3/4" Granite Mulch w/ Geo-Fabric Underlay	3" deep	11,020	S.F.	\$0.65	\$7,163.00
Compacted Breeze Gravel	4" deep	3,743	S.F.	\$1.50	\$5,614.50
Steel Edging (includes install)		842	L.F.	\$3.25	\$2,736.50
,				SUBTOTAL	\$15,514.00
					·
Site Amenities					
Benches		3	EA	\$1,500.00	\$4,500.00
Waste Receptacles		2	EA	\$800.00	\$1,600.00
				SUBTOTAL	\$6,100.00
Landscape Labor / Installation Costs					
Landscape Ground Cover		60%	L.S.	\$21,500.00	\$12,900.00
Landscape Trees/Shrubs		30%	L.S.	\$16,900.00	\$5,070.00
				SUBTOTAL	\$17,970.00

STERLING RANCH PHASE LANDS	1 TRACT		DING I	RON PARK	
CLIENT: Morely			UNIT P	RICE DATE:	2019
PROJECT NAME: Sterling Ranch Phase 1 Park			DATE:		11/22/2019
LOCATION:Tract D of SR Phase 1			PREPA	RER:	N.E.S. Inc.
DRAWING REF: SR Phase 1 Tract D Park Exhibit					
ITEM	SIZE	QUANITY	UNIT	UNIT PRICES	TOTAL
		LANDSCAPE	MPROVE	MENTS SUBTOTAL	\$124,339.06
			10% CO	NTINGENCY COST	\$12,433.91
TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$136,772.97
LANDSCAPE COST / SF		46,768	S.F.		\$2.92

NOTES:

- 1. Irrigation is estimated as \$1.25/SF for all Sod, Seed and Shrub beds.
- 2. Excludes grading cost.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Sterling Ranch Metropolitan

District, Homestead at Sterling Ranch Filing No. 2

Agenda Date: January 8, 2020

Agenda Item Number: #7 - C

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road and Briargate Parkway. The applicant, Sterling Ranch Metropolitan District, is in the process of completing the requirements for the Homestead at Sterling Ranch Filing No. 2 (104 lots).

Sterling Ranch Metropolitan District has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Homestead at Sterling Ranch Filing No. 2 Park Lands Agreement that includes providing credit of the following urban park fees:

Homestead at Sterling Ranch Filing No. 2 - \$29,952

County Parks is proposing to grant Sterling Ranch Metropolitan District credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract F in Sterling Ranch Master Plat Filing No. 1, and which urban park improvements will provide urban recreation opportunities the public and residents of Sterling Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$212,132. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by Sterling Ranch Metropolitan District.

			de				

_____ move to endorse the approval of the Park Lands Agreement with Sterling Ranch Metropolitan District, for Homestead at Sterling Ranch Filing No. 2.

PARK LANDS AGREEMENT

HOMESTEAD AT STERLING RANCH FILING NO. 2

THIS PARK	X LANDS AGREEMENT ("the Agreement") is made and entered into this
day of	, 2020, by and between STERLING RANCH METROPOLITAN
DISTRICT ("Proper	rty Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD
OF COUNTY COM	IMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

- A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.
- B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Homestead at Sterling Ranch Filing No. 2 (the "Property") for development of 104 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.
- C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Homestead at Sterling Ranch Filing No. 2 to be \$29,952.
- D. The County desires to grant the Property Owner \$29,952 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract F in Sterling Ranch Master Plat Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Homestead at Sterling Ranch Filing No. 2.

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

- 1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Master Plat Filing No. 1 Final Plat, Tract F, located southeast of the intersection of Vollmer Road and Briargate Parkway. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.
 - a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$29,952.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Homestead at Sterling Ranch Filing No.2.
- d. The Park Improvements shall include but are not limited to Homestead Park, including sod, trees, shrubs, irrigation, play surface, benches, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$29,952 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.
- 2. <u>Maintenance</u>. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.
- 3. <u>Installation</u>. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
- 4. <u>Successors and Assigns.</u> This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

EL PASO COUNTY, COLORADO	DISTRICT
By:	By:
Chair	James Morley, President
ATTEST:	
Clerk & Recorder	
APPROVED AS TO FORM:	
County Attorney's Office	

November 21, 2019

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Sterling Ranch Homestead Park (Tract F)

Dear Mr. Wolken:

On behalf of Sterling Ranch Metro District, I respectfully request that the Community Services
Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metro
District Urban Park Credits in the following amounts:

- Homestead Filing 2: 104 lots
 - o \$29,952.00 Urban Park Fees

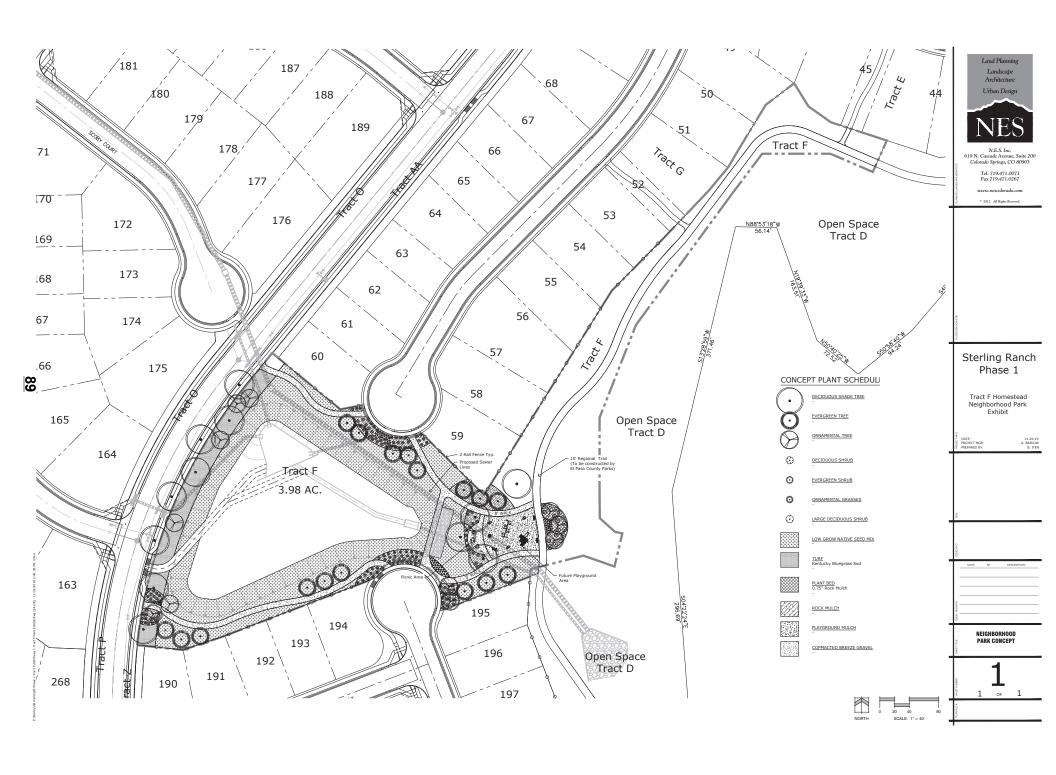
Sterling Ranch Metro District will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the roadways, recreational areas, and dedicated open space. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metro District the Urban Park Credits.

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

Thank you,

HA 111 ST 11/1

Sterling Ranch Metro Distric



STERLING RANCH PHASE 1 TRACT F HOMESTEAD PARK LANDSCAPE ESTIMATE

CLIENT: Morely UNIT PRICE DATE: 2019

PROJECT NAME: Sterling Ranch Phase 1 Homestead Park DATE: 11/22/2019

LOCATION:Tract F of SR Phase 1 PREPARER: N.E.S. Inc.

DRAWING REF: SR Phase 1 Tract F Park Exhibit

Landscape Labor / Installation Costs

ITEM	SIZE	QUANITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Topsoil	4" deep		S.F.	PER CIVIL	
Fine Grade w/ Amendments		60,595	S.F.	\$0.04	\$2,423.80
				SUBTOTAL	\$2,423.80
Irrigation System (Lump Sum Acceptable)			1.0	#0.00	ФО ОО
Irrigation Tap (PER DEVELOPER) Irrigation Meter Fee Cost	1 in ab	1	L.S.	\$0.00 \$0.00	\$0.00 \$0.00
Irrigation Meter Fee Cost	1 inch	1	L.S.	\$82,992.50	\$82,992.50
inigation			L.O.	SUBTOTAL	\$82,992.50
				OODIOTAL	Ψ02,002.00
Soil Preparation					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		8,809	S.F.	\$0.15	\$1,321.35
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		51,786	S.F.	\$0.12	\$6,214.32
		,		SUBTOTAL	\$7,535.67
					. ,
Lawns, Grasses, and Wildflowers					
Turf - Bluegrass Sod		8,809	S.F.	\$0.50	\$4,404.50
Low Grow Native Seed Mix		47,511	S.F.	\$0.20	\$9,502.20
				SUBTOTAL	\$13,906.70
Trees, Plants					
Deciduous Trees	2.0" cal.	12	EA.	\$275.00	\$3,300.00
Ornamental Trees	1.5" cal.	11	EA.	\$200.00	\$2,200.00
Evergreen Trees	6' Ht.	17	EA.	\$300.00	\$5,100.00
Deciduous & Evergreen Shrubs	#5 cont.	161	EA.	\$25.00	\$4,025.00
Ornamental Grasses	#1 cont.	90	EA.	\$15.00	\$1,350.00
Groundcovers / Perennials	#1 cont.		EA.	\$15.00	\$0.00 \$15,975.00
Crowned Covers					
Ground Cover	0" -	272	0.5	#0.05	#044.00
3/4" Granite Mulch w/ Geo-Fabric Underlay	3" deep	372	S.F.	\$0.65	\$241.80
Playground Fiber Mulch	12" deep	3,903		\$2.50	\$9,757.50
Compacted Breeze Gravel	4" deep	9,354	S.F.	\$1.50	\$14,031.00
Wood Mulch	3" deep	9,702	S.F.	\$0.45	\$4,365.90
Steel Edging (includes install)		1,068	L.F.	\$3.25	\$3,471.00
				SUBTOTAL	\$31,867.20
Site Amenities					
Benches		2	EA	\$1,500.00	\$3,000.00
Picnic Tables		3	EΑ	\$1,500.00	\$4,500.00
Waste Receptacles		2	EA	\$800.00	\$1,600.00
Standard Play Edge		258	LF	\$5.00	\$1,290.00
		200		SUBTOTAL	\$10,390.00
					, ,

STERLING RANCH PHASE 1 TRACT I LANDSCAPE ESTIM		
CLIENT: Morely	UNIT PRICE DATE:	2019
PROJECT NAME: Sterling Ranch Phase 1 Homestead Park	DATE:	11/22/2019
LOCATION:Tract F of SR Phase 1	PREPARER:	N.E.S. Inc.

\$2.66

ITEM	SIZE	QUANITY	UNIT	UNIT PRICES	TOTAL
Landscape Ground Cover		60%	L.S.	\$42,300.00	\$25,380.00
Landscape Trees/Shrubs		30%	L.S.	\$16,000.00	\$4,800.00
				SUBTOTAL	\$30,180.00
		LANDSCAPE I	MPROVE	MENTS SUBTOTAL	\$192,847.07
			10% CO	NTINGENCY COST	\$19,284.71
TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$212,131.78

79,651

S.F.

NOTES:

1. Irrigation is estimated as \$1.25/SF for all Sod, Seed and Shrub beds.

DRAWING REF: SR Phase 1 Tract F Park Exhibit

2. Excludes grading cost.

LANDSCAPE COST / SF

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Urban Park Grant Application – Meridian Service Metropolitan

District

Agenda Date: January 8, 2020

Agenda Item Number: #7 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background:

El Paso County established an Urban Park Grant Program in March of 2007 to promote the development of urban park opportunities throughout El Paso County. Urban parks promote health and wellness, stimulate community and economic development, help preserve wildlife habitat, and provide opportunities for neighbors to meet and connect. The program is funded through Urban Park Fees paid by developers.

Cities, towns, school districts, metropolitan districts, and special districts in El Paso County are eligible for an urban park grant. Nonprofit organizations are also eligible through a contractual arrangement.

Urban park opportunities may include, but are not limited to: athletic facilities, playgrounds, gardens, parking areas, trails, aquatic facilities, and dog parks. Grants can also be used for the purchase of real property to establish an urban park. Urban parks are normally 25 acres or less and are designed to serve a surrounding neighborhood or subdivision.

Summary:

An urban park grant application for \$25,000 from Meridian Service Metropolitan District for WindingWalk Park and adjacent trails and open spaces is attached. The project budget for WindingWalk Phase I and Trails/Open Space Phase I is \$440,332. The grant will support construction of WindingWalk Park, trails, open space landscaping, and irrigation in open space tracts located in WindingWalk Filing No.1, WindingWalk Filing No. 2, and Stonebridge Filing No. 4, all of which are located within the overall Meridian Ranch Development.

Staff has reviewed the grant application and offers the following findings:

1. This site is located in Urban Area #3. There is sufficient urban park funding for this area to provide the grant.

- 2. There were opportunities for public input to determine the recreation needs for WindingWalk Park, as described in the application.
- 3. The applicant will allow full public access to the facility.
- 4. The facility will meet applicable American with Disabilities Act requirements.
- 5. The applicant is providing \$415,332 in matching funds to complete WindingWalk Park.
- 6. The facility will be maintained by Meridian Service Metropolitan District as stated in the grant application.
- 7. The County's financial support will be acknowledged by a sign at the park.

Staff recommends endorsement of a \$25,000 urban park grant for the project.

Recommended Motion:

Move to endorse the award of a \$25,000 urban park grant to Meridian Service Metropolitan District for the development of WindingWalk Park.

Attachments:

Urban Park Grant Application
Draft Urban Park Grant Agreement
Urban Park Grant Program Policies



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR) HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

El Paso County

URBAN PARK GRANT AGREEMENT

This Urban Park Grant Agreement ("Agreement") is made this _____ day of ______, 2020 by and between the Meridian Service Metropolitan District ("Grantee"), whose address is 11886 Stapleton Dr, Peyton, Colorado, 80831, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado ("Grantor"), c/o El Paso County Parks, whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905. Grantor and Grantee may be collectively referred to herein as the Parties.

RECITALS

WHEREAS, Grantee has submitted an application for an Urban Park Grant to Grantor for construction of WindingWalk Park Phase I, as well as adjacent trails and open space areas, pursuant to the El Paso County Parks Urban Park Grant Program Policies ("Grant Policies"); and

WHEREAS, Grantee's proposal meets all of the requirements set forth in the Grant Policies; and

WHEREAS, the El Paso County Park Advisory Board recommends approval of Grantee's application.

NOW, THEREFORE, for consideration and mutual promises contained herein, the Parties agree as follows:

AGREEMENT

1. <u>Grant Award.</u> Award is hereby made to the Grantee in the amount of \$25,000 (the "Grant") for development of WindingWalk Park Phase I, as well as adjacent multi-use trails and open space areas, for recreational purposes and as further described in the grant application, attached hereto as Exhibit A and incorporated herein by reference (the "Project").



- 2. <u>Conformance with Grant Request.</u> The Project shall be constructed and operated in conformance with the descriptions and specifications set forth in Exhibit A.
- 3. <u>Performance Period.</u> According to the grant proposal, the Grantee anticipates the Project will be completed by summer, 2020. All improvements must be completed within two years of the effective date of this agreement.
- 4. <u>Schedule of Payments.</u> The Grant will be disbursed to the Grantee upon the successful completion of the Project and verification by Grantor that all grant requirements have been met. Grantor reserves the right to inspect the Project prior to, during or at the conclusion of the Project and/or periodically thereafter. A representative of the Grantee may be required to attend the inspection.
- 5. <u>Continued Use of Property.</u> Any lands used for this Project will not be converted to any non-recreational use without prior written approval of the Grantor. All improvements resulting from the Project shall be maintained in a safe manner in perpetuity by the Grantee, and the Grantor may periodically inspect the Project site to ensure this requirement is satisfied.
- 6. <u>Termination.</u> The Grantor reserves the right to terminate this Agreement, in whole or in part, for any of the following reasons: (a) the Grantee fails to comply with the terms of this Agreement; (b) the Grantee has insufficient funds to complete the Project; (c) the Grantee fails to begin work on this Project within one year of the effective date of this Agreement.
- 7. <u>Financial Responsibility.</u> The Grantee shall maintain a complete record file of all receipts, expenditures and other records which pertain to the use of the Grant in the performance of this Agreement. Such record files shall be made available to the Grantor upon request. No later than thirty (30) working days after the date of the Project completion or termination of the Agreement, the Grantee shall submit to the Grantor a summary of the receipts and expenditures.
- 8. <u>Assignment.</u> All terms of the Agreement shall be binding on and inure to the benefit of the legal representatives, successors, agents, or assigns of the Parties. The rights and responsibilities of the Parties under this agreement shall not be assignable without the prior written approval of the Grantor.
- 9. <u>Full Public Benefit</u>. The Grantee agrees that the facility being developed pursuant to this Agreement will be available for the use and enjoyment of the general public during public use, operational hours unless the Grantee has specifically reserved the facility for a community program or other event. Grantee's understands that if it fails to comply with this provision, it shall be liable for reimbursement of the Grant to Grantor at Grantor's written request.
- 10. <u>Integration of Understandings.</u> This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous

addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein in writing.

- 11. <u>Severability.</u> To the extent that this Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as waiver of any other term.
- 12. <u>Modification</u>. This Agreement is subject to such modifications as may be required by changes in Federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective dates of such change as if fully set forth herein. Except as provided above, no modification of this Agreement shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.
- 13. <u>Recognition.</u> The Grantee agrees to recognize El Paso County for the Urban Park Grant with a ribbon cutting ceremony and on a sign at the facility. El Paso County Parks must approve the proposed sign or plaque and wording prior to it being fabricated and installed.
- 14. <u>Failure To Comply.</u> The failure of the Grantee to comply with all terms and conditions in this agreement may result in the Grantor requesting reimbursement of the Urban Park Grant.

IN WITNESS WHEREOF, th	ne parties hereto have executed this Agreement on th, 2020.
GRANTOR:	
EL PASO COUNTY	
Chair, Board of County Com	nmissioners of El Paso County Colorado

ATTEST:
County Clerk & Recorder
APPROVED AS TO FORM:
County Attorney's Office
GRANTEE:
MERIDIAN SERVICE METROPOLITAN DISTRICT
(Name)
(Title)



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation 11886 Stapleton Dr, Falcon, CO 80831 719-495-6567, Fax 719-495-3349

August 7, 2019

Tim Wolken, Director El Paso County Community Services Department 2002 Creek Crossing Colorado Springs, Colorado 80905

Dear Mr. Wolken:

Re: Winding Walk Park Phase 1 and Phase 2 Grant Authorization

The Meridian Service Metropolitan District (MSMD) has given approval for the grant applications to be submitted on the WindingWalk Park Phase 1 and Phase 2 to the El Paso County grant program. MSMD gives N.E.S. the authority to represent the District as its agents to submit and act on behalf of the District's best interest in the grant application submittal process.

If you have any questions or comments, please contact David A. Pelser, General Manager, at d.pelser@meridianservice.org or at 719.495.6567.

Sincerely,

Milton B. Gabrielski, President

Meridian Service Metropolitan District



URBAN DESIGN • LAND PLANNING • LANDSCAPE ARCHITECTURE

July 2019

Tim Wolken, Director El Paso County Community Services Department 2002 Creek Crossing Colorado Springs, Colorado 80905

RE: URBAN PARK GRANT APPLICATION FOR PHASE 1 OF WINDING WALK PARK, MERIDIAN RANCH

Dear Mr. Wolken

On behalf of my client, Meridian Service Metropolitan District, I enclose an application for an Urban Park Grant for the first phase of Winding Walk Park at Meridian Ranch.

If you have any questions or require additional information, please do not hesitate to contact me at 719-471-0073.

Sincerely,

Andrea Barlow, AICP Project Manager

N.E.S. Inc.

Urban Park Grant Proposal

ON BEHALF OF MERIDIAN SERVICE METROPOLITAN DISTRICT



FOR WINDINGWALK PARK PHASE 1





SUBMITTED TO:
EL PASO COUNTY PARKS
AUGUST 2019 REVISED DECEMBER 2019

URBAN PARK GRANT REQUEST FOR WINDINGWALK PARK PHASE 1

HISTORY OF MERIDIAN RANCH

Meridian Ranch is located in El Paso County, northeast of Highway 24 and Woodmen Road. The property is bounded on the south by the Woodmen Hills neighborhood, on the west by Paintbrush Hills, to the north by The Trails development, and on the east by 4-Way Ranch. A vicinity map is provided as Attachment 1.

The entire Meridian Ranch area contains approximately 2,650 acres and is partially developed. Both developed and undeveloped portions are currently zoned PUD. When complete, Meridian Ranch will comprise approximately 4,500 residential units, as well as commercial uses, a community park, several neighborhood parks, trails, and land for schools. Another feature for the area is the addition of Falcon Regional Park along Eastonville Road that has been dedicated to El Paso County. The development of homes, infrastructure and amenities within Meridian Ranch over the past nineteen years demonstrates that the developer can successfully achieve the goal of creating a thriving community with a high-quality design and construction.

The Meridian Service Metropolitan District seeks grant assistance for the construction of Phase 1 of WindingWalk Park within the Meridian Ranch area. The approximately 2.1-acre neighborhood park will provide several unique recreation opportunities that currently are not available in the area. This Grant request is for \$25,000 to assist with the construction of the first phase of the park development, which includes a large multi-use park for a variety of sports and community gatherings, an 1/8th mile accessible loop trail for exercise and recreation.

PUBLIC INPUT PROCESS - 2019 SURVEY

In 2019 the Meridian Service Metropolitan District distributed a survey in order to update previous strategic planning processes to identify the needs and desires of the Meridian Ranch Community. The survey was available online and advertised on the District's website, through the Meridian Ranch HOA communications, the new Recreation Center membership list, and other district notifications. The survey received 451 responses within the 3 weeks it was available. The survey indicated a need for a wide range of recreation opportunities, particularly opportunities for exercise and spending time with family and friends. The majority of the respondents were in the age groups of 30-39 (35%) and 40-49 (29.3%). In response to the question regarding what are the ages of the children in your household; no children in the household was the highest single response (35.3%). However, the majority of respondents have children. Ages 0-5 years and 6-10 years were the second highest responses at 30.4% (0-5 yrs.) and 30.6% (5-10 yrs.). The survey reflected the mix of families and active adults since the development of the age targeted Stonebridge community and the Lodge at Stonebridge.

PROJECT NEED

Meridian Ranch is a growing suburban community and for the past decade has attracted young families to the Falcon Area by providing a recreation-based community at affordable prices. This has resulted in an influx of active working professionals with young children. This growth has fueled a need and vocal desire for parks and recreation opportunities within Meridian Ranch. With the development of the Stonebridge Community, the area has seen an influx of adult residents without children. Stonebridge is an age targeted (55+) community for active adults. To meet these service demands, Meridian Ranch strives to provide a wide variety of recreation opportunities for its residents and the surrounding community.

Urban Park Grant Proposal

Data collected through surveys and public meetings reflect the growing need to provide more active adult recreation opportunities such as trails, picnic areas, and fitness equipment, as well as more family oriented passive recreation, that includes picnic areas, pavilions, open space amenities, outdoor grill/BBQ areas, and trails. The trail and fitness course proposed for WindingWalk park and the connection to the Meridian Ranch Trail network specifically addresses this need and compliments facilities in other parks within Meridian Ranch.

For many residents, Meridian Ranch serves as a bedroom community. Employment centers are located a good distance away and residents work long hours. WindingWalk Park will provide a venue for neighbors to socialize, exercise, and hold community events within a 1/2 mile or less radius.

PROJECT GOALS

The Meridian Ranch development approach utilizes parks as a focal point within its neighborhoods. The development master plan indicates the general park locations and how they are effectively linked by trails to other neighborhoods and the broader Falcon community. WindingWalk Park is the sixth neighborhood park within the Meridian Ranch master plan to be developed and is currently the number one priority. The five other parks, The Greens Park (2003), Fairview Heights Park (2005), Double Eagle Park (2008), Longview Park (2015), and Stonebridge Vistas Park (under construction) all offer some sod area for recreation play along with a playground component and passive use trail connections.

RECREATION AMENITIES		
THE GREENS PARK (2003)	MEDIUM PLAY STRUCTURE, PUBLIC PAVILION, BENCH SEATING, BASKETBALL COURT, MEDIUM LAWN PLAY AREA, NATURE WALK BREEZE PATH	
FAIRVIEW HEIGHTS PARK (2005)	BENCH SEATING, MEDIUM PLAY STRUCTURE, CLIMBER, LARGE LAWN PLAY AREA	
DOUBLE EAGLE PARK (2008)	BENCH SEATING, MEDIUM PLAY STRUCTURE, CLIMBER, LARGE LAWN PLAY AREA	
LONGVIEW PARK (2015)	BENCH SEATING, MEDIUM PLAY STRUCTURE, CLIMBER, INLINE MULTI- SPORTS COURT, LARGE LAWN PLAY AREA	
STONEBRIDGE VISTAS PARK (UNDER CONSTRUCTION)	BENCH SEATING, MEDIUM PLAY STRUCTURE, MEDIUM LAWN PLAY AREA	
MERIDIAN RANCH RECREATION CENTER (YMCA)	GYM, POOLS, FITNESS ROOMS, ORGANIZED SPORTS, PARENTS NIGHT OUT, DANCES, FESTIVALS, LAZY RIVER, MULTI-PURPOSE COURTS	
THE LODGE AT STONEBRIDGE	FITNESS ROOMS, GAME ROOMS, GATHERING SPACES, LOUNGE, KITCHEN,GOURMET COOKINGS CLASSES, PATIO SPACES	

WindingWalk Park has several distinctive elements that set it apart from the other parks in the area. In Phase 1, a multi use park and loop trail are proposed to provide recreation and exercise opportunities within the 1/8th mile loop trail. Phase 2 will consists of equipment for the exercise stations that will provide a fitness circuit along the trail, while the picnic area and playground provide for community gathering and recreation. WindingWalk Park provides an opportunity to integrate the active adult needs and the needs of families.

PROJECT DETAILS

A layout of WindingWalk Park identifying the Phase 1 multi-use park and loop trail is provided as Attachment 2. The exhibit reflects the final design of WindingWalk park including the Phase 2 features. Phase 2 is not part of this request and will be subject to a future Urban Park Grant Request. High activity areas are situated within easy access of the surrounding streets. The loop trail provides easy access for a convenient 1/8th mile exercise loop and/or connection to the extensive open space trail network of Meridian Ranch. The approximately 1 acre multi-use park accommodates a variety of recreational needs including informal sports, family gatherings, community gatherings, and other leisure activities such as picnics and flying kites. In addition to both Phases of WindingWalk Park, a trail network is proposed in order to provide connectivity to the overall Meridian Ranch Community.

ACCESSIBILITY OBJECTIVES

The proposed park facilities will meet the Accessibility Guidelines established by ADA. Walkways connecting to the playground area and the loop trail will meet all necessary design requirements to allow access. The loop trail consists of a 6-foot wide concrete path and is fully within the park boundaries. The loop trail has access to the external sidewalks providing connectivity throughout the Meridian Ranch community.

POPULATION TO BE SERVED

In 2000, the Meridian Service and Metropolitan District was established to provide parks and recreation amenities, in addition to water and wastewater services for residents within Meridian Ranch. The Meridian Service Metropolitan District currently serves approximately 2,400 homes, with 2,100 additional homes anticipated in the future. Meridian Ranch is a very active community, with robust participation in recreation programs offered through the 42,000 sq. ft. Meridian Ranch Recreation Center including indoor and outdoor swimming pools, fitness equipment and programs, and adult and youth programs. In 2016, the Recreation Center expanded to include a lazy river. In 2017, The Lodge at Stonebridge was completed to provide the Stonebridge community with a private clubhouse. The WindingWalk neighborhood is one of several distinct neighborhoods that comprise Meridian Ranch. Each neighborhood is linked together via a system of trails and greenways. This portion of Meridian Ranch is currently underdevelopment.

As the surrounding communities do not provide the extent of park amenities available at Meridian Ranch, many surrounding residents utilize the existing parks. We anticipate that surrounding residents will utilize the facilities at WindingWalk Park since they are unique to the area.

METHODS TO MEET PUBLIC ACCESS REQUIREMENTS

WindingWalk Park is located north of WindingWalk Drive and to the east of Rainbow Bridge Drive and is therefore accessible from public streets. As a neighborhood park, WindingWalk Park is designed to be a "walk to" destination and is connected to the existing open space trail network within Meridian Ranch.

MATCHING FUNDS

The overall cost estimate for Phase 1 of WindingWalk Park is \$201,086. One hundred percent of the planned cash match for this project is secured; and will be provided by the master developer of the project. The developer has already funded the park design and construction documents to make the project shovel ready.

DEVELOPMENT TIMETABLE

Phase 1 will include the construction of the multi-use 1/8th mile loop trail and associated landscape improvements (see plan at Attachment 2). The anticipated development time line is for Phase 1 to begin development by Spring 2020 and Phase 2 in the Fall of 2020. The trail and open space network is currently under development.

PROJECT BUDGET

The cost estimate for the Phase 1 improvements is \$201,086. A detailed cost estimate of Phase 1 is provided as Attachment 4. Phase 2 is estimated to cost \$88,077. In addition, trail and open space connections for the WindingWalk and Enclaves at Stonebridge community is estimated to cost \$879,854.

Subsequent to the PUD Entitlement, a Parks Land Agreement was approved in July 2018 to credit \$167,008 of Urban Park Fees WindingWalk Filing 1 (\$93,840), WindingWalk Filing 2 (\$16,320), and the Enclaves at Stonebridge Filing 1 (\$56,848). In exchange for the initial estimated construction costs of \$258,560 for WindingWalk Park and the surrounding trail and open space system.

Due to further refinement of the design and changes in construction costs, the park and trail system is estimated to be approximately \$1.2 million for the current improvements. Below is a breakdown of the overall costs and credits regarding WindingWalk Park and the associated subdivision filings.

DEVELOPER IMPROVEMENT COST ESTIMATES			
IMPROVEMENT		COST	
WINDINGWALK PARK PHASE 1	WINDINGWALK FIL. 1	\$201,086	
TRAIL & OPEN SPACE PHASE 1	WINDINGWALK FIL. 2 & STONEBRIDGE FIL. 4	\$239,246	
WINDINGWALK PARK PHASE 2*	WINDINGWALK FIL. 1	\$88,077	
TRAIL & OPEN SPACE PHASE 2*	WINDINGWALK FIL. 2 & STONEBRIDGE FIL. 4	\$640,608	
TOTAL COST OF AMENITIES		\$1,169,017	

^{*} Phase 2 not part of this grant application request.

Urban Park Credits		
FILING	URBAN PARK FEES	
WINDINGWALK FILING 1	\$93,840.00	
WINDINGWALK FILING 2	\$16,320.00	
ENCLAVES AT STONEBRIDGE FILING 1	\$56,848.00	
TOTAL URBAN PARK CREDITS	\$167,008.00	

The past Parks Land Agreements approved in 2018, credit a portion of the current 1.2 million total improvement cost shown. These development improvements as with past approvals for similar applications as Longview Park show substantial investment above and beyond the requested grant amount.

Urban Park Grant Proposal

ONGOING MAINTENANCE RESPONSIBILITY

The Meridian Service Metropolitan District will be responsible for the ongoing maintenance of WindingWalk Park. Maintenance costs for the entire park are approximately \$20,000-\$25,000 annually (not including irrigation costs). This figure is based upon sixteen years direct experience by the District in maintaining The Greens Park, Fairway Heights Park, Double Eagle Park, and Longview Park.

APPLICANTS MOST RECENT OPERATING BUDGET

See Attachment 4 for the Meridian Service Metropolitan District Budget.

LIST OF GOVERNING MEMBERS

Meridian Service Metropolitan District Board of Directors:

Butch Gabrielski / Bill Gessner / Mike Fenton / Wayne Reorda / Tom Sauer

The governing members of the Meridian Service Metropolitan District approve this application for Urban Park Grant Funds.

PROJECT PARTNERSHIPS

The project partners will be Meridian Service Metro District, the developers GTL Inc., and El Paso County Parks.

STATEMENT OF RECOGNITION OF EL PASO COUNTY

Meridian Service Metropolitan District will post a sign at the project acknowledging the use of El Paso Urban Parks Grant Program funds from El Paso County Parks.

ATTACHMENTS:

- 1. Vicinity Map
- 2. Proposed Park Layout and Phasing
- 3. Cost Estimate
- 4. Operating Budget for the Meridian Service Metropolitan District







ATTACHMENT 3: COST ESTIMATE

WINDING WALK PARK PHASE 1 - Tract G LANDSCAPE ESTIMATE CLIENT: GTL **UNIT PRICE DATE:** 2018 PROJECT NAME: Winding Walk Park DATF: 5/8/2019 LOCATION: Meridian Ranch, El Paso County, CO PREPARER: N.E.S. Inc. ITEM SIZE UNIT **UNIT PRICES** TOTAL QUANITY Fine Grading S.F. Topsoil PER CIVIL Clearing and Grubbing S.F. PER CIVIL Site Grading - Cut/Fill C.Y. PER CIVIL \$0.00 SUBTOTAL Irrigation System (Lump Sum Acceptable) \$90,000.00 \$90,000.00 Irrigation - LUMP SUM 1 L.S. \$90,000.00 SUBTOTAL Lawns, Grasses (w/ Soil Amendments) Turf Grass 50,754 S.F. \$0.65 \$32,990.10 Native Seed Mix A 32,315 S.F \$0.30 \$9,694.50 \$42,684.60 SUBTOTAL Trees, Plants, Ground Covers \$1,500.00 Deciduous Trees 2.5" cal. 4 EΑ \$375.00 7 8' Ht. EΑ \$400.00 \$2,800.00 Evergreen Trees Gorilla Hair Cedar Wood Mulch for Plant Rings 3" depth 308 \$231.00 S.F. \$0.75 Deciduous/Evergreen Shrubs 5 GAL \$560.00 16 EΑ \$35.00 22 \$440.00 Ornamental Grasses 2 GAL EΑ \$20.00 \$5,531.00 SUBTOTAL Landscape Ground Cover 6" deep 90 S.F \$1.75 \$157.50 4-6" Rip Rap Cobble Crusher Fines Breeze, Stabilized w/ underlay 3" deep 1,316 S.F \$2.50 \$3,290.00 Rock Mulch w/ Geo-Fabric Underlay 3" deep 618 S.F \$1.50 \$927.00 Steel Edging 292 L.F \$1,022.00 \$3.50 SUBTOTAL \$5,396.50 Cast In Place Concrete Concrete Paving (standard color, 4") 250 S.F \$5.25 \$1,312.50 Concrete Walks (standard color, 4") - 5-6' Width 6588 S.F. \$5.75 \$37,881.00 SUBTOTAL \$39,193.50 RAW TOTAL LANDSCAPE COST \$182,805.60 (10%) Contingency \$18,280.56

TOTAL ESTIMATED LANDSCAPE COST

\$201,086.16

GRAND TOTAL

ATTACHMENT 3: COST ESTIMATE

	WINDING W LA	/ALK PARK NDSCAPE I				
DATE: NAME: Winding Walk Park LOCATION: Meridin Ranch, El Paso County, CO SZE OUANITY UNIT UNIT PRICES TOTAL					DATE: 2	2018
	PROJECT NAME: Winding Walk Park					6/17/2019
Topsoil	LOCATION: Meridian Ranch, El Paso County, CO			PREPARER	:	N.E.S. Inc
S.F. PER CIVIL	ITEM	SIZE	QUANITY	UNIT	UNIT PRICES	TOTAL
S.F. PER CIVIL						
S.F. PER CIVIL	Fine Grading					
C.Y. PER CIVIL						
Subtotal						
Irrigation System (Lump Sum Acceptable)	Site Grading - Cut/Fill			C.Y.		* 2.22
Infigation - LUMP SUM					SUBTOTAL	\$0.00
Infigation - LUMP SUM		_				
Subtotal Size Siz			4	1.0	¢420.000.00	6420 000 00
Lavins, Grasses (wf Soil Amendments)	Irrigation - LUMP SUM		1	L.S.		
Turf Grass Native Seed Mix A 159,396 S.F. S0.05 S.F. S0.05 S.F. S0.30 S47,818.86 159,396 S.F. S0.00 S47,818.86 17ees, Plants, Ground Covers Deciduous Trees S.F. Ht. Severgreen Trees S.F. Ht. South of Severgreen Strubs Sorial Hair Cedar Wood Mulch for Plant Rings S.F. GAL. S0.18 S40.00 S44,001.00 S44,001.00 S0.01 Hair Cedar Wood Mulch for Plant Rings S.F. GAL. S0.18 S420.00 S400.00 S600.00 SF. S1.75 S0.00 S0.					SUBIOTAL	\$120,000.00
Turf Grass Native Seed Mix A 159,396 S.F. S0.05 S.F. S0.05 S.F. S0.30 S47,818.86 159,396 S.F. S0.00 S47,818.86 17ees, Plants, Ground Covers Deciduous Trees S.F. Ht. Severgreen Trees S.F. Ht. South of Severgreen Strubs Sorial Hair Cedar Wood Mulch for Plant Rings S.F. GAL. S0.18 S40.00 S44,001.00 S44,001.00 S0.01 Hair Cedar Wood Mulch for Plant Rings S.F. GAL. S0.18 S420.00 S400.00 S600.00 SF. S1.75 S0.00 S0.	Lawne Graces (w/ Soil Amendments)					
159,396 S.F. \$0.30 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,818.86 \$47,	· · · · · · · · · · · · · · · · · · ·	1	0	Q E	\$0.65	00.02
Subtotal S47,818.86 S47,800.00 S4,400.00 S4,40		+ +				· · · · · · · · · · · · · · · · · · ·
Trees, Plants, Ground Covers	Native Seed Mix A		155,356	З.Г.		
Deciduous Trees					SUBTUTAL	φ41,010.00
Deciduous Trees	Trees Plants Ground Covers	+				
Evergreen Trees		2.5" cal	q	FΔ	\$375.00	\$3 375 00
Gorilla Hair Cedar Wood Mulch for Plant Rings 3" depth 560 S.F. \$0.75 \$420.00						
Deciduous/Evergreen Shrubs S GAL 20 EA \$35.00 \$700.00						\$420.00
Commental Grasses 2 GAL 42 EA \$20.00 \$840,00	<u>~</u>					
Subtotal Sy,735.00	<u> </u>					
Landscape Ground Cover 4-6" Rip Rap Cobble 4-6" Rip Rap Cobble 5-7 \$1.75 \$0.00 Crusher Fines Breeze, Stabilized W underlay 3" deep 0 \$.F. \$2.50 \$0.00 Rock Mulch W Geo-Fabric Underlay 3" deep 1,700 \$.F. \$1.50 \$2,550.00 Steel Edging 120 \$1.75 \$1.50 \$420.00 Steel Edging 120 \$1.75 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.50 \$1.5	Cinamental Ciacco	2 07 121				
4-6" Rip Rap Cobble Crusher Fines Breeze, Stabilized w/ underlay 3" deep 0 S.F. \$2.50 \$0.00 Crusher Fines Breeze, Stabilized w/ underlay 3" deep 1,700 S.F. \$1.50 \$2.550.00 Steel Edging 120 L.F. \$3.50 Subtrotal \$2.970.00 Steel Edging 120 L.F. \$3.50 Subtrotal \$2.970.00 Subtrotal \$3.50 Subtrotal \$4.00.00 Subtrotal Subtro					002.07.2	ψο,, σο.σο
4-6" Rip Rap Cobble Crusher Fines Breeze, Stabilized w/ underlay 3" deep 0 S.F. \$2.50 \$0.00 Crusher Fines Breeze, Stabilized w/ underlay 3" deep 1,700 S.F. \$1.50 \$2.550.00 Steel Edging 120 L.F. \$3.50 Subtrotal \$2.970.00 Steel Edging 120 L.F. \$3.50 Subtrotal \$2.970.00 Subtrotal \$3.50 Subtrotal \$4.00.00 Subtrotal Subtro	Landscape Ground Cover					
Rock Mulch w/ Geo-Fabric Underlay 3" deep 1,700 S.F. \$1.50 \$2,550.00	4-6" Rip Rap Cobble	6" deep	0	S.F.	\$1.75	\$0.00
Steel Edging	Crusher Fines Breeze, Stabilized w/ underlay	3" deep	0	S.F.	\$2.50	\$0.00
Subtotal \$2,970.00	Rock Mulch w/ Geo-Fabric Underlay	3" deep	1,700	S.F.	\$1.50	\$2,550.00
Capting Stations w/ Install Capt	Steel Edging		120	L.F.	\$3.50	\$420.00
Picnic Table					SUBTOTAL	\$2,970.00
Picnic Table						
Waste Receptacles	•					
Signage Wayfinding			-			
Subtotal \$0.00						
Playground Accessories w/ install	Signage/ Wayfinding		0	EA.		
Fibar Mulch (playground surface) w/ underlay 12" deep 0 S.F. \$2.50 \$0.00 Rock Base w/ underlay 4" deep 0 L.F. \$5.00 \$0.00 Standard Play Edge 0 L.F. \$5.00 \$0.00 Playground (5-12 yr) 0 EA. \$27,300.00 \$0.00 Swing Set (2 belt swings) 0 EA. \$2,100.00 \$0.00 Subtrotal Combination Hub 0 EA. \$6,900.00 \$0.00 Fitness Stations w/ Install Combination Hub 0 EA. \$6,900.00 \$0.00 Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$5,200.00 \$0.00 EA. \$5,200.00 \$0.00 Subtotal Subtotal \$0.00 Cast in Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width \$6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency					SUBTOTAL	\$0.00
Fibar Mulch (playground surface) w/ underlay 12" deep 0 S.F. \$2.50 \$0.00 Rock Base w/ underlay 4" deep 0 L.F. \$5.00 \$0.00 Standard Play Edge 0 L.F. \$5.00 \$0.00 Playground (5-12 yr) 0 EA. \$27,300.00 \$0.00 Swing Set (2 belt swings) 0 EA. \$2,100.00 \$0.00 Subtrotal Combination Hub 0 EA. \$6,900.00 \$0.00 Fitness Stations w/ Install Combination Hub 0 EA. \$6,900.00 \$0.00 Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Cardio Walk 0 EA. \$5,200.00 \$0.00 EA. \$5,200.00 \$0.00 Subtotal Subtotal \$0.00 Cast in Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width \$6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency		_				
Rock Base w/ underlay		40"		0.5	40.50	**
Standard Play Edge						
Playground (5-12 yr)		4" deep				
Swing Set (2 belt swings) Combination Hub C		-				
Subtotal \$0.00		-	-			
Fitness Stations w/ Install Combination Hub Description Sit Up / Back Extension Captains Chair Cardio Walk Leg Press Description Subtrotal Concrete Paving (standard color, 4") Concrete Walks (standard color, 4") - 5-6' Width Cardio Work Cardio Walk Concrete Walks (standard color, 4") - 5-6' Width Concrete Walks (standard color, 4") - 5-6' Width Cardio Walk Concrete Walks (standard color, 4") - 5-6' Width	Swing Set (2 belt swings)		0	EA.		
Combination Hub 0 EA. \$6,900.00 \$0.00 Parallel Bars 0 EA. \$2,500.00 \$0.00 Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,400.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 Concrete SUBTOTAL \$0.00 Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 \$217,496.30 \$217,496.30 \$217,496.30					SUBTOTAL	\$0.00
Combination Hub 0 EA. \$6,900.00 \$0.00 Parallel Bars 0 EA. \$2,500.00 \$0.00 Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,400.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 Concrete SUBTOTAL \$0.00 Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 \$217,496.30 \$217,496.30 \$217,496.30	Film Ot-tions out in tall	+				
Parallel Bars 0 EA. \$2,500.00 \$0.00 Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,400.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 Cast In Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63		+		Ε.Δ	¢6,000,00	#0.00
Sit Up / Back Extension 0 EA. \$6,100.00 \$0.00 Captains Chair 0 EA. \$2,400.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 Cast In Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63		+				
Captains Chair 0 EA. \$2,400.00 \$0.00 Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 Subtotal \$0.00 Cast In Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63		+				
Cardio Walk 0 EA. \$2,500.00 \$0.00 Leg Press 0 EA. \$5,200.00 \$0.00 SUBTOTAL \$0.00 Cast In Place Concrete Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 SUBTOTAL \$36,972.50 \$36,972.50 \$217,496.30 \$217,496.30 (10%) Contingency \$21,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63 \$217,749.63	,	+				
Cast In Place Concrete Concrete S.F. \$5.200.00 \$0.00	· · · · · · · · · · · · · · · · · · ·	+				
Subtotal \$0.00 Cast In Place Concrete		+				
Cast In Place Concrete Concrete Paving (standard color, 4") Concrete Walks (standard color, 4") - 5-6' Width Concrete Walks (standard color, 4") - 5-6' Width RAW TOTAL LANDSCAPE COST \$217,496.30 \$21,749.63	Leg Fiess		U	EA.		
Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 SUBTOTAL \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63					SUBTOTAL	\$0.00
Concrete Paving (standard color, 4") 0 S.F. \$5.25 \$0.00 Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 SUBTOTAL \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63	Cast In Blace Consents		ı	ı	T	
Concrete Walks (standard color, 4") - 5-6' Width 6430 S.F. \$5.75 \$36,972.50 SUBTOTAL \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 (10%) Contingency \$21,749.63		+	0	0 F	¢5.25	¢ስ ስስ
SUBTOTAL \$36,972.50 RAW TOTAL LANDSCAPE COST \$217,496.30 \$21,749.60		+ +				
(10%) Contingency \$217,496.30 \$217,496.30	Concrete Walks (Standard COIOI, 4) - 3-0 WIGTH		0430	ъ.г.		
(10%) Contingency \$21,749.63					SURIUIAL	φου, 97 2.50
(10%) Contingency \$21,749.63				DAIM TO	TAL LANDSCAPE COOT	\$217.406.20
	(10%) Contingency			KAW 10	TAL LANDSCAPE COST	
TOTAL ESTIMATED LANDSCAPE COST	(1070) Contingency					φ∠1,149.03
	TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$239,245.93

ATTACHMENT 4: OPERATING BUDGET

MERIDIAN SERVICE METROPOLITAN DISTRICT PARKS AND RECREATION FUND 15 2019 ADOPTED BUDGET

		2017 Audit		2018 Estimated dified Accrual		2019 opted Budget dified Accrual
REVENUES						
Recreation Center			\$	1,136,602	\$	1,576,656
Landscape, Parkways, Parks, Open Space & Drainage	\$	1,914	\$	497,914	\$	635,541
Parks & Recreation (2017 lump sum)	\$	1,397,919	\$	-	\$	-
Falcon Freedom Days Donations	\$		\$	-	\$	30,000
IGA Revenue from MRMD (CTF)	\$	26,866	\$	28,944	\$	29,000
Street Lighting Fees Interest	\$ \$	94,415 690	\$ \$	110,152 1,500	\$ \$	139,336
Reimbursed Expenditure	\$	8,228	\$	800	\$	
Miscellaneous Income	\$	76,612	\$	4,829	\$	-
Total Revenues	\$	1,606,644	\$	1,780,741	\$	2,410,533
EVDENDITUDES						
EXPENDITURES General and Administrative						
CRS Mgmt & Acct	\$	45,930	\$	32,954	\$	23,067
Tech Builders Staff Services	\$	43,930	\$	15,000	\$	7.500
Employee Salaries & Benefits	\$		\$	132,381	\$	857,772
Engineering/Consulting	\$	-	\$	5,624	\$	6,000
Insurance	\$	23,560	\$	25,000	\$	27,500
Legal	\$	81,830	э \$	3,000	\$	10,000
=	\$	116	\$		\$	
Miscellaneous Training, Licenses & Certs	э \$	110	э \$	1,000	\$ \$	1,000 2,500
		-	\$	6.000	э \$	
Office Expense	\$ \$	151,436	\$		\$	6,000
Subtotal General & Administrative	Þ	151,436	Þ	220,958	Þ	941,339
Operations and Maintenance						
Landscape Maintenance	\$	464,181	\$	299,000	\$	428,880
Landscape Repairs & Maintenance	\$	147,945	\$	32,220	\$	40,500
Utilities - Street Lights	\$	108,600	\$	93,643	\$	135,000.00
Utilities - Landscape & Parks - Electricity	\$	-	\$	15,831	\$	22,000.00
Parks & Trails	\$	66	\$	20,000	\$	58,000
Pond Maintenance	\$	-	\$	15,000	\$	15,000
Repairs & Maint - Equipment:	\$	24,736	\$	8,000	\$	8,000
MRRC Operations & Maintenance	\$	732,855	\$	50,800	\$	84,800
MRRC Grounds Maintenance:	\$	-	\$	2,640	\$	15,000
MRRC IT / Digital / Software	\$	-	\$	4,500	\$	22,400
MRRC Equip & Furniture:	\$	-	\$	35,000	\$	75,000
YMCA Operations	\$	-	\$	650,000	\$	-
MRRC Pool Ops & Maint:	\$	-	\$	45,000	\$	39,500
MRRC Utilities	\$	141,785	\$	166,298	\$	181,200
District Events	\$	-	\$	-	\$	15,000
Falcon Freedom Days	\$	_	\$		\$	62,000
Subtotal Operations & Maintenance	\$	1,620,168	\$	1,437,932	\$	1,202,280
Subtotal All Expenditures	\$	1,771,604	\$	1,658,890	\$	2,143,619
Revenue Less Expenditures	\$	(164,960)	\$	121,851	\$	266,914
Capital:						
Capital Outlay	\$	-	\$	27,665	\$	-
Longview Park Purchase	\$	420,719	\$	-	\$	_
Roof Replacement	\$	-	\$	200,963	\$	_
The Vistas Park	\$	-	\$	14,590	\$	_
Rec Center Parking Lot Pavement Mtc	\$	-	\$	50,000	\$	-
2 nd Const&Acq-Vistas/StoneB/Estates/Eastridge	\$	-	\$	691,170	\$	_
Dog Pot Stations	\$	952	\$	3,500	\$	1,500
Vehicle	\$	-	\$	-	\$	20,000
Subtotal Capital	\$	421,671	\$	987,888	\$	21,500
Total Expenditures	\$	2,193,275	\$	2,646,778	\$	2,165,119
EVOLES OF BENEATHER ONED (INDED)						
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$	(586,631)	\$	(866,037)	\$	245,413
OTHER FINANCING SOURCES (USES)						
Transfer from Capital Fund	\$	321,841	\$	1,020,000	\$	-
Transfer to Capital Fund	\$		\$	-	\$	(688,454)
Transfer to General Fund Labor Allocation	\$	_	\$	(51,292)	\$	(-55, 154)
Transfer to Reserve Fund for Emergency Repairs	\$	_	\$	(3.,202)	\$	(110,610)
Transfer to Reserve Fund Repay Sewer Loan	\$	-	\$	(30,000)	\$	(41,000)
Transfer from Sewer Fund	\$	132,500	\$	(50,000)	\$	750,000
				-		100,000
Transfer from Water Fund Total Other Financing Sources (uses)	\$	132,500 586,841	\$ \$	938,708	\$	(90,064)
NET CHANGE IN FUND BALANCE	\$	210	\$	72,671	\$	155,349
BEGINNING FUND BALANCE	\$	-	\$	210	\$	72,881
ENDING FUND BALANCE	\$	210	\$	72,881	\$	228,230
THE PARTICLE	φ	210	Ψ	14,001	Ψ	220,230

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Rainbow Falls Historic Site – CDOT Bridge Enhancement

Contract

Agenda Date: January 8, 2020

Agenda Item Number: #7 - E

Presenter: Tim Wolken, Director of Community Services

Information: Endorsement: X

Background Information:

El Paso County, the Colorado Department of Transportation (CDOT), and other organizations have collaborated on the restoration of the Rainbow Falls Historic Site. The restoration projects have including trail upgrades to the Falls, parking lot improvements, installing picnic areas, drainage upgrades, graffiti removal, and fencing and other security upgrades.

One of the remaining major projects include the re-painting of the Rainbow Falls bridge which spans over the northwest corner of the site. The bridge is owned and maintained by CDOT and has significant graffiti issues.

The County and CDOT have been in negotiations regarding the re-painting on the bridge and the attached draft contract has been developed. The key points of the proposed contract include:

- 1) CDOT will fund, solicit bids, and oversee the re-painting of the bridge. The cost estimate is approximately \$250,000.
- 2) The County will paint over any new graffiti once the bridge is re-painted.
- 3) If the County fails to complete painting over the graffiti, CDOT reserves the right to perform painting over the graffiti and bill the County for the actual cost of the work.

The County requested that the contract include a term (5 years, 10 years,...) but CDOT would prefer the contract to be ongoing. Even though we would prefer a term, staff leans toward supporting the draft contract. We have made significant progress over controlling graffiti at the site and hope the repainting task will not be too cumbersome. We have also appreciated CDOT's partnership over the years by providing significant funding to restore the site.

Recommended Motion:

Move to endorse the Rainbow Falls Bridge Enhancement Contract with the Colorado Department of Transportation.

Maintenance, Operations and Access Rainbow Falls Bridge Enhancement El Paso County, Colorado Region 2 (vjm)

Routing #: 17-HA2-XC-00066 SAP #: 331001571 Project #: STE C040-050 (21689)

CONTRACT

THIS CONTRACT ("Contract") executed this ___ day of ____ 2020, by and between the State of Colorado for the use and benefit of the COLORADO DEPARTMENT OF TRANSPORTATION (hereinafter referred to as the "State" or "CDOT"), and EL PASO COUNTY, COLORADO, by and through the Board of County Commissioners of El Paso County, Colorado, 200South Cascade Avenue, Colorado Springs, Colorado 80903, CDOT Vendor #: 2000064 (hereinafter referred to as the "County" or the "Local Agency"). CDOT and the County individually shall be referred to as a "Party", and collectively shall will be referred to as the "Parties."

RECITALS

The County and CDOT have collaborated on the restoration of the Rainbow Falls Historic Site and Bridge (CDOT Structure I-17-A1 located at the west end of US 24 Route E at milepost 0.14); and

The restoration plans include CDOT painting the Rainbow Falls bridge; and

CDOT has requested that the County assume the responsibility for painting over future graffiti on the Rainbow Falls bridge once painted; and

The Rainbow Falls Bridge is a concrete two-rib open spandrel arch that was listed on the National Register of Historic Places in 1985 under site number 5EP395 and is subject to protection under the State Register Act (CRS 24-80.1), Section 106 of the National Historic Preservation Act (36 CFR Part 800) and Section 4(f) of the Department of Transportation Act (23 CFR 774), all of which require CDOT to evaluate the effects of their projects on historic properties; and

CDOT is responsible for ensuring compliance with the State Register Act (CRS 24-80.1-101, et seq.), Section 106 of the National Historic Preservation Act (36 CFR Part 800) and Section 4(f) of the Department of Transportation Act (23 CFR 774), and;

CDOT has determined that graffiti removal on the Rainbow Falls Bridge meets the requirements of a Screened Undertaking that does not require formal consultation with the State Historic Preservation Office (SHPO) as outlined in the 2014 Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the Colorado State Historic Preservation Officer, and the

Page 1 of 9

Colorado Department of Transportation regarding Compliance with Section 106 of the National Historic Preservation Act, As it Pertains to the Administration of the Federal Aid Highway Program in Colorado; and

Upon completion of the application of the structural coating of the Rainbow Falls Bridge as part of the CDOT project, the Parties desire to agree upon the division of responsibility for the maintenance and operations of the Project, and upon access necessary therefor (the "Work"), as shown and depicted on **Exhibit A** attached hereto and incorporated herein by reference; and

The County is adequately staffed and suitably equipped to undertake and satisfactorily carry out the maintenance responsibilities under this Contract; and

Required approval, clearance and coordination has been accomplished from and with appropriate agencies; and

This Contract is executed by the State under authority of §§43-1-106, 43-1-110, 43-1-201 et seq., 43-2-102 and 43-2-144 C.R.S., as amended; and

This Contract may be executed by the County under the authority of an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the County, which also establishes the authority under which the County enters into this Contract. Any such ordinance or resolution is attached hereto as **Exhibit B** and made a part hereof;

NOW, THEREFORE, it is hereby agreed that:

I. PROJECT DESCRIPTION

The Work under this Contract shall consist of the maintenance, access and operations for and of the Project in El Paso County, Colorado, as depicted on **Exhibit A** (which Exhibit has been incorporated herein by reference).

II. CDOT COMMITMENTS

A. The State will provide liaison with the County through:

Eric Poling, Project Manager

CDOT Region 2 Engineering – North Program

1480 Quail Lake Loop, Suite A

Colorado Springs, CO 80906

(719) 227-3257

eric.poling@state.co.us

or such other liaison as CDOT may identify in writing to the County from time to time.

- B. Upon the execution of this Contract, completion of construction and CDOT and County acceptance of construction, the County and CDOT shall each accept maintenance responsibility for the portions of the Work identified as their respective areas of responsibility for the Work shown in **Exhibit A**.
- C. By approving said agreement, CDOT grants the County access to enter CDOT ROW to perform maintenance duties. Though a separate access permit will not be required,

Page 2 of 9

notification to CDOT of a County approved and CDOT accepted Method of Handling Traffic (MHT) shall be required for work impacting traffic. No other maintenance or repair activities will be performed on the bridge as part of this agreement and as outlined in **Exhibit A**.

III. COUNTY COMMITMENTS

A. The County will provide liaison with the State through:

Tim Wolken, Director

Community Services Department, El Paso County

2002 Creek Crossing

Colorado Springs, Colorado 80919

(719) 520-6981

timwolken@elpasoco.com

or such other liaison as the County may identify in writing to CDOT from time to time.

- B. Upon the execution of this Contract, the County shall accept responsibility for the portions of the Work identified as the County's area of responsibility for the Work shown in **Exhibit A**, which is limited to painting over graffiti on the bridge.
- C. The Local Agency shall, at its own cost and expense, maintain, operate, replace, and make ample provision each year for those portions of the Work identified as the County's area of responsibility, as shown in **Exhibit A**. Such operations shall be in accordance with all applicable federal and state statutes and ordinances, and regulations promulgated thereunder, which all define the Local Agency's obligations to perform its portion of the Work. Should the County fail to properly perform any part of its portion of the Work, CDOT may, but is not obligated to, notify the County to properly perform its portion of the Work. If, after notice, the County continues to fail to properly perform its portion of the Work, CDOT may, but is not obligated to, perform such deficient part of the Work that is in the County's area of responsibility and bill the County the actual cost of such performance, in which event the County shall pay CDOT for the actual cost of such performance.
- D. The County agrees to notify CDOT of a County approved and CDOT accepted Method of Handling Traffic (MHT), which MHT shall be required for all portions of the Work in the County's area of responsibility that impact traffic.
- E. The County shall perform its portion of the Work in a satisfactory manner, in accordance with the terms of this Contract, and in accord with CRS §43-2-135, hereby incorporated by reference.
- F. The County shall use its reasonable efforts to restrict access to CDOT's ROW to only those persons and equipment necessary to perform its portion of the Work. The County and its agents shall access CDOT's ROW from the County's streets and county roadways whenever possible.
- G. By approving this Contract, the County will grant CDOT access to the Rainbow Falls Bridge County property to perform CDOT's maintenance duties hereunder.
- H. The County shall perform the work of painting over graffiti on the Rainbow Falls Bridge after being painted by CDOT according to the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties, which call for the gentlest means

- possible to apply chemical and physical treatments and does not involve use of treatments that will damage historic materials.
- I. The County shall only apply the structural coating colors as described in Exhibit A and its associated plan sheet.
- J. The County shall notify CDOT Region 2 and its cultural resources staff when projects involving the application of structural coating will take place so that CDOT cultural resources staff can track these activities as they relate to the Rainbow Falls Bridge, which is a historical asset of CDOT.
- K. This Agreement will be reviewed each year by the County and CDOT to ensure that the terms of the Agreement are being implemented, that the work on the bridge is limited to the structural coating, and that the work meets the U.S. Secretary of Interior's Standards for Treatment of Historic Properties.

IV. GENERAL PROVISIONS

- A. This Contract is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Contract on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this Contract shall be effective unless agreed to in writing by both Parties in an amendment to this Contract that is properly executed and approved in accordance with applicable law.
- B. To the extent that this Contract may be executed and performance of the obligations of the Parties may be accomplished within the intent of the Contract, the terms of this Contract are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon subsequent breach.
- C. This Contract is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written contract executed and approved pursuant to the State Fiscal Rules.
- D. Except as herein otherwise provided, this Contract shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.
- E. The term of this Contract shall begin the date of execution hereof by the Chief Engineer or his designee, and shall extend for the useful life of the Project improvements, unless earlier modified or terminated by written agreement of the Parties hereto.
- F. It is expressly understood and agreed that the enforcement of the terms and conditions of this Contract, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person on such Contract. It is the express intention of the Parties that any person or entity other than the Parties receiving services or benefits under this Contract be deemed to be an incidental beneficiary only.
- G. The County assures and guarantees that it possesses the legal authority to enter into this Contract. The County warrants that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its

undersigned signatory to execute this Contract and to bind the County to its terms. The person(s) executing this Contract on behalf of the County warrants that they have full authorization to execute this Contract.

V. <u>SPECIAL PROVISIONS</u>

The Special Provisions apply to all Agreements except where noted in *italics*.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

The Local Agency shall perform its duties hereunder as an independent contractor and not as an employee. Neither Local Agency nor any agent or employee of the Local Agency shall be deemed to be an agent or employee of the State. The Local Agency shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. The Local Agency and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for the Local Agency or any of its agents or employees. The Local Agency shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. The Local Agency shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested

by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW.

The Local Agency shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the State to indemnify or hold the Local Agency harmless; requires the State to agree to binding arbitration; limits The Local Agency's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits The Local Agency's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. The Local Agency hereby certifies and warrants that, during the term of this Contract and any extensions, the Local Agency has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that the Local Agency is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. The Local Agency has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of the Local Agency's services and the Local Agency shall not employ any person having such known interests.

J. VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4, C.R.S.

[Not applicable to intergovernmental agreements] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to the Local Agency in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by the Local Agency by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and the Local Agency, or by any other appropriate method for collecting debts owed to the State.

K. PUBLIC CONTRACTS FOR SERVICES. §§8-17.5-101, et seq., C.R.S.

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services/ the Local Agency certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., The Local Agency shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to the Local Agency that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. The Local Agency (i) shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, (ii) shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if the Local Agency has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, (iii) shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and (iv) shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If the Local Agency participates in the Department program, the Local Agency shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that the Local Agency has examined the legal work

status of such employee, and shall comply with all of the other requirements of the Department program. If the Local Agency fails to comply with any requirement of this provision or §§8-17.5-101, et seq., C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, the Local Agency shall be liable for damages.

L. PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, et seq., C.R.S.

The Local Agency, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that the Local Agency (i) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of §\$24-76.5-101, et seq., C.R.S., and (iii) has produced one form of identification required by \$24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

* Persons signing for the Local Agency hereby swear and affirm that they are authorized to act on the Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.

LOCAL AGENCY CITY OF COLORADO SPRINGS By: Mark Waller Title: Chair, Board of County Commissioners of El Paso	STATE OF COLORADO Jared S. Polis, GOVERNOR Colorado Department of Transportation Shoshana M. Lew, Executive Director
County, Colorado *Signature	By: Stephen Harelson, P.E., Chief Engineer
Date:	Date:
Attest: By: Chuck Broerman	
Title: County Clerk and Recorder	
*Signature	
Date:	



Exhibit A Scope of Work

Region 2

Colorado Springs Residency (North Program) 1480 Quail Lake Loop, Suite A Colorado Springs, CO 80906

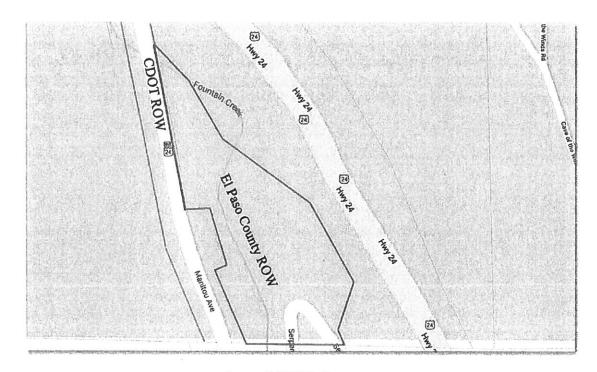
STE C040-050 Rainbow Falls Bridge Enhancement Project Code: 21689

The Colorado Department of Transportation (CDOT) and El Paso County (Local Agency) are cooperating on an effort to improve the protective and aesthetic quality of the historic Rainbow Falls Bridge at the west end of US 24 Route E. The bridge was listed on the National Register of Historic Places (NRHP) in 1985 and is subject to protection and evaluation under state and federal historic preservation laws including the following: State Register of Historic Places Act (CRS 24-80.1-101, et seq.), Section 106 of the National Historic Preservation Act (36 CFR Part 800) and Section 4(f) of the Department of Transportation Act (23 CFR 774). CDOT is responsible for ensuring compliance with these laws, which involves evaluating the effects of undertakings or projects on historic properties. CDOT also evaluates the effects of maintenance projects on historic properties.

CDOT performed a structure rehab to ensure the integrity and protect the bridge in 2015. Now, CDOT and El Paso County seek to enter into an agreement to protect the improvements to the structure as well as improve the aesthetic quality of the structure through application of a structural coating. Project 21689 was developed and managed by North Program and Staff Bridge to facilitate the improvements sought by CDOT and El Paso County. El Paso County has agreed to accept responsibility for painting over graffiti on the bridge (the "Work") if CDOT will paint the structure. The aforementioned facility to be maintained by El Paso County for painting over graffiti is:

1. I-17-AI - Rainbow Falls Bridge ~MP 0.06 US 24 Route E

El Paso County shall be responsible for the Work on the bridge superstructure and substructure. Because the bridge is a historic property, any work on the bridge requires evaluation under state and federal historic preservation laws. The work to paint over graffiti has been identified by FHWA and CDOT as minor work that does not require formal consultation under these laws; however, the Local Agency shall notify CDOT when this Work will occur so CDOT can track that work on the historic bridge. The Local Agency will only be responsible for this Work and will not perform other maintenance or repair activities related to the bridge's superstructure or substructure. El Paso County shall be responsible for obtaining all materials required for this Work and shall have permission to work on the structure provided there are no traffic impacts to Route 024E. If required for this Work, structural coating applied shall meet the standard federal color(s) 21575 and 22276. This IGA excludes any work required for the road surface or deck of the bridge including, but not limited to: striping, resurfacing, structural maintenance, and sealing. This IGA does not include the responsibility for complete recoating of the structure and shall only apply to the Work on the bridge.



-Access ROW Limits

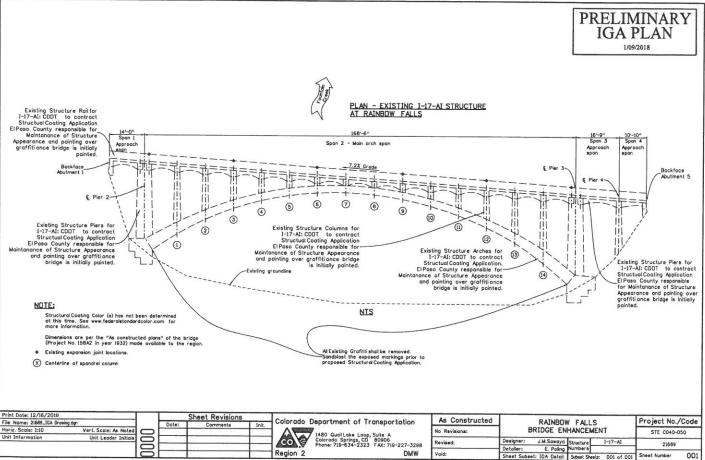


EXHIBIT B – LOCAL AGENCY RESOLUTION

ORDINANCE or RESOLUTION (if applicable)

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2020 Sunshine Act Memorandum

Agenda Date: January 8, 2020

Agenda Item Number: #7 - F

Presenter: Tim Wolken, Director of Community Services

Information: Endorsement: X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2020 Sunshine Act Memorandum

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Tim Wolken, Director, Community Services Department

RE: 2020 Sunshine Act Memorandum

Park Advisory Board / Park Fee Advisory Committee

DATE: January 8, 2020

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2020 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 8, 2020.

Please contact me if you have questions or need additional information.

El Paso County Parks 2020 Action Plan					
Recreation / Cultural Services	Project Manager	Priority	Status		
Expanded Scout Programs	Ellie Brown	Low			
Expanded Paint Mines Interpretive Park Programming	Todd Marts	Medium			
Tracking Exhibit	Ellie Brown	Low			
Pollinator Garden Upgrades	Mary Jo Lewis	Medium			
Greenback Cutthroat Trout Exhibit Upgrades	Mary Jo Lewis	Medium			
Pikes Peak Birding Festival / New Registration System	Theresa Odello	High			
County Fair Entrance Procedure Upgrades	Todd Marts	Medium			
Outdoor Safety Series	Theresa Odello	Medium			
Expanded Summer Concert Services	Theresa Odello	Low			
Naturalist Nook Upgrades	Nancy Bernard	Medium			
Taxidermy Mounts	Nancy Bernard	Medium			
Birding 101 Program	Jessica Miller	High			
Littering Exhibit	Jessica Miller	Medium			
El Paso County Fair Action Plan	Todd Marts	High			
Innovative Programming Plan	Todd Marts	High			
Northern Nature Center - Interpretive Plan	Todd Marts	High			
Volunteer Recruitment Program	Todd Marts	Low			
Park Operations Division	Project Manager	Priority	Status		
Develop Individual Park Operation Plans	Brian Bobeck	Low			
Signage Assessment and Inventory Plan	Brian Bobeck	Low			
Paint Mines Interpretive Park Master Plan (west)	Ross Williams	High			
Elephant Rock Open Space Master Plan	Ross Williams	High			
Jones Park Master Plan	Tim Wolken	High			
Homestead Ranch Regional Park Master Plan	Ross Williams	Low			
Ute Pass Regional Trail Expansion - Planning	Jason Meyer	High			
Fox Run Regional Trail Planning	Jason Meyer	Medium			
Establish a Planning Division Internship Program	Jason Meyer	Medium			
Feasibility Study to Expand GIS Use	Ross Williams	Low			
Explore Use of Art Murals	TBD	Medium			
Venetucci Farm Proposal	Tim Wolken	High			
Capital Improvement Projects	Project Manager	Priority	Status		
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer	High			
Hanson Trailhead Improvements	Jason Meyer	Low			
Widefield Community Park Improvements - Phase II	Ross Williams	High			
Pineries Open Space Forestry Project	Brian Bobeck	High			
Kane Ranch Open Space - Phase 1	Ross Williams	High			
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	Medium			
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High			
Falcon Regional Park - Phase 2	Jason Meyer	High			
Eastonville Regional Trail	Jason Meyer	High			
Fox Run Regional Park Improvements	Brian Bobeck	Medium			
Christian Open Space - Creekside Restoration	Jason Meyer	High			

Fairgrounds Walkways	Brian Bobeck	High	
Rock Island Regional Trailhead Upgrades	Greg Stachon	Medium	
Palmer Lake Recreation Area Upgrades	Greg Stachon	Medium	
Creekside Room Upgrades	Deb Reid	High	
Swink Hall Office Upgrades	Todd Marts	High	
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	
Community Outreach Division	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Christine Burns	Low	
2020 Grant Applications	Christine Burns	High	
County Parks 50th Annivesary Planning	Christine Burns	High	
Facility Naming Rights Project	Christine Burns	Medium	

Community Services Department Parks / Recreation & Cultural Services Divisions December 2019 Monthly Report

	December 2019 Mont	hly	Report						
Facility Revenue Totals To Date				2019					2018
			<u>Budget</u>	Current		<u>Balance</u>		Tot	als to Date
Parks Facility Reservation Revenue		\$	180,000	\$ 193,564	\$	(13,564)		\$	194,300
County Fair / Fairgrounds		\$	309,800	\$ 351,240	\$	(41,440)		\$	356,220
Total		\$	489,800	\$ 544,804	\$	(55,004)		\$	550,520
Fundraising Revenue				2019					2018
	<u>Purpose</u>		Goal	Amount		Balance		Tot	als to Date
County Fair Sponsorships	Fair Operations	\$	75,000	\$ 	\$	(10,250)		\$	82,500
Partners in the Park Program	Park Operations	\$	35,000	\$ 37,500	\$	(2,500)		\$	40,000
Trust for County Parks	Park Operations	\$	10,000	\$ 42,290	\$	(32,290)		\$	30,000
Nature Center Fundraising	Nature Center Support	\$	25,000	\$ 27,445	\$	(2,445)		\$	25,215
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$ 44,000	\$	(4,000)		\$	44,000
Total		\$	185,000	\$ 236,485	\$	(51,485)		\$	221,715
Grant Funds			<u>Awarded</u>						
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$	136,000						
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$	4,400						
CDBG DR - Black Forest Regional Park		\$	790,000						
CDBG - Widefield Community Park	Phase II Improvements	\$	165,000						
Total		\$	1,095,400						
Parks Division Reservations			2019				2018		2018
Year to Date			Rentals	Attendance	E	Evaluation	Rentals	At	tendance
January			9	110	_	N/A	10		426
February			14	546		N/A	10		85
March			15	192		N/A	13		294
April			186	9519		4.29	154		5480
May			338	18036		4.3	342		16459
June			517	23048		4.42	530		24273
July			436	24558		4.26	425		24132
August			408	21519		4.17	391		21991
September			338	20818		4.37	302		21474
October			106	17273		3.88	104		19652
November			16	539		N/A	8		82
December			13	884		N/A	8		842
Total			2396	137042		4.24	2297		135190

Parks Facility Reservations	2019		2018	2018
December	Rentals	Attendance	Rentals	Attendance
Bear Creek Regional Park			1101100110	
Archery Lanes	1	1		
Athletic Fields				
Pavilions				
Trails				
Vendor				
Tennis Courts				
Vita Course				
Meeting Room	7	68	3	28
Black Forest Regional Park	·			
Athletic Fields				
Pavilions				
Vendor				
Tennis Courts				
Falcon Regional Park				
Baseball Fields				
Fountain Creek Regional Park				
Athletic Fields				
Pavilions	3	300	3	300
Trails	1	500	1	500
Disc Golf Course				
Vendor				
Fox Run Regional Park				
Athletic Fields				
Gazebo				
Warming Hut	1	15		
Pavilions				
Trails				
Homestead Ranch Regional Park				
Pavilions				
Athletic Fields				
Trails				
Palmer Lake Recreational Area				
Palmer Lake Santa Fe Trail				
New Santa Fe Trail				
Monument Trail Head New Santa Fe Trail				
Baptist Road Santa Fe Trail				
AFA Santa Fe Trail				
Vendor - Santa Fe Trailheads				
Paint Mines Trail				
Rock Island Trail				
Black Forest Section 16			1	14
Total Park Facility Reservations	13	884	8	842

Fairgrounds Facility Reservations	2019			2018	2018
Year to Date	Rentals	Attendance	<u>Evaluation</u>	Rentals	Attendance
January	8	447		23	445
February	16	782		21	731
March	16	529		17	846
April	23	3213		19	1175
May	23	2447		17	2992
June	29	2931		18	3601
July	6	28,365		1	30,694
August	17	4001		13	5271
September	21	3544		25	5521
October	15	3348		17	3557
November	24	804		18	795
December	12	2910		8	3363
Total	210	53,321		197	58,991
Fairgrounds Facility Reservations	20	19	201	8	
December	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	Attendance	
Swink Hall - Fairgrounds					
Fair Corporation Meeting	0	0	0	0	
Lions Club Meeting	1	20	1	20	
FAB Board Meeting	1	25	1	33	
Senior Dinner	1	47	2	100	
COC Meeting	1	20	0	0	
Calhan Crafters	1	4	1	10	
Steppin On Class - Agency for Aging	3	39			
Lions/Pantry Community Christmas	1	400	1	400	
Betsy Jarman - Funeral Reception	1	80			
Exhibit Hall					
<u>Track</u>					
<u>Barns</u>					
Livestock Arena					
Bull Riding	1	275	1	300	
Grounds -					
Calhan Country Christmas / Parade of lights		2000	1	2500	

M/bittomore Foivereum de					T
Whittemore - Fairgrounds					
A					
<u>Arena</u>					
Month Total Fair Facility Reservations		12	2,910	8	3,363
Vandalism Report					
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>	
		Bear Creek Dog			_
Traffic accident - Car vs Dog park gate	1/19/2019	Park	Parking lot	\$400	
		Widefield			
Graffiti	4/13/2019	Community Park	Restroom exterior	\$75	
Graffiti	4/19/2019	Rainbow Falls	Rocks	\$600	
Graffiti	July	Rainbow Falls	Bridge near Falls	\$2,000	
		Widefield			
Restroom door kicked in, bathroom vandlized	8/31/2019	Community Park	Men's restroom	\$300	
Graffiti	September	Crew Gulch	Tunnel	\$400	
		Fox Run Regional		,	
Graffiti	9/30/2019	Park	Hwy 105 trailhead	\$20	
	3.33.33	Fox Run Regional	,	+ -	
Graffiti	9/26/2019	Park	Restroom	\$10	
	5.25.20.0		Parking lot, rock	Ψ	
Graffiti	10/26/2019	Rainbow Falls	walls, benches	\$750	
	. 3, 23, 20 10		Total	\$4,555	1
		1	1 2 2 2 2 2	+ .,000	
<u>Volunteerism</u>		201	19	2018	<u>. </u>
* Old Hoof Tolli		20		2010	Total
Total for Year	Goal	Volunteers	Total Hours	<u>Volunteers</u>	Hours
January	<u> </u>	196	925	151	820
February		189	1,098	125	1,073
March		174	1,193	170	1,308
April		590	2,398	573	2,314
May		600	3,179	689	2,924
June		416	2,649	427	2,924
			•		
July August		959	7,904	950	8,158 2,671
August		632	3,123	377	2,671
September September		435	2,012	316	2,052
October		905	3776	979	3,932
November		272	1226	296	1,326
December Tatala	00 000 k	220	1040	202	928
Totals	20,000 hours	5588	30,523	5255	30,280

	T	20	19			
December		Volunteers	Total Hours			
Park Advisory Board	†	9	35	†		
Fair Advisory Board		14	56	†		
Fairgrounds Corporation		5	20	†		
Friends of the Nature Centers		103	537	†		
Adopt-A-Park / Trail / Volunteer Projects		88	352			
Front Range Community Service /CEO		1	40	1		
Total		220	1,040	1		
			·	1		
<u>Programming</u>	Goal		2019		2018	2018
Totals for Year		<u>Programs</u>	<u>Attendance</u>	Evaluation	<u>Programs</u>	<u>Attendance</u>
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April		185	4928	4.94	122	2204
May		210	4415	4.97	195	4350
June		122	3937	4.91	121	4903
July		120	4950	4.96	113	2732
August		80	3347	4.98	74	3307
September		114	3325	4.98	139	5271
October		127	6033	4.96	116	6005
November		54	1796	4.99	44	1300
December		35	2228	4.96	33	2077
Totals	800 / 21,000	1,185	39731	4.96	1,105	36505
December	Facility	Drograms	Attendance	Evaluation	7	
December	<u>Facility</u>	<u>Programs</u>	Attenuance	Evaluation	1	
Pioneers Museum Fesatival of Lights	BCNC	1	1000		1	
Community Intersections	BCNC	1	13		1	
Bear Creek by Candlelight	BCNC	1	580		1	
FFL	BCNC	1	8		1	
Boy Scout Troop 35	BCNC	1	16			
Mosaic	BCNC	1	5			
Winterland Film Screening	BCNC	1	16		1	
Pikes Peak Birding & Nature Festival meeting	BCNC	1	12		1	
Christmas Bird Count	BCNC	1	6		1	
Christmas Bird Count Potluck & Tally Rally	BCNC	1	24		1	
American Heritage Girls Scout Program	BCNC	1	15	5.00	1	
Nature Explorers: A Squirrel's World	BCNC	2	19	5.00	1	
Little Wonders: Deck the Trails	BCNC		13	5.00	-	

Full Moon Photography Workshop at the Paint Mines	BCNC	1	9	
Special Kids Special Families	BCNC	1	10	
Bear Den Rental: Access to Sign Language Holiday Party	BCNC	1	50	
EPC Community Services Hoiday Breakfast	BCNC	1	75	
Friends of EPCNC Board Meeting	BCNC	1	12	
Nature Adventures: Animal Puppets	FCNC	1	24	5.00
Junior Bird Club	FCNC	1	4	5.00
Jam Technique Class: Holiday Jams	FCNC	1	6	4.60
2's & 3's: What Keeps Me Warm?	FCNC	1	6	5.00
Nature Hike with Santa	FCNC	2	73	5.00
Horse Drawn Wagon Rides	FCNC	6	120	5.00
Fountain Creek Christmas Bird count	FCNC	1	18	
Rental: Hike it Baby Party	FCNC	1	30	
Empowered Care	FCNC	1	14	
Hike it Baby	FCNC	1	50	
TOTALS		35	2228	4.96



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR) HOLLY WILLIMAS STAN VANDERWERF CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ Community Outreach Environmental Services ~Veterans Services ~ Recreation/Cultural Services

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR DEBRA REID, ADMINISTRATIVE SUPERVISOR

December 2019

General Updates:

1. Facility rentals have generated \$193,564 which is 107% of our \$180,000 annual goal.

Special Events:

1. The YMCA for the Pikes Peak Reason held their 11th "Jingle Bell 5K" and Kids "Reindeer Romp" at Fountain Creek Regional Park. Approximately 600 runners of all ages participated in this fun family event.





COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALES, JR. (VICE-CHAIR) HOLLY WILLIAMS STAN VANDERWERF CHAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS Monthly Report – December 2019

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

Community Outreach

Outreach News: Staff assisted with Bear Creek by Candlelight.

Partner News: The Partners in the Park Program has brought in over **\$217,000** to County Parks since the program's inception.

- Robert & Ellen Hostetler for Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
- GE Johnson Construction Company for Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past six years.
- Heuberger Motors, Subaru for Bear Creek Dog Park and Fox Run Dog Park: Heuberger Motors has supported the Bear Creek Dog Park since 2010 and provided additional support for the Fox Run Dog Park starting in 2013.
- Gold Hill Mesa for the Bear Creek Nature Center: Gold Hill Mesa has supported the nature center for past four years. They also host fundraisers for BCNC in the Spring and Fall of every year!
- FedEx for Black Forest Regional Park: FedEx has partnered with us for the past five years providing the necessary funds for Rocky Mountain Field Institute to work in restoring the forest.
- Olson Plumbing and Heating for Fountain Creek Nature Center: Olson Plumbing & Heating have been with us for the past two years and has help bring in new exhibits.
- Tender Care Veterinary Center for Falcon Dog Park: Tener Care is our newest partner and has provided the additional funds needed to place a shade structure in our newest Dog Park.



Friends Groups: Renewal meetings are being scheduled with existing Friends Groups and we look forward to working alongside these wonderful volunteers. We are currently scheduling our four district community outreach meetings for 2020.

Grants

- Current awarded grants include a Community Development Block Grant for Widefield Community Park Phase II Improvements and Colorado Parks and Wildlife State Trails Non-Motorized grants for Ute Pass Regional Trail and Eastonville Regional Trail.
- 2. If you have an interest in assisting with grant applications, the anticipated grants for 2020 in which your knowledge would be greatly appreciated include:
 - Great Outdoors Colorado Planning Grant for the Northern Nature Center
 - Great Outdoors Colorado Local Government Outdoor Recreation Grant for Paint Mines Interpretive Park Improvements
 - Colorado Parks and Wildlife State Trails Off Highway Vehicle Grant for Jones Park trail improvements
 - Colorado Parks and Wildlife State Trails Non-Motorized Grant for trail development at Elephant Rock

Please contact Christine Burns at 719-520-6996 or email at christineburns@elpasoco.com if you are interested in assisting with one of these grant applications.

We wish you all a very happy new year!



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

HOLLY WILLIAMS STAN VADERWERF. CHAMI BREMER

COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ Community Outreach Environmental Services ~Veterans Services ~ Recreation/Cultural Services

Recreation & Cultural Services Division Monthly Report – November 2019

Submitted by: Todd Marts, Division Manager

Projects, Fundraising & Grants:

- A new Micro-Eye Video Microscope received and installed as a fabulous new addition to the Exhibit Room at Fountain Creek Nature Center. Visitors can see all kinds of bugs, plants, feathers, and more UP CLOSE! Thanks to our Partner in the Park Olson Plumbing & Heating for this new feature!
- 2. The Friends Year-End Campaign raised \$10,395.

Programs & Events:

- 1. Bear Creek by Candlelight was held the evening of December 6. This Annual Holiday tradition was enjoyed by approximately 600 attendees of all ages. Texas Roadhouse provided chili dinner and the evening's activities included live folk music by Pepper Grass, crafts by Pikes Peak Artist Collective, live animal education by Nature's Educators, and a walk along luminary-lit trails. Twenty-nine volunteers and four staff members made this a successful event that earned \$2,235 for Friends of El Paso County Nature Centers.
- 2. Bear Creek Nature Center staff and volunteers hosted a table at the Colorado Springs Pioneers Museum Annual Festival of Lights. Over 1900 attendees participated in crafts, entertainment and activities. Bear Creek Nature Center provided a hands-on educational activity about animals of the foothills and shared information about the great variety of programs offered by El Paso County Nature Centers and Recreation Department.
- 3. Bear Creek was a bird count site for the Annual Aiken Audubon Christmas Bird Count, part of a nation-wide bird count event. Bear Creek Nature Center also hosted the Bird Count Tally Rally in which bird count participants from the Pikes Peak Region gathered to compile and record bird species that were observed. Twenty-two species were recorded in Bear Creek Park during the count.
- 4. Nature Hikes with Santa--Every year for decades families have chosen this activity to enrich their holiday traditions with a unique visit with and hike in nature with Santa. After



hearing the classic "A Visit From St. Nicholas" (better known as "T'was the Night Before Christmas"), children individually chat with Santa about their favorite animals; then Santa leads everyone on a hike on the nature trail to learn what gifts nature gives year-round. Thanks to volunteer Terry Poe as Santa and to volunteers in Pepper Grass Band, Rick & Donna Flores, Theron Jeppson, Diane French, Brenda McCreight, and Al for providing holiday music. About 86 people joined in the two Saturdays, bringing in \$344.

5. Horse-drawn Wagon Rides-This extremely popular activity is sold out every year about a month ahead of the event. Big thanks goes to Rex & Sally Miller who provide the wagon and insurance, and their daughter Libby Evans, son-in-law Carl Evans, and his nephew Cody Kraus for providing the beautiful Suffolk Punch draft horses volunteering their time as teamsters for three rides each Saturday, December 14 & 21. Their generosity of spirit and talent has added thousands of dollars to the fundraising efforts and unforgettable memories for families. There's nothing like the jerk and sway of the wagon and the clip clopping of hooves and jingles bells to put one in the holiday spirit! 6 rides x 20 people each = 120 people and \$840.



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR) HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ Community Outreach Environmental Services ~ Veterans Services ~ Recreation/Cultural Services

PARK OPERATIONS DIVISION
MONTHLY REPORT
DECEMBER, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass needed repairs including replacement of damaged concrete and clean-out of the creek channel. Staff prepared a request for quote and selected Colorado Flatwork to complete the repairs. The Town of Monument partnered with the County to provide funding. Concrete was completed in July and new railings were installed in September.

Elephant Rock Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in February 2020.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-October 2019. Trailhead construction has been awarded to 53 Corporation, with construction taking place fall 2019. RMFI and MHYC will complete approximately 10,800 feet of additional trail construction in November 2019. The park is scheduled for opening in early 2020.

Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project. An on-call contract for professional engineering services was awarded to Michael Baker



International to complete final design which was completed in May 2019. Staff prepared an Invitation for Bid (IFB) to construct the 2/3 mile segment of the trail which was advertised in June, 2019. A Contract was awarded to Avery Asphalt to complete construction of the trail by December 31, 2019. Construction started in September 2019 and is on schedule for completion by end of year.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Staff prepared a Request for Quote (RFQ) for professional engineering and design services in April, 2019. Three quotes were received, and Stantec Consulting Services was selected in May, 2019. The Design project has launched and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. Progress meetings with CDOT and CSU were held in December.

Falcon Dog Park - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Fencing, parking lot, and trail construction was completed in early 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration was held on Saturday, April 20. A shade structure was installed in September, 2019.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. NES continues design services with 30% plan review completed in October and will continue to refine the plans for 2020. A GOCO grant was submitted in October to help fund Phase II improvements.

Planning:

City of Colorado Springs Bike Master Plan - Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. The final Master Plan was presented to the City Parks and Recreation Advisory Board in February 2018 and approved by Colorado Springs City Council in April 2018.

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in early 2020.

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-

Summer 2019. Nearly all improvements are complete, except for new park signage, which will be installed in early 2020.

Kane Ranch Open Space Master Plan / Phase I Improvements - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April—June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement and was presented to the Board of County Commissioners for final approval in August 2018. Ace Fencing has completed the installation of wildlife-friendly fencing in previously unfenced areas of the property.

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:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review. FEMA provided concurrence in March, 2019. Final design is under way with construction planned in 2019-2020. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December and will be completed by March, 2020.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Repairs to the concrete low water crossing were completed in early May, 2019. The project was completed on May 15, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 6-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93.330 and work was completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100 and work was completed in August 2019. An IFB for trail construction was advertised in March, 2019. A contract was awarded to Meridiam Partners totaling \$204,072 and work was completed in August 2019. All work was completed by September 2019. An extension request was submitted to the State and approved in October seeking additional time and funds to complete construction and grant close-out.

Other:

Development Permit Application Reviews - Staff reviewed 3 development permit applications in December, to be presented to the PAB for endorsement in January, and provided internal administrative comments for an additional 5 applications.

Staff was approached by the developer of several subdivisions to discuss a reroute of the Woodmen Regional Trail. The reroute would shift the proposed Woodmen Hills Trail from its current proposed location to avoid an existing residential area along Arroya Lane, and route the trail through future open space tracts included within The Ranch and Sterling Ranch subdivisions. The reroute would make connections to proposed non-County trails, parks, commercial centers, and future residential neighborhoods.

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.

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

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018 and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Spring 2020.

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 an intern on board in 2019.

Park Operations / Miscellaneous Projects

Insurance Claims – All hail damage caused by the 2018 storms has been repaired except for the replacement of damaged playground items and two information kiosks at Fountain Creek Regional Park. The replacement playground items have been received and Churchich Recreation is scheduled to install early January. Quotes for the information kiosks have been received and approved by EPC Safety & Risk for ordering.

Willow Springs Ponds - Damaged Pavilion - HCDA Engineers conducted a structural analysis of the 40' pavilion that was struck by a vehicle at the end of June. A support column and two of the glulam beams were damaged by the vehicle causing the roof to partially collapse. Ed Green Construction has completed the structural repairs. Insurance funds have been received for the damaged tables and trash receptacles. These items have been ordered and currently being manufactured with anticipated delivery early 2020.

Central District:

Bear Creek Regional Park - Central staff continues to make progress with annual maintenance tasks such as pruning, landscape bed maintenance, facility improvements, and snow removal efforts. Several staff members are taking personal leave and looking forward to spending time with family over the holidays.

Tall Timbers (forestry contractor) is making progress in Bear Creek West with fire mitigation work. The crew has nearly completed the 12-acre mitigation project but is currently being challenged by recent snow events and muddy conditions.

Tennis court demolition is complete and should provide a clean slate for improvement efforts next spring.

A brief break in the weather allowed staff to box blade all parking lots in BCRP and a few sections of the Regional Trail.

Two homeless camps were posted and removed during this reporting period. There has been a reduction in illegal camping activity, but staff remains vigilant with checking, posting and removing camps.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning.

Law Fence Inc. began installation of the perimeter fence along the north and east side of the property and hope to complete the project soon. The new fence looks great and provides security and assurance to park guest and their dogs.

Rainbow Falls Historic Site – This site is closed for the season. Staff visits the site once per week to remove trash and to monitor vandalism. The graffiti removal contractor will begin the removal process 12/23.

Downtown Facilities – The Downtown Team is occupied with snow removal and is making progress with pruning efforts when weather allows.

Jones Park – Staff is working with Rocky Mountain Field Institute to contract maintenance efforts and monitoring reports for 2020.

Staff continues to work with Altitude Land Consultants to develop the Master Plan for Jones Park Open Space. Several Master Plan sections have been reviewed and comments were provided.

Ute Pass Trail – Staff assisted Avery Asphalt with tree removal along a newly constructed section of Ute Pass Trail. Approximately 11 trees were removed to assist Avery with staying on schedule.

Training – 2 staff members attended Harassment Prevention training presented by EPC Human Resources.

East District:

County Fairgrounds – The East District Team spent time this month assisting with setup for this years Calhan Country Christmas. The team prepped the arena for bull riding and assisted with cleaning and setup of the other buildings being utilized for the event.

The major focus of the East District staff will now be turning towards our winter projects.

Rock Island Trailhead – The team is gearing up for our annual Tree Cycle event at Rock Island Trailhead. The team installed the collection post, constructed the corral pen and placed signage in and around the trailhead. Collection weekends this year will be December 28th & 29th and January 4th & 5th. Staff will begin chipping the trees shortly after Christmas.

Homestead Ranch Regional Park – Pioneer delivered trail surfacing material to Homestead Ranch for storage until the team can install along portions of the Rock Island Trail.

North District:

General Information – Parks staff performed snow removal at County facilities and northern parks. The North District would like to thank Parks and County Fleet for replacing one of our old trucks with a new Ford F250.

Fox Run Regional Park – This month staff focused on assisting EPSO Wildland Fire with controlled burning of slash piles. Wildland Fire was able to efficiently burn more piles with the additional help provided by Parks staff and other fire agencies (Wescott Fire, Black Forest Fire, and US Forestry Service—Wyoming Hot Shot Crew). We have eliminated more than 50 slash piles this month. In addition, staff removed some dead trees from the lake areas, pruned limbs hanging over parking lots and roads, and built additional slash piles to further our mitigation efforts in Fox Run. The annual Pet Memorial tree has been setup for the season and staff has received great compliments from the public.

Black Forest Regional Park – Staff cut and removed firewood from the Vessie Ponds area and created slash piles for EPSO Wildland Fire to burn.

Pineries Open Space – Staff completed securing the shop area by replacing broken glass and installing fabricated metal window covers. Staff also assisted Ed Green Construction with installation of new shop security doors as well as constructing new trailhead parking trash cribs.

Santa Fe Regional Trail – The North Team set up for the annual Tree Cycle event at Baptist Road Trailhead. We installed the collection post and constructed the corrals for trees to be disposed. Staff will chip trees onsite after the holidays.

Palmer Lake – Staff graded the parking lot and road to and focused on removing the large potholes that have developed due to recent snow events.

South District:

General Information – The District saw a variety of warm and cold weather during the past month. Like every winter, we have had to schedule indoor and outdoor projects simultaneously, one day your placing concrete for a new sidewalk and the next day plowing 5" of snow.

South District staff attended El Paso County Annual Harassment Training.

Fountain Creek Regional Park – Staff installed about 300 SF of new sidewalk along the west side of the park to improve access from the parking lot.

The South Team performed minor tree pruning and parking lot cleanup throughout the park.

Fountain Creek Regional park hosted a major cross-country running event called the "Jingle Bell Run". This event had a great turnout with over 100 participants.

Fountain Creek Nature Center – Staff repaired a damaged memorial bench along the Nature Center Trail and made repairs to various bird feeders.

Willow Springs Ponds – Ed Green Construction completed structural repairs to the pavilion damaged by a car accident earlier this year. The pavilion has been reopened for public usage.

Olgoonik Construction has mobilized and will begin construction of the FEMA funded bank stabilization project along Willow Springs north pond. The bank of Fountain Creek was severely eroded during past flood events. A portion of the Fountain Creek Regional Trail will be closed during construction for safety. The contactor and staff have set up a trail detour to safely route trail users around the construction site.

Grinnell Boulevard – Tall timbers performed a deep root fertilization and watering of all trees in the center median.