

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

Park Advisory Board

Meeting Agenda

Wednesday, March 11, 2020 – 1:30 p.m.

Bear Creek Nature Center, 245 Bear Creek Road, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. The Glen at Widefield Filing No. 11 - Final Plat	Jason Meyer	Endorsement
B. Winsome Filing No. 1 - Final Plat	Greg Stachon	Endorsement
7. Information / Action Items		
A. Park Lands Agreement – Creekside at Lorson Ranch Filing No. 1	Jason Meyer	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the February 12, 2020
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
Kiersten Steel

Absent: Terry Martinez

Staff Present:

Brian Bobeck, Park Operations Division Mgr.
Sabine Carter, Admin Services Coordinator
Todd Marts, Recreation / Cultural Services Manager
Jason Meyer, Project Manager
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 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Kiersten Steel seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the January 8, 2020 meeting minutes. Ed Hartl seconded the motion. The motion carried 6 - 0.**

4. Introductions and Presentations:

None

5. Citizen Comments:

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that she attended the “Coffee with a Cop” event which focused on trail safety. The event was well received with approximately 100 citizens attending.

6. Development Applications:

A. Ponderosa Filing No. 3 at Lorson Ranch

Jason Meyer introduced the Ponderosa Filing No.3 at Lorson Ranch which will include ninety attached town homes. The site was previously planned for a school site, but the school site has been permanently relocated within the development. Mr. Meyer addressed questions by the Board.

Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: Require fees in lieu of land for regional purposes in the amount of \$41,040 and urban fees in the amount of \$25,920. 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. Alan Rainville seconded the motion. The motion passed 6 – 0.

(Julia Sands de Melendez joined the meeting at 1:40 p.m.)

B. Man Cave at Bentgrass Meadows Drive Minor Subdivision

Greg Stachon presented the Man Cave at Bentgrass Meadows Drive Minor Subdivision and addressed questions by the Board.

Ed Hartl recommended to the Planning Commission and the Board of County Commissioners that the approval of Man Cave at Bentgrass Meadows Drive Minor Subdivision include the following conditions: designate and provide to El Paso County a 25-foot trail easement along the east side of the stream that bisects the property, which will allow for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Julia Sands de Melendez seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. Annual City / County Park Advisory Board Meeting

Todd Marts announced the annual City / County Park Advisory Board Meeting will be conducted on **Wednesday, March 11, 2020 at 11:30 a.m.** at the Bear Creek Nature Center, 245 Bear Creek Road, Colorado Springs.

B. Park Advisory Board Membership Update

Todd Marts provided the Board with a membership update for the Park Advisory Board. Anne Schofield and Ed Hartl's first terms will end in May 2020. Both are eligible for reappointment for a second term. Bob Falcone's second term will end in May 2020 and he is not eligible for reappointment. The County will launch on recruiting a new District #5 representative.

(Susan Jarvis-Weber joined the meeting at 1:50 p.m.)

C. 2020 Park Advisory Board Tour

Brian Bobeck led a discussion with the Board regarding options for the upcoming Park Board Advisory tour which traditionally occurs in late spring each year. The Board selected a tour of the Central District sites on May 9, 2020 which will include the following facilities: Bear Creek Regional Park, Bear Creek Nature Center, Rainbow Falls Historic Site and Ute Pass Regional Trail.

RECORD OF PROCEEDINGS

8. Monthly Reports:

Julia Sands de Melendez inquired about the master plan for the Elephant Rock Open Space. Brian Bobeck stated that the Master Plan is in process with a majority of the existing condition components being completed.

Jason Meyer stated that the Ute Pass Regional Trail - Phase II is in the conceptual design phase which includes working on permitting and regulatory approvals with the Colorado Department of Transportation. Mr. Meyer stated that the conceptual design plans should be ready for public review in the next six months.

Susan Davies stated that the Friends Group Kick-off event was a success with many established Friends group members and interested citizens attending.

9. Board/Staff Comments:

Todd Marts stated that the "Winter Fun at Fox Run" was a great success as well as the Rainbow Falls Winter Viewing event which attracted 380 people.

10. Adjournment: **The meeting adjourned at 2:08 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 11 - Final Plat

Agenda Date: March 11, 2020

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Glen Investment Group for final plat approval of The Glen at Widefield Filing No. 11. The site is approximately 45 acres, is zoned RS-6000 (Residential Suburban) and is generally located north of the intersection of Marksheffel Road and Mesa Ridge Parkway. The applicant is proposing to subdivide the property into 103 single-family residential lots of 6,000 square feet, open space tract totaling 11.86 acres, and rights-of-way. The property is not located within a Small Area Master Plan area.

The Glen at Widefield Filing No. 11 is the fifth phase of the Glen at Widefield East Preliminary Plan. The preliminary plan includes 595 single family lots, rights-of-way, open space tracts and utility corridors. Of particular interest, the preliminary plan includes 116.79 acres of open space along a large drainageway north of Marksheffel Road. As development has continued within the Glen at Widefield East, the applicant has continued to show interest in providing recreational amenities within the Preliminary Plan area. The Park Advisory Board recommended approval of the Preliminary Plan on August 12, 2015 with the following endorsed motion:

Require fees in lieu of land dedication for regional park purposes in the amount of \$179,690.00 and urban fees in the amount of \$113,645.00. 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.

The El Paso County Parks Master Plan shows a bicycle route in the vicinity of the project, specifically the South Marksheffel Road Route. This route will be accommodated within the right-of-way and installed as part of future road improvements. The Parks Master Plan does not show any regional trail connections in the vicinity of this project.

The Open Space Master Plan of the Parks Master Plan shows the Jimmy Camp Creek candidate open space area encompassing the drainageway to the west of the Filing No. 11 project area. Natural resource values include wildlife habitat with wetlands and riparian vegetation. The Glen at Widefield East Preliminary Plan includes a 116.79-acre open space tract along this corridor and has completed a wetlands impact study, natural features report, and wildlife report showing no major impacts to the corridor.

Because The Glen at Widefield Filing No. 11 is zoned RS-6000, the applicant is not required to dedicate open space as is required with PUD zoning. However, the applicant is interested in

providing future recreational amenities within the open space tracts, including trails, as outlined in previous applications and discussions with staff relative to a park lands agreement.

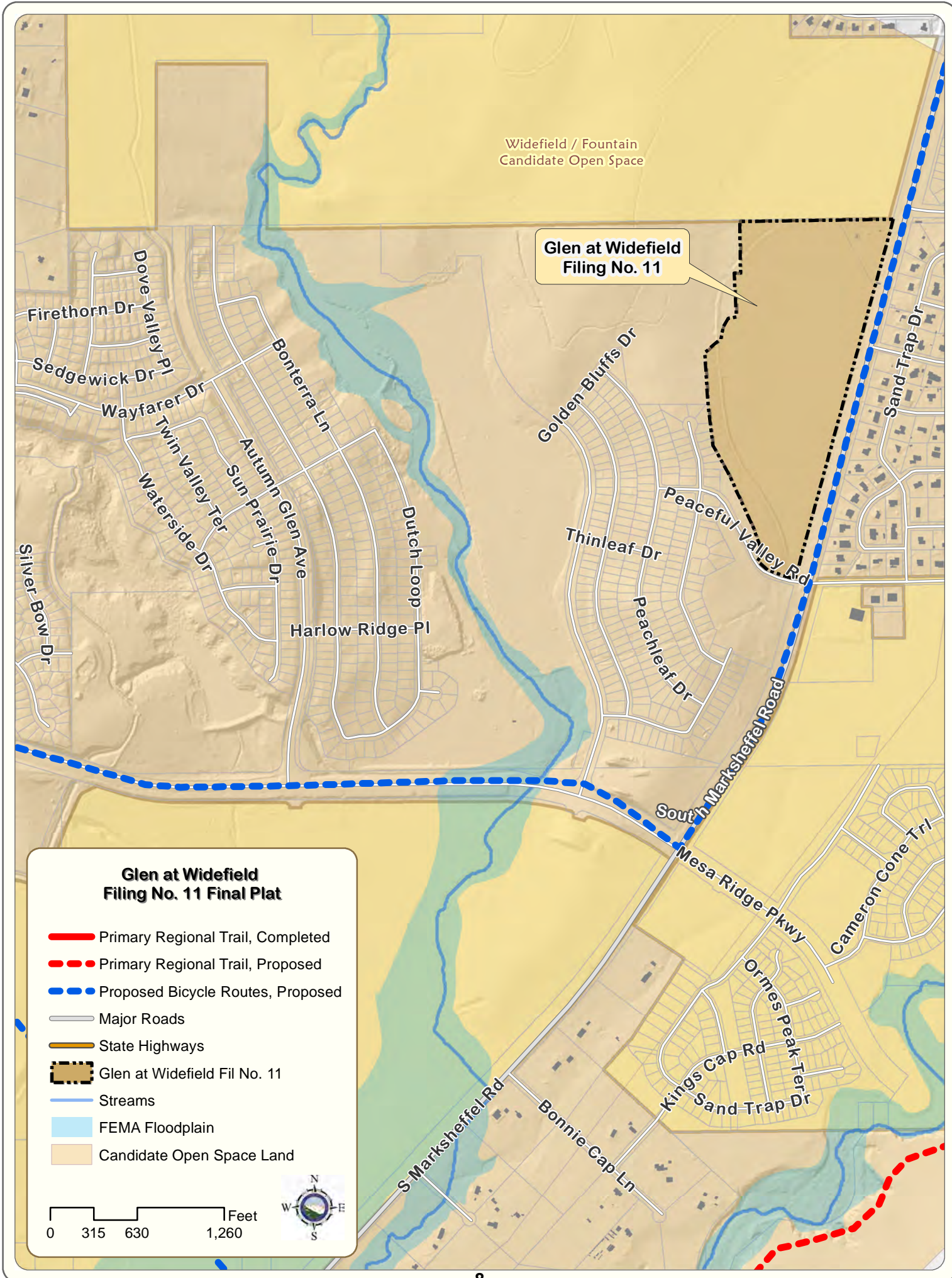
The applicant previously submitted a Trails Plan to the County that provided an overview of a proposed trail system throughout the larger Glen at Widefield East Preliminary Plan project area. The plan outlines the development of 3.5 miles of trail, a picnic pavilion, benches, trash receptacles, and signage within the Glen at Widefield East. These improvements will provide urban recreation opportunities to the resident living with the Glen at Widefield East and the public.

Using the Trails Plan for the Glen at Widefield East, the applicant has completed two previous park lands agreements within the Glen at Widefield East area. Urban park fee credits totaling \$54,583 have been provided for the development of trails, benches, and picnic area within Filings No. 7 and No. 8. Two additional park lands agreements have been approved for Filing No. 9 and No. 10. The applicant intends to continue to seek urban park fee credits as development continues within the Glen at Widefield East area. For the Glen at Widefield Filing No. 11 the applicant intends to pursue a park lands agreement for the development of trails within Tracts A, B, C, and D. These tracts total 11.86 acres and run around the perimeter of the Filing No. 11 boundary.

Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below. The applicant may pursue a park lands agreement to address credits against urban park fees for the subdivision, provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 11 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$48,101 and urban fees in the amount of \$30,385. 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.



Development
Application
Permit
Review



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

February 18, 2020

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

Name:	Glen at Widefield Filing No. 11	Application Type:	Final Plat
PCD Reference #:	SF204	Total Acreage:	45.00
		Total # of Dwelling Units:	103
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	5.72
Glen Investment Group VIII, LLC	Glen Investment Group VIII, LLC	Regional Park Area:	2
Ryan Watson	Ryan Watson	Urban Park Area:	2
3 Widefield Blvd	3 Widefield Blvd	Existing Zoning Code:	RS-6000
Colorado Springs, CO 80911	Colorado Springs, CO 80911	Proposed Zoning Code:	RS-6000

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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 103 Dwelling Units = 1.998		Neighborhood:	0.00375 Acres x 103 Dwelling Units =	0.39
Total Regional Park Acres: 1.998		Community:	0.00625 Acres x 103 Dwelling Units =	0.64
		Total Urban Park Acres:		1.03

FEE REQUIREMENTS		Urban Park Area: 2	
Regional Park Area: 2		Neighborhood:	\$116 / Dwelling Unit x 103 Dwelling Units = \$11,948
\$467 / Dwelling Unit x 103 Dwelling Units = \$48,101		Community:	\$179 / Dwelling Unit x 103 Dwelling Units = \$18,437
Total Regional Park Fees: \$48,101		Total Urban Park Fees: \$30,385	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Glen at Widefield Filing No. 11 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$48,101, and urban park fees in the amount of \$30,385. 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.

Park Advisory Board Recommendation:

**LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 11
January 28, 2020**

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

James Nass
Nass Design Associates
111 S. Tejon St., Suite 312
Colorado Springs, CO 80903
(719) 475-2406

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868

SITE LOCATION AND SIZE: The site is located northwest of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 44.996 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 103 single family residential lots and four tracts.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 11 is the fourth phase of what will most likely be a seventh phase project of developing The Glen at Widefield East area. There will be one additional filing in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 103 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area.

Tracts A, B, and D within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. Tract C will be used for open space, trails, signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses, and will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 11 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.11 will join the PID.

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

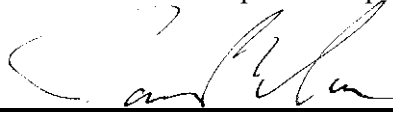
The site is presently vacant; utilities will be available from street extensions within existing corridors along the south and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 11 from four locations. A residential street access will be from Poa Annua Street off of Marksheffel Road on the east boundary of the subdivision. A residential access will be from Pennycress Drive on the south boundary of the subdivision. Two residential accesses will be from Golden Buffs Drive and Lanceleaf Drive along the western boundary of the subdivision.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.



James P. Nass, Nass Design Associates

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD
SUBDIVISION FILING NO. 11:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N0°04'54"E, a distance of 405.64 feet; Thence N88°48'00"E, a distance of 146.71 feet; Thence N87°16'30"E, a distance of 133.27 feet; Thence N24°56'29"E, a distance of 48.70 feet; Thence N18°59'59"E, a distance of 87.12 feet; Thence N41°26'03"E, a distance of 38.75 feet; Thence N81°14'24"E, a distance of 43.05 feet; Thence N00°55d18'38"W, a distance of 170.00 feet; Thence N89°41'22"E, a distance of 28.36 feet; Thence N01°18'38"W, a distance of 483.09 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 944.14 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence S15°11'44"W along the Westerly Right-of-Way line of Marksheffel Road, a distance of 2686.82 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision Filing No. 8; Thence N74°27'43"W along said Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line on the arc of a curve to the right, having a central angle of 44° 41'37", a radius of 175.00 feet, an arc length of 136.51 feet; Thence along the arc of a non-tangential curve to the left having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet, whose chord bears S83°12'25"E; Thence N43°21'16"E, a distance of 34.29 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following five (5) courses:

- 1.) N06°05'38"W, a distance of 115.36 feet;
- 2.) Thence N24°24'25"W, a distance of 220.92 feet;
- 3.) Thence N32°55'46"W, a distance of 190.67 feet;
- 4.) Thence N27°15'04"W, a distance of 389.87 feet;
- 5.) Thence N09°45'52"W, a distance of 300.61 feet to the Point of Beginning.

Said Parcel contains 44.996 acres (1,960,019 S.F.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Glen Investment Group No. VIII, LLC

J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____

My Commission Expires: _____ Notary Public

Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 58 as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to that fifty (50') foot right-of-way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

NOTES:

- These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. 70583UTC, effective date January 20, 2020 at 7:30 A.M.
 - Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.
 - Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 606 at Page 543 at Reception No. 331050.
 - Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1992 in Book 3534 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No.208020313.
 - Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87.
 - Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048695.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048696.
 - Deed recorded January 08, 1999 at Reception No. 99003604 and correction deed in connection therewith recorded December 02, 1999 at Reception No. 99181769, makes reference to the conveyance of appurtenant water rights.
 - Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception No. 202092771, and subject to the terms and conditions contained therein.
 - The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Reception No. 204105072.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement, recorded November 18, 2005 at Reception No. 205185609 and recorded August 06, 2007 at Reception No. 207103032.
 - Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 15--250 by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded June 18, 2015 at Reception No. 215063410.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Memorandum of Agreement, recorded June 18, 2015 at Reception No. 215063411.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215067837.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way, recorded December 07, 2015 at Reception No. 215131214.
 - Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16--141, Approval of Early Grading Permit, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded May 3, 2016 at Reception No. 216047340.
 - Terms, agreements, provisions, conditions and obligations as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217011405.
 - Right(s) of way, including its terms and conditions, whether in fee or easement only, as granted to Mountain View Electric Association, Inc., as described in instrument recorded November 5, 2019 at Reception No. 219136555.

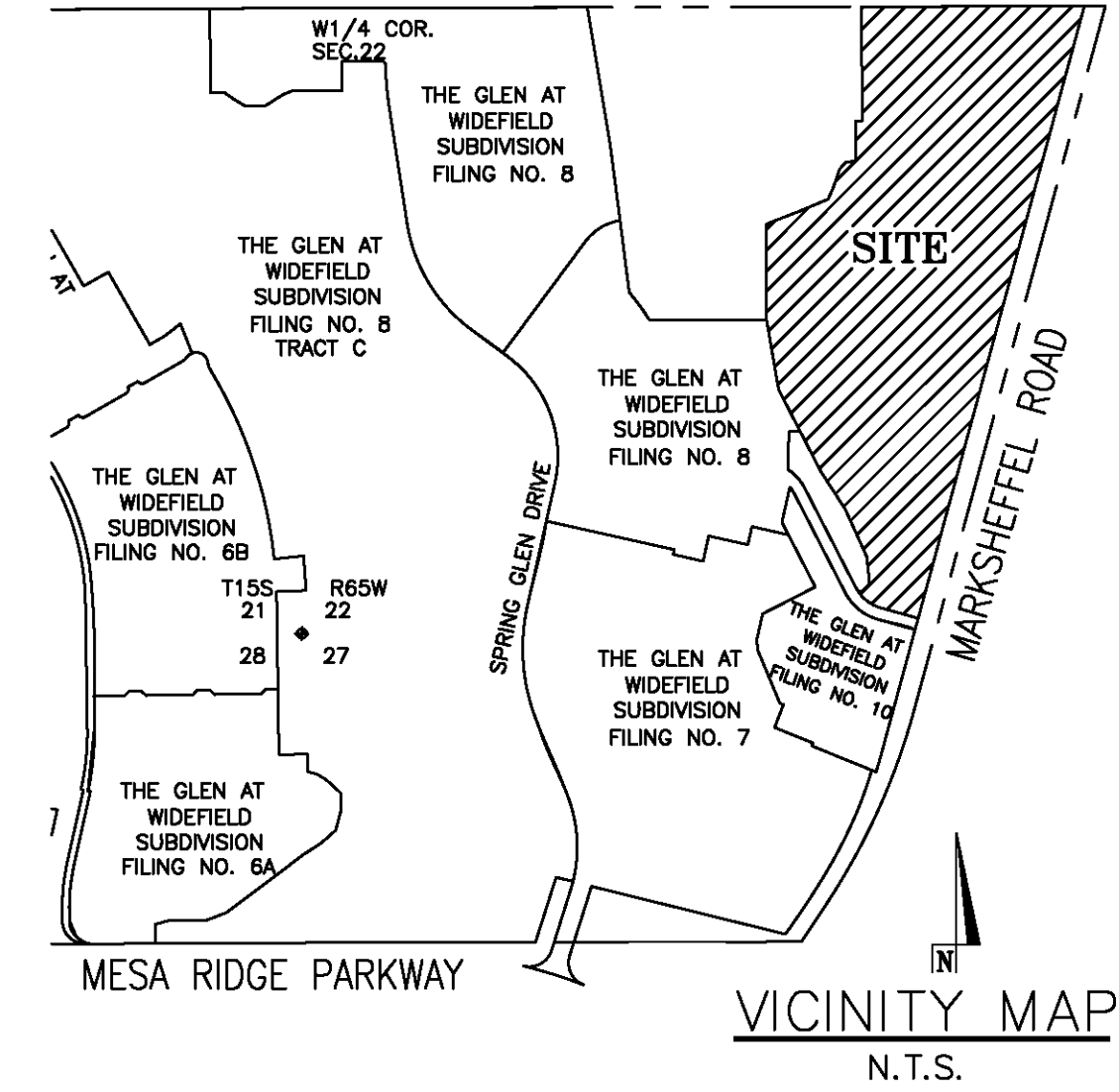
- Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.
- The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report.
- No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
- All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
- No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.
- The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.

NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
- 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.
- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and either accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner, and El Paso County as recorded under Reception Number _____, in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

- All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.
- The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- The Glen at Widefield Filing No. 11 is subject to the provisions of the Park Lands Agreement as recorded at Reception No. _____ in the records of El Paso County, Colorado, recorded on the ____ day of _____, 20____.
- This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.
- This property is subject to the Protective Covenants, recorded at Reception No. _____, in the records of the El Paso County Clerk and Recorder.
- This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, Order No. 70583UTC, effective date January 20, 2020 at 7:30 A.M.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the 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 threatened species.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTES CONTINUED:

- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16--454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- The property in The Glen at Widefield Subdivision Filing No. 11 is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 08041C956 G and 08041C957 G, Effective dates December 07, 2018.
- Pursuant to Resolution No. _____, approved by the Board of Directors, El Paso County Public Improvement District __, and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 9 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.
- This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.
- Tracts "A", "B", and "D" are to be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District.
- Tract C is to be used for Open Space, Trails, Signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses and will be owned and maintained by The Glen Metropolitan District.
- All distances shown hereon are in US Feet.
- There are 103 lots and 4 tracts within this subdivision.



APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development this ____ day of _____, 20____ A.D.

Director, Craig Dossey, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

ASSESSOR:

Steve Schleiher, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____ Deputy

SCHOOL FEE -- DISTRICT# _____:

PARK FEES: REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner, Registered Professional Land Surveyor No. 25968

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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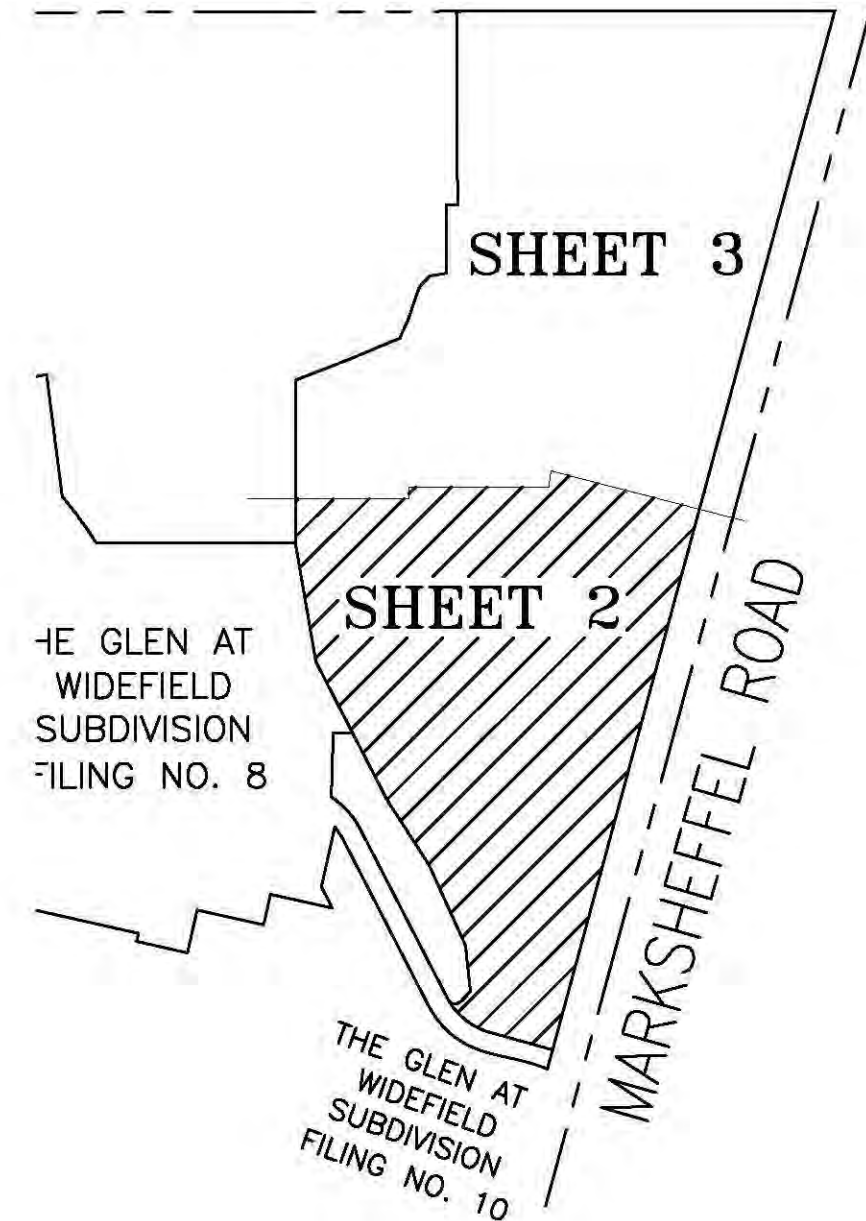
GLEN 11 ACREAGE TABLE	
TRACTS	OWNERSHIP & MAINTENANCE
TRACT A	6.238 AC THE GLEN METROPOLITAN DISTRICT
TRACT B	0.083 AC THE GLEN METROPOLITAN DISTRICT
TRACT C	3.169 AC THE GLEN METROPOLITAN DISTRICT
TRACT D	2.370 AC THE GLEN METROPOLITAN DISTRICT
TOTAL ACREAGE	11.860 AC
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE	7.405 AC
LOTS (103 TOTAL)	
TOTAL ACREAGE	25.731 AC
TOTAL GLEN 11	
TOTAL ACREAGE	44.996 AC

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11

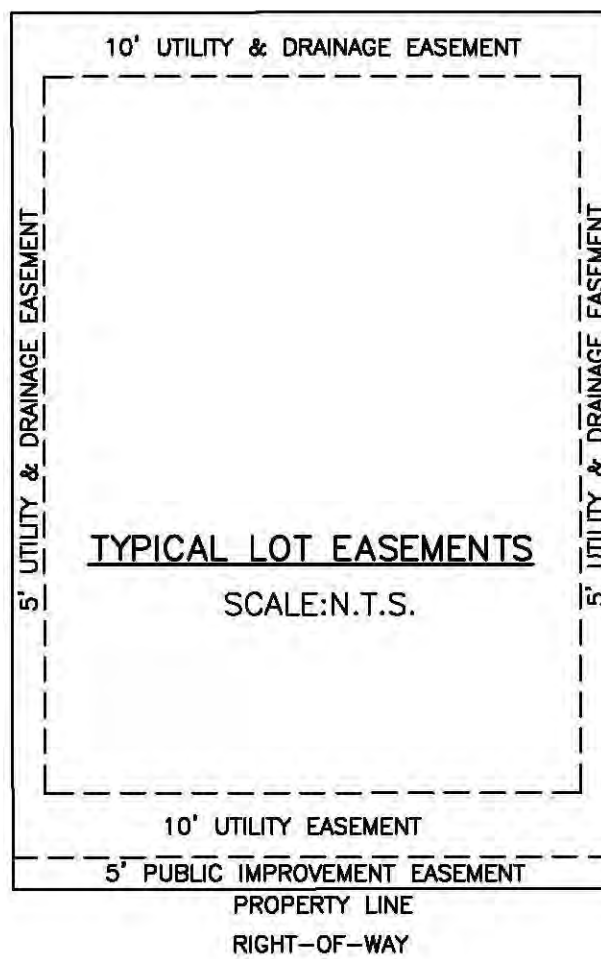
DRAWN BY:MWV CHECKED BY: JWT DATE:01/29/20
JOB NO.:19001700 DWG: 19001700FP.DWG SHEET 1 OF 3

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

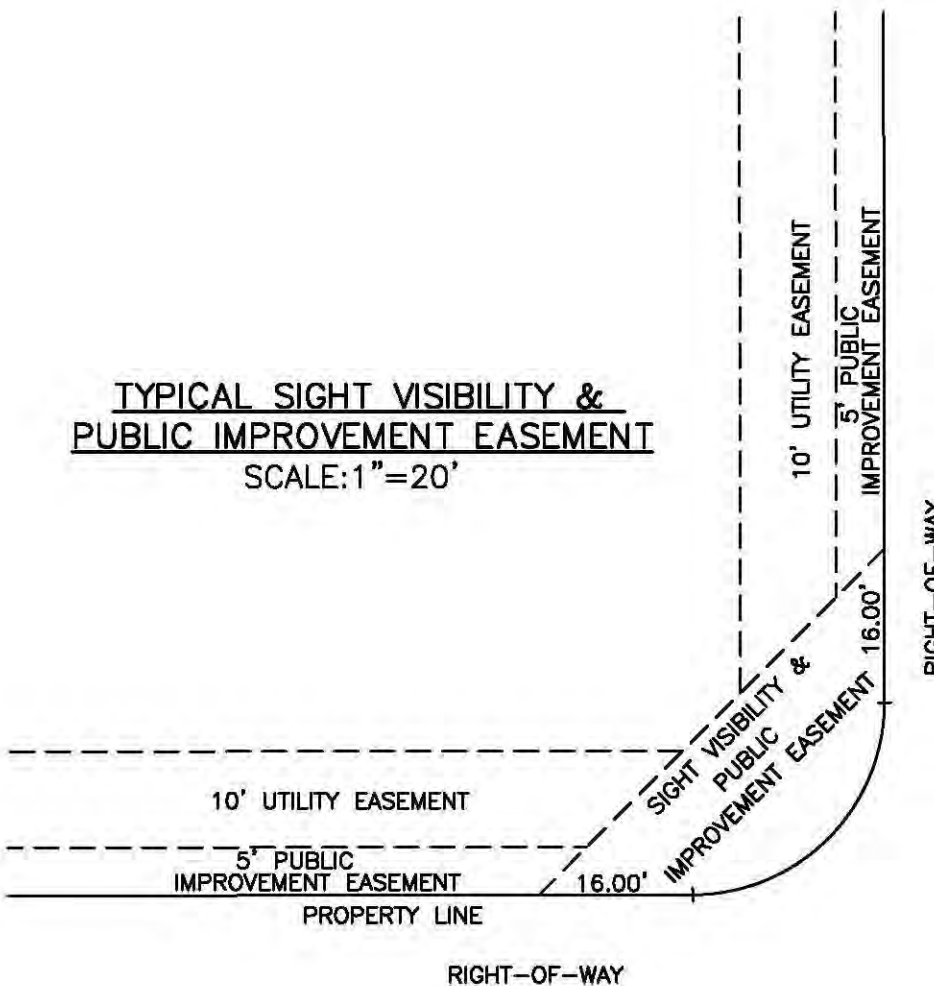
A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



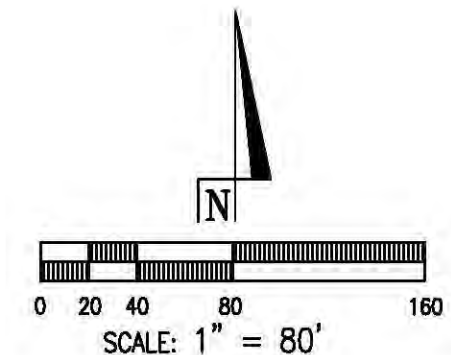
KEY MAP THIS SHEET



TYPICAL SIGHT VISIBILITY & PUBLIC IMPROVEMENT EASEMENT SCALE: 1"=20'



LOT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	106°52'38"	20.00'	37.31'	S10°05'03"E
C2	80°34'55"	20.00'	28.13'	S12°01'26"E
C3	80°34'55"	20.00'	28.13'	N68°33'28"E
C4	66°28'21"	60.00'	69.61'	S06°00'45"W
C5	61°38'55"	60.00'	64.95'	S40°33'32"E
C6	85°15'50"	20.00'	29.76'	N34°57'05"W
C7	49°40'47"	30.00'	26.01'	S77°34'37"W
C8	49°40'47"	30.00'	26.01'	S52°44'36"E
C9	85°15'50"	20.00'	29.76'	N59°47'06"E
C10	97°21'12"	20.00'	33.98'	N41°38'02"W
C11	87°33'14"	20.00'	30.56'	N45°54'45"E
C12	90°00'00"	20.00'	31.42'	N45°18'38"W
C13	90°00'00"	20.00'	31.42'	N44°41'22"E
C14	90°00'00"	20.00'	31.42'	S45°18'38"E
C15	90°00'00"	20.00'	31.42'	S44°41'22"W
C16	78°25'13"	20.00'	27.72'	S74°27'34"E
C17	49°40'47"	30.00'	26.01'	N40°59'26"E
C18	49°40'47"	30.00'	26.01'	N89°19'47"W
C19	79°24'44"	20.00'	27.72'	S26°07'28"W
C20	88°12'55"	20.00'	30.79'	S38°29'11"E
C21	49°40'47"	30.00'	26.01'	N72°33'58"E
C22	49°40'47"	30.00'	26.01'	N57°45'15"W
C23	88°12'55"	20.00'	30.79'	S53°17'54"W
C24	87°55'04"	20.00'	30.69'	S30°50'44"E
C25	88°30'47"	20.00'	30.90'	S80°56'21"W
C26	88°12'55"	20.00'	30.79'	S23°17'43"E
C27	49°40'47"	30.00'	26.01'	N87°45'26"E
C28	49°40'47"	30.00'	26.01'	N42°33'47"W
C29	88°12'55"	20.00'	30.79'	S68°29'22"W
C30	74°34'39"	60.00'	78.10'	S61°48'24"E
C31	53°39'57"	60.00'	56.20'	S25°36'09"W



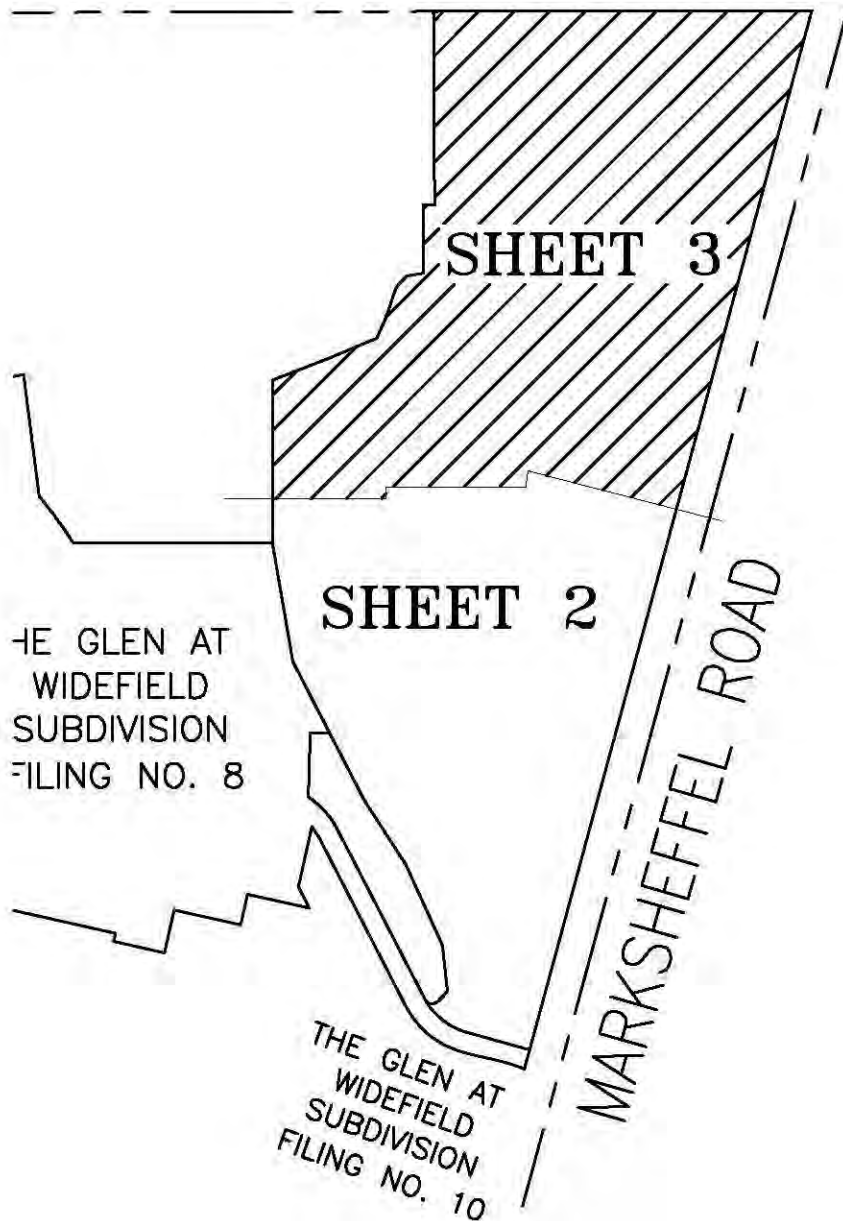
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121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11
DRAWN BY:MMW
JOB NO.:19001700
CHECKED BY:JWT
DWG: 19001700FP.DWG
DATE:01/29/20
SHEET 2 OF 3

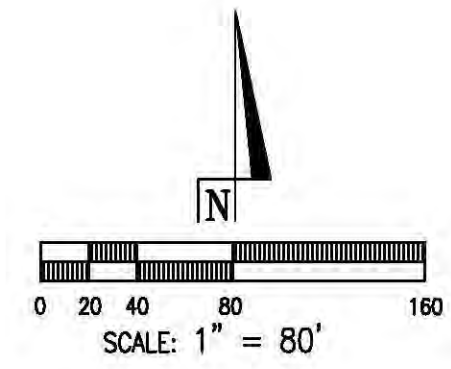
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

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Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



KEY MAP THIS SHEET

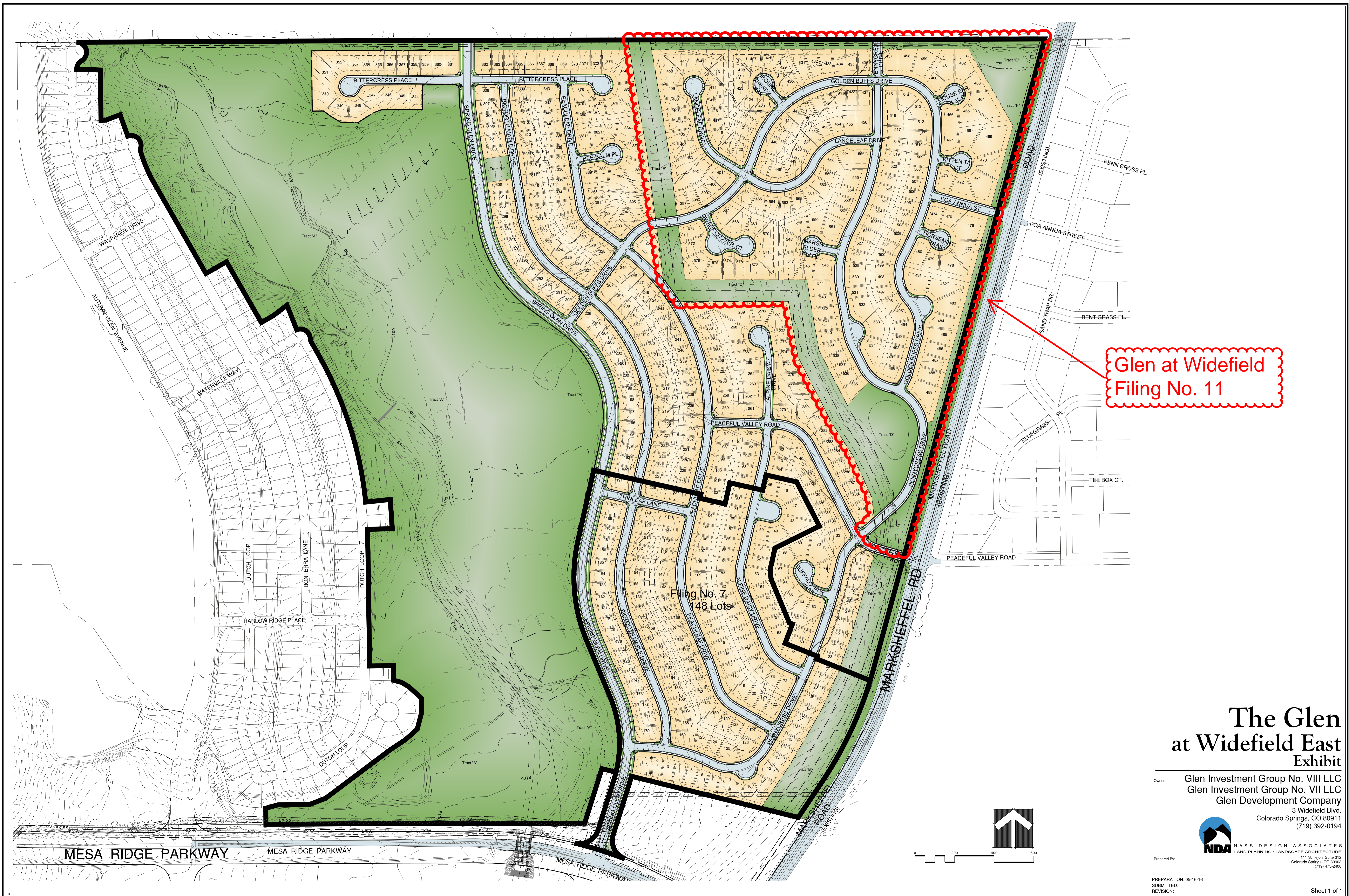
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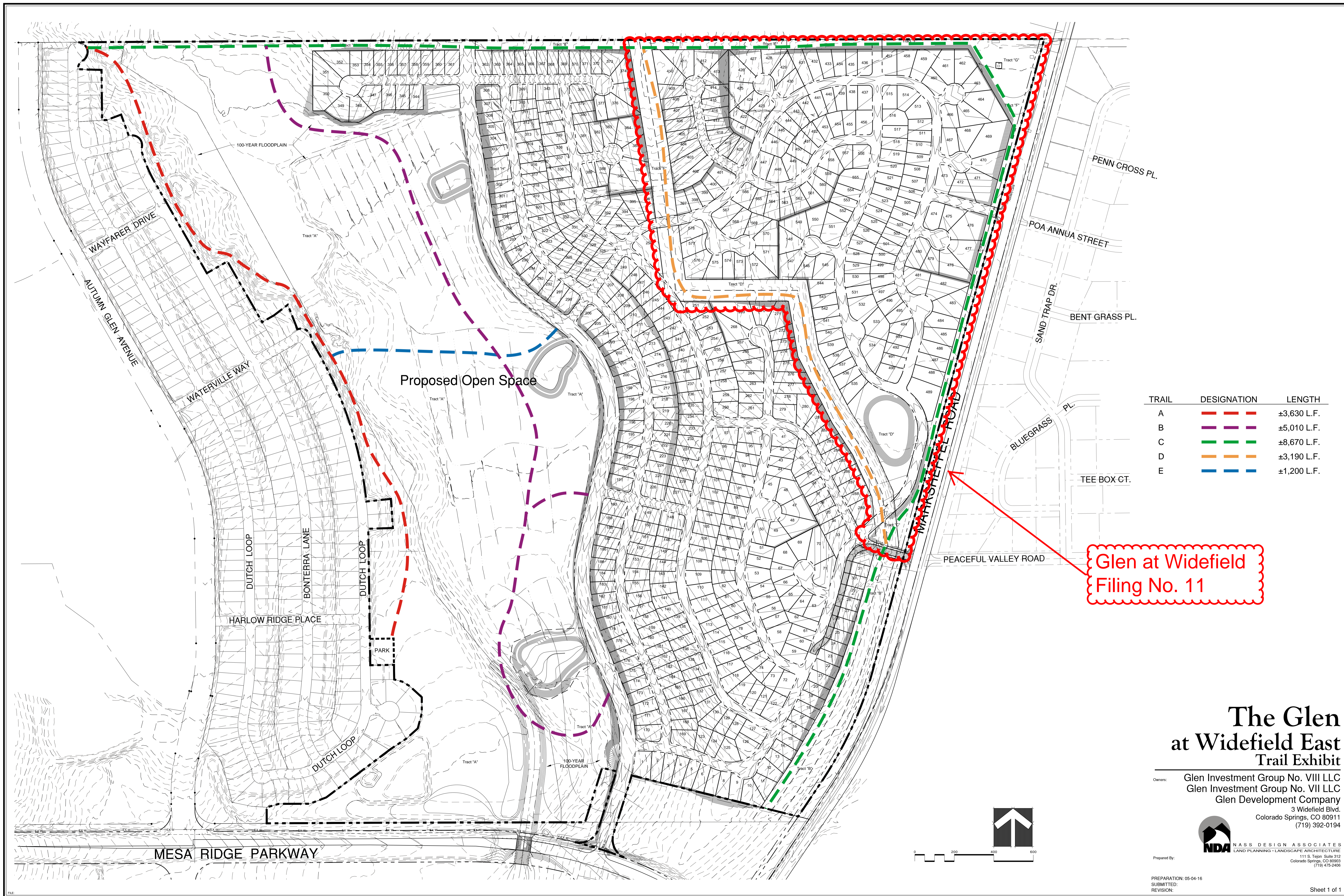


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121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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DRAWN BY:MMW
JOB NO.:19001700
CHECKED BY:JWT
DWG:19001700FP.DWG
DATE:01/29/20
SHEET 3 OF 3





Glen at Widefield
Filing No. 11

The Glen at Widefield East Trail Exhibit

Owners:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194

Prepared By:
NDA
NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, CO 80903
(719) 475-2406

PREPARATION: 05-04-16
SUBMITTED:
REVISION:
Sheet 1 of 1

February 25th 2020

To Whom It May Concern,

We are writing this letter to update our timeframe associated with our trail system that is to be built in conjunction with The Glen at Widefield East.

To date we have completed the improvements associated with filing No. 7 as well as Filing No. 8. Most of the development work has been completed within Filing No. 9 and we anticipate being able to install the trail improvements this spring. Moving forward the timeframe estimates for the remaining filings as well as their associated infrastructure are listed below.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Complete	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Complete	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	107	Spring 2020	\$22,684	\$13,684	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Spring 2021	\$8,480	\$20,240	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11	103	Fall 2021	\$21,836	\$33,439	Trail "D" & Phase 2 of Trail "C"
No. 12	79	Fall 2022	\$16,748	\$24,561	Phase 3 of Trail "C"
Total	578		\$122,536	\$146,507	

I hope this gives a clear picture as to where we are in our construction process as well as our anticipated future timeframe.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Winsome Filing No. 1 - Final Plat

Agenda Date: March 11, 2020

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by N.E.S., Inc., on behalf of McCune Ranch, LLC, for the Final Plat of Winsome Filing No. 1. Winsome Filing No. 1 totals 164.4 acres and includes 47 single-family residential lots 2.5 acres and above. On tracts B, C, and D, 19.8 acres of open space is provided and 13.4 acres of right of way dedication. The property is located northwest of the intersection of Hodgen Road and Meridian Road and is located within the Black Forest North Candidate Open Space area. The subject property was recently rezoned to RR-2.5 which is compatible with the use of the site.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road Bicycle Route along the south side of the subject property while the Meridian Road Bicycle Route is .25 miles to the east of Winsome Filing No. 1. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no trail easement requests are necessary in those locations. The Pineries Open Space is located 2 miles south of the property, while the existing and proposed sections of the Palmer Divide Regional Trail (Woodlake Trail) are located approximately 1 mile southeast of the property.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the entirety of Winsome Filing No. 1. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

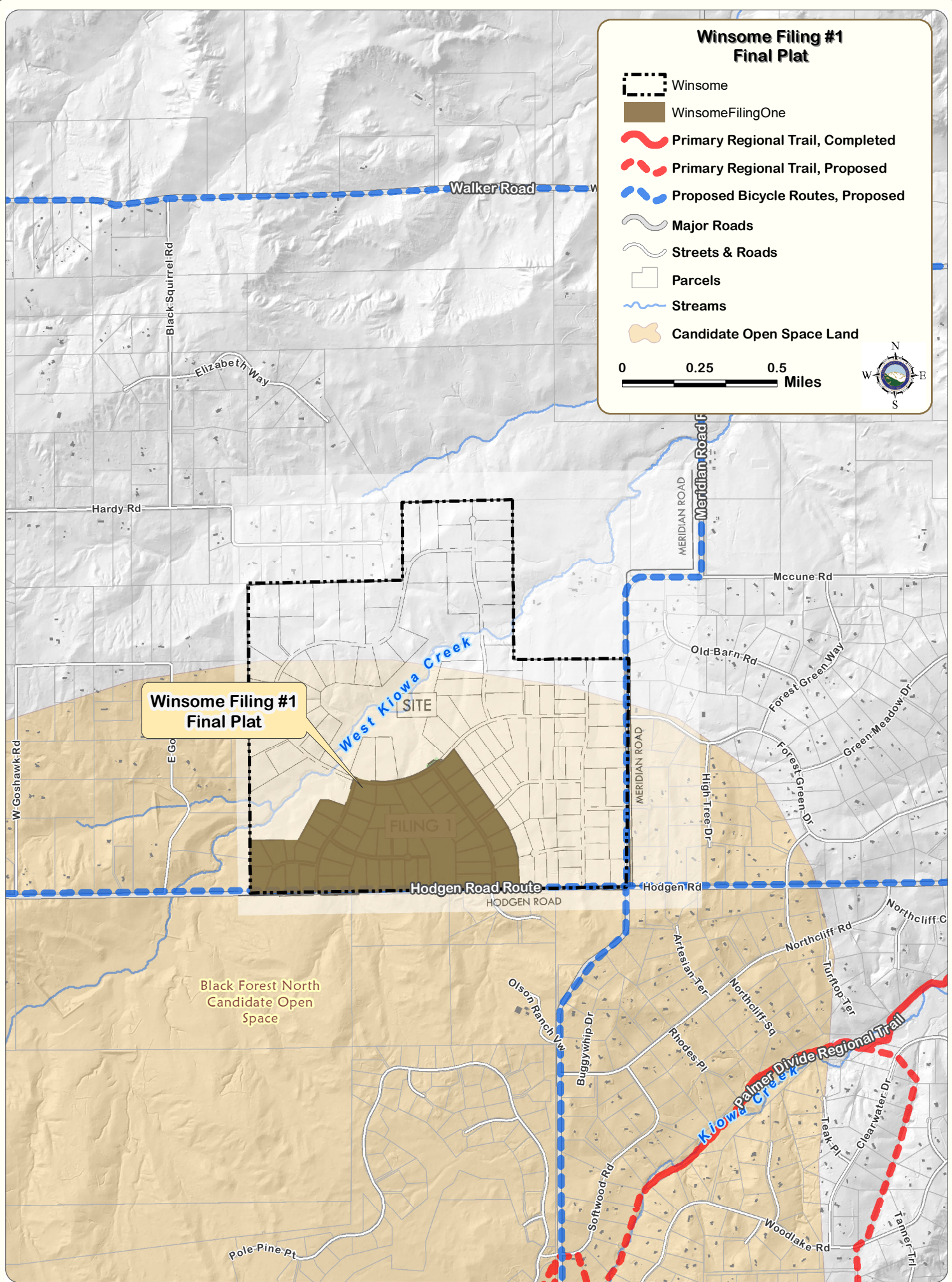
Winsome Filing No. 1 is part of the 766 acre McCune Ranch property. On July 9, 2019 the Board of County Commissioners approved a preliminary plan for McCune Ranch. The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points.

Within Filing 1, tracts B, C & D provide 19.8 acres (12%) of open space, trails and drainage. Tract D is provided to site the mailboxes that will serve the first phase of development and to provide a trailhead parking area that will serve both the mailboxes and the future trail system throughout the Winsome Subdivision.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$21,949, due at time of the recording of this Final Plat.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Winsome Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$21,949.



**Winsome Filing #1
Final Plat**

- Winsome
- WinsomeFilingOne
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Streams
- Candidate Open Space Land

0 0.25 0.5 Miles

N
W E
S

Development
Application
Permit
Review



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

March 11, 2020

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

Name:	Winsome Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-203	Total Acreage:	164.40
		Total # of Dwelling Units:	47
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.71
Winsome LLC	N.E.S. Inc.	Regional Park Area:	2
Joe DesJardin	Andrea Barlow	Urban Park Area:	3
1864 Woodmoor Dr, Ste 100	619 North Cascade Ave	Existing Zoning Code:	RR-2.5
Monument, CO 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 47 Dwelling Units = 0.912		Neighborhood:	0.00375 Acres x 47 Dwelling Units =	0.00
Total Regional Park Acres: 0.912		Community:	0.00625 Acres x 47 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:		\$116 / Dwelling Unit x 47 Dwelling Units = \$0
\$467 / Dwelling Unit x 47 Dwelling Units = \$21,949		Community:		\$179 / Dwelling Unit x 47 Dwelling Units = \$0
Total Regional Park Fees: \$21,949		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Winsome Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$21,949.

Park Advisory Board Recommendation:

WINSOME FILING NO.1 FINAL PLAT

LETTER OF INTENT

JANUARY 2020

PROPERTY OWNER	APPLICANT:	CONSULTANT:
McCune Ranch LLC	Winsome LLC	N.E.S. Inc.
PO BOX 36 Arrowhead Dr.	1864 Woodmoor Dr, Ste 100	619 North Cascade Ave,
Elbert CO 80106	Monument, Colorado 80132	Colorado Springs, CO 80903

REQUEST

Winsome LLC requests approval of a Final Plat for Winsome Filing No. 1, comprising 47 residential lots and 4 tracts.

SUPPORTING DOCUMENTS

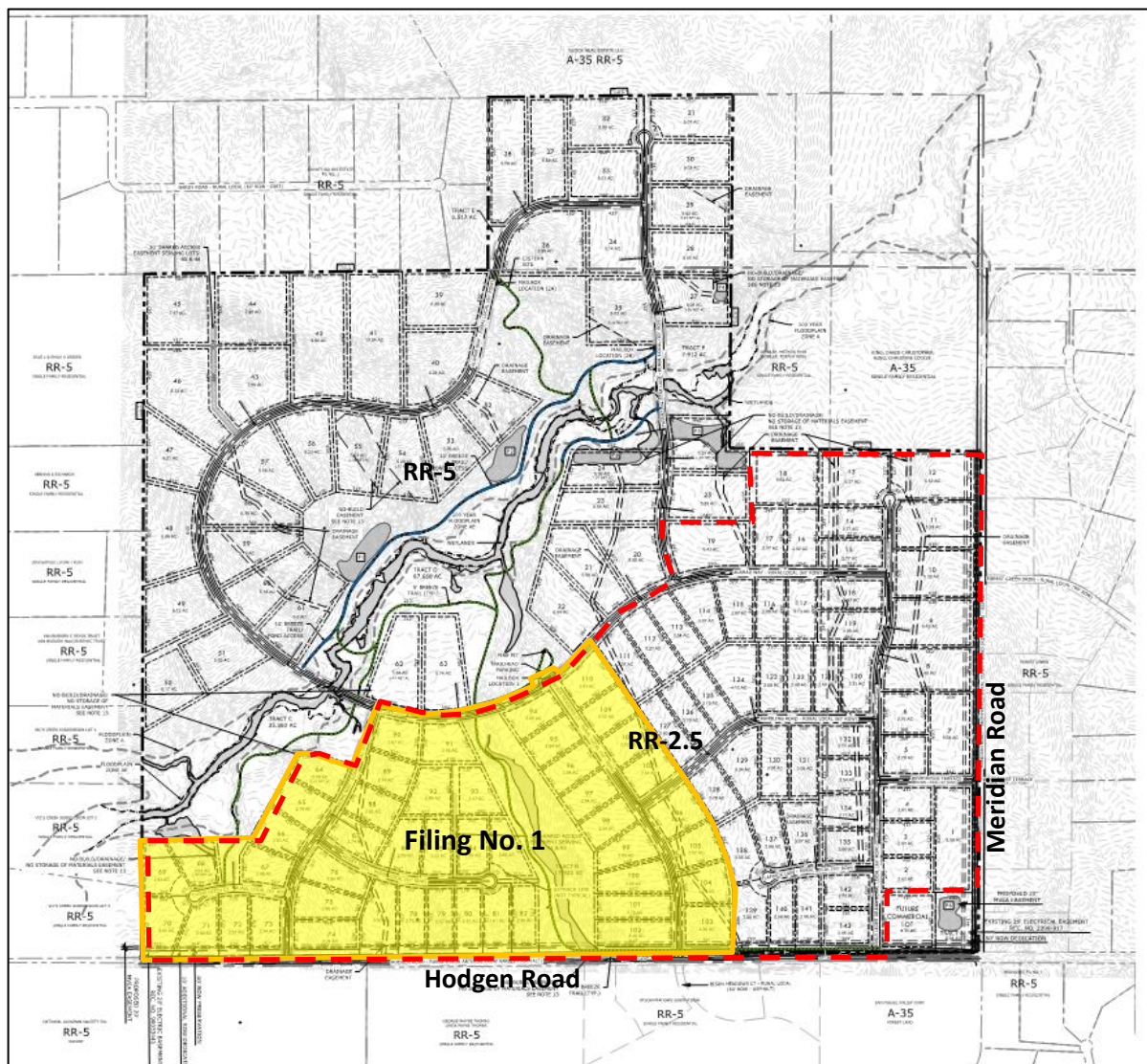
The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by Kellar Engineering
- Soils, Geology and OWTS Report prepared by Entech Engineering, Inc.
- Natural Features and Wetlands Report prepared by Ecosystem Services, LLC (ECOS)
- Wildland Fire & Hazard Mitigation Plan prepared by Ecosystem Services, LLC (ECOS)
- Water Resources and Wastewater Report prepared by JDS Hydro Consulting, Inc.
- Final Drainage Report prepared by The Vertex Companies, Inc.
- Stormwater Management Plan prepared by The Vertex Companies, Inc.
- FEMA CLOMR Report prepared by The Vertex Companies, Inc.

PROJECT DESCRIPTION

Winsome Filing No. 1 is part of the 766-acre McCune Ranch property, which is located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. On July 9 2019, the Board of County Commissioners approved multiple applications to rezone and preliminary plan the McCune Ranch Property, as follows

1. A rezone of 350 acres from RR-5 (Residential Rural, 5-Acre Lots) and A-35 (Agricultural, 35-acre lots) to RR-2.5 (Residential Rural, 2.5 acre lots);
2. A rezone of 7.9 acres from A-35 (Agricultural, 35-acre lots) to CC (Commercial Community); and
3. A Preliminary Plan for the Winsome subdivision, consisting of 143 single-family lots and one commercial lot on approximately 766.66 acres.



The properties surrounding Winsome Filing No. 1 include:

North and East: The remaining 602-acres of the planned Winsome subdivision of similar rural density development.

South: The seven lot Bison Meadows 5-acre lot subdivision; a 35-acre single-family residential parcel; and undeveloped agricultural/forest land.

West: two 20-acre single-family residential lot, which include an overhead electric power line and associated 300-foot easement on the boundary with Winsome Filing No. 1.

Through the approval of the Preliminary Plan it was concluded by County Staff, the Planning Commission, and the Board of County Commissioners that the density, lot sizes and transitions in lot sizes proposed for the Winsome subdivision was compatible with the neighboring properties.

Winsome Filing No. 1 is the first 164.40-acre phase of the Winsome subdivision and is located immediately north of Hodgen Road. Filing No. 1 is wholly within the area that was rezoned to RR-2.5 in July 2019 and proposes 47 residential lots, all of which exceed 2.5 acres. The lots meet the minimum zoning standards set out in Table 5-4 of the Land Development Code for the RR-2.5 zone as follows:

Zone	Min. Lot Frontage	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Lot Coverage	Max. Building Height
RR-2.5	200 ft	25 ft	25 ft	15 ft	None	30 ft

Access and Traffic

Two full movement accesses are proposed off Hodgen Road, which connect internally to form a loop through the first phase of development. This provides the two points of access required by Chapter 8.4.4.D of the Land Development Code. Tract A provides the additional right-of-way dedication required for Hodgen Road to realize its classification as two-lane rural minor arterial on the County's 2040 Major Transportation Corridors Plan (MTCP).

The Traffic Impact Study (TIS) prepared by Kellar Engineering assesses the trips generated by the proposed development in the context of 2020 short-term and 2045 long-term background traffic. The TIS identifies the road improvements required for Filing 1 as an eastbound left-turn lane at the intersection of Hodgen Road and Winsome Way, which is the westernmost access point in Filing 1.

Access to Lot 29 (lot 92 on the Preliminary Plan) does not have direct access to a public street and has a shared access through the adjacent Lot 30 (lot 93 on the Preliminary Plan). A waiver to this requirement of Chapter 8.4.3(C)(2)(e) of the Land Development Code was approved with the Preliminary Plan. In conjunction a waiver was also approved for lot 30 (lot 93 of the Preliminary Plan) for the shared driveway to exceed 300 feet without a turnouts or turnaround, as required by Chapter 6.3.3(c)(j) of the Land Development Code. This waiver was reviewed and supported by the Falcon Fire Chief.

Open Space and Trails

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points.

Within Filing 1, tracts B, C & D provide 19.8 acres of open space, trails and drainage. An additional Tract D is provided to site the mailboxes that will serve the first phase of development and to provide the trailhead parking area that will serve both the mailboxes and the future trail system throughout the Winsome Subdivision.

Drainage

The Final Drainage Report prepared by Vertex analyses the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin, with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure

includes road side ditches, culverts to convey stormwater under roads, swales, and six full-spectrum detention ponds.

As this is a phased development, detention ponds will be installed to maintain flow rates below historic levels at each phase of the project. To achieve this, some ponds will be built and put on line that are outside the boundary area for any given phase. For Filing 1, one full-spectrum detention pond and two water quality ponds are to be constructed to support the first phase of development. The two water quality ponds are located within Filing 1 and the detention pond is located to the north outside the Filing 1 area. Five road crossing culverts are also proposed in Filing 1, designed to accommodate 100% of the 5-year storm.

Utilities

Water: The Water Resources and Wastewater Report prepared by JDS Hydro indicates that water service will be provided by individual domestic wells for the 47 residential lots. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The 47 lots in Filing 1 will generate an annual demand of approximately 28.20 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

Wastewater: Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. Figure 8 of the report identifies potential sites for OWTS locations on each lot and where OWTS would not be suitable.

Gas: Gas Service will be provided by Black Hills Energy and a Will Serve letter is provided.

Electric: Electric Service will be provided by Mountain View Electric Association and a Will Serve letter is provided.

Natural Features

The ECOS Natural Features Report prepared for the Preliminary Plan assessed the topography, vegetation, wetlands and wildlife. The only constraint imposed on the Winsome development as a result of this assessment is the requirement for "no build"/preservation easements where the wetlands are within lots. There are no such preservation areas in Filing 1 and none of the proposed streets or culverts in Filing 1 will impact wetland areas.

The site is mainly native prairie grassland, with a concentration of Ponderosa Pine trees in the eastern portion of Filing No. 1. of the property and along the southern boundary. Much of this treed area is to be retained within an open space tract. There is the potential to improve the vegetation with the proposed noxious weed management plan and native plant restoration outlined in the ECOS Natural Features Report.

Noxious Weeds

The noxious weeds on the site are mainly contained within the proposed open space areas. ECOS provided a noxious weed management plan within the Natural Features Report, which recommends weed control prior to and during construction to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Metropolitan District and/or Home Owners Association will be responsible for weed control in the open space. With the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

Floodplain

Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041CO350G, dated December 7, 2018. Zone A indicates that Base Flood Elevations have not been determined. A floodplain boundary has been assessed by Vertex and the proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained mostly within the open space areas and does not impact any lots within Filing 1.

Wildlife

The ECOS report indicates that the site currently provides good habitat for a variety of wildlife. Birds are the most common wildlife, with mammals in the treed areas and reptiles and amphibians in and around the creek. The extensive area of open space proposed for the subdivision and within Filing 1 will provide a wide upland buffer for wildlife along the creek and the large lot configuration will minimize impact on wildlife. There will be low to no impact on protected species. The noxious weed management plan and recommended native plant revegetation will improve the wildlife habitat. Post and rail fencing is proposed on the perimeter of the subdivision and similar fencing will be the standard for the individual lots, which will be enforced by the Metro District and/or Home Owners Association.

Soils and Geology

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains.

Wildfire Hazard Mitigation

The treed areas within Filing 1 lie within an area mapped as High Hazard for wildfire. The current owners of the property undertook fire mitigation in 2013 and 2015, which included thinning trees, removing ladder fuels and modifying stand structure. The covenants for the subdivision will set out standards for fire mitigation to ensure that this is a Firewise community and meets the County Development Standards for Fire Protection. Additional fire mitigation may be required on the individual lots to bring them into compliance with these standards. The location and type of new landscaping on individual lots will also be controlled to minimize wildfire risks. The Wildland Fire & Hazard Mitigation Plan prepared by ECOS provides more detail on the potential wildfire fuels on the property and suggested mitigation measures.

PROJECT JUSTIFICATION

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f of the LDC as follows:

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

The Master Plan comprises the County Policy Plan and Black Forest Preservation Plan. The overall Winsome subdivision was fully analyzed in the context of the Master Plan policies with the approved Preliminary Plan and was found to be in compliance. As Filing 1 is consistent with the lot and open space configuration on the Preliminary Plan, it should also be found to be in compliance with the Master Plan.

Winsome Filing No. 1 conforms with the policies of the County Plan as the proposed 2.5-acre rural residential lots are compatible with the adjacent previously developed areas and will add significantly to the amenities and rural character of the area by preserving a substantial area of natural open space with public access. The proposed subdivision is located within Area 8 of the Black Forest Preservation Plan, where large lot residential development consistent with existing subdivisions is encouraged. Residential Goal 3A of the Plan seeks to perpetuate the rural residential character of the Black Forest. Subsequent policies that support this goal encourage clustered development to preserve open space and protect natural features, with a 5-acre overall density and a minimum lot size of 2.5-acres. Winsome Filing No. 1 includes 2.5-acre rural residential lots and a substantial area of accessible open space, which is consistent with the residential goals of the Preservation Plan.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Winsome Filing No. 1 is entirely in conformance with the lot and open space configuration on the Preliminary Plan.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

Winsome Filing 1 is consistent with the subdivision design standards and regulations, other than the two waivers that were approved with the Preliminary Plan. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

-
- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

Water service will be provided by individual domestic wells for the 47 residential lots. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The 47 lots in Filing 1 will generate an annual demand of approximately 28.20 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

- 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;**

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. Figure 8 of the report identifies potential sites for OWTS locations on each lot and where OWTS would not be suitable.

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

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains.

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

The Final Drainage Report prepared by Vertex analyses the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and six full-spectrum detention ponds.

As this is a phased development, detention ponds will be installed to maintain flow rates below historic levels at each phase of the project. To achieve this, some ponds will be built and put on line that are outside the boundary area for any given phase. For Filing 1, one full-spectrum detention pond and two water quality ponds are to be constructed to support the first phase of development. The two water quality ponds are located within Filing 1 and the detention pond is located to the north outside the Filing 1 area. Five road crossing culverts are also proposed in Filing 1, designed to accommodate 100% of the 5-year storm.

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

All lots except Lot 29 have direct access to public right-of-way. Access to Lot 29 is via a shared access easement through the adjacent Lot 30. A waiver to this requirement of Chapter 8.4.3(C)(2)(e) of the Land Development Code was approved with the Preliminary Plan.

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

All necessary services are available to the subdivision and will serve letters from all utility providers have been submitted. The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial areas of open space and recreational trails are provided.

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

The Falcon Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal. In conjunction with the Preliminary Plan, a waiver was approved for lot 30 for a driveway to exceed 300 feet without a turnouts or turnaround, as required by Chapter 6.3.3(c)(j) of the Land Development Code. This waiver was reviewed and supported by the Falcon Fire Chief.

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

The only off-site improvements identified for this first development Phase through the Preliminary Plan process was the need for an eastbound left-turn lane at the intersection of Hodgen Road and Winsome Way. This is to be installed with Filing 1.

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

All public improvements are to be constructed or financially guaranteed through the SIA. Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat.

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

The subdivision meets all applicable sections of Chapter 6 and 8, subject to the waivers approved with the Preliminary Plan, which were justified in the context of preserving the existing topography and natural features on the site.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

There are no know mineral estate interests associated with this property.

WINSOME FILING NO. 1

A PORTION OF SOUTH HALF OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.39 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 21890072 RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 768.98 FEET; THENCE S89°45'39"E, A DISTANCE OF 128.26 FEET; THENCE S69°47'19"E, A DISTANCE OF 306.30 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°47'19"W, HAVING A DELTA OF 2°06'42", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.97 FEET TO A POINT A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N19°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°13'35"E, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON CURVE; THENCE N30°48'16"W, A DISTANCE OF 68.07 FEET; THENCE N54°25'41"E, A DISTANCE OF 240.00 FEET; THENCE S40°33'13"E, A DISTANCE OF 117.62 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N40°33'13"W, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530.00 FEET A DISTANCE OF 203.49 FEET TO A POINT OF TANGENT; THENCE N41°49'33"E, A DISTANCE OF 100.05 FEET; THENCE S34°15'42"E, A DISTANCE OF 1,176.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°44'46"W, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970.00 FEET, A DISTANCE OF 244.03 FEET TO A POINT OF TANGENT; THENCE S54°46'33"W, A DISTANCE OF 146.74 FEET; THENCE S35°13'27"E, A DISTANCE OF 60.00 FEET; THENCE N54°46'33"E, A DISTANCE OF 146.74 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT ON CURVE; THENCE S32°53'11"E, A DISTANCE OF 363.08 FEET; THENCE S21°16'12"E, A DISTANCE OF 333.95 FEET; THENCE S10°20'00"E, A DISTANCE OF 247.91 FEET; THENCE S00°29'45"E, A DISTANCE OF 484.81 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 4,535.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,161,246 SQUARE FEET OR 164,400 ACRES.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DECRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS WINSOME FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO, ALL STREETS HEREBY PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS BILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, WINSOME, LLC, BY JERRY D. BIGGS, MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS DAY OF 202_ A.D.,

MANAGER, WINSOME LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 202_ A.D., BY JERRY D. BIGGS, MANAGER OF WINSOME, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

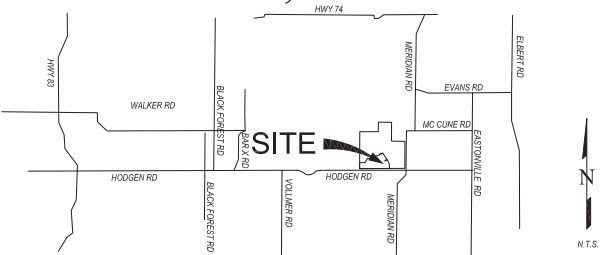
THE DEDICATION OF TRACTS B, C AND D WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE WINSOME METROPOLITAN DISTRICT NO. 1 BY SEPARATE DOCUMENT.

BY:

AS OF WINSOME METROPOLITAN DISTRICT NO. 1

NOTICE:

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



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 10, 2020.
- THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 21890072 RECORDS OF EL PASO COUNTY, COLORADO.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT WIDE PUBLIC UTILITY AND IMPROVEMENT EASEMENT (PUIE), AND AN ADJACENT 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE), ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE). THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF THE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO HODGEN ROAD OR MERIDIAN ROAD.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS DETERMINED BY FEMA PER FIRM PANEL 0804C0350G, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER 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.
- 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 PASO COUNTY AS RECORDED AT RECEPTION NO. 1, IN THE OFF OF THE CLERK AND RECORDED OF EL PASO COUNTY COLORADO, OR THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDE WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNTIED STATE POSTAL SERVICE REGULATIONS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- TRACT A IS TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- TRACTS B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT NO. 1
- THE WINSOME METROPOLITAN DISTRICT NO. 1 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER RECORDS OF EL PASO COUNTY, COLORADO.
- AN ADDITIONAL 40.00 FEET OF PRESERVATION EASEMENT IS PERSEVERED ON THE NORTH SIDE OF HODGEN ROAD FOR POTENTIAL FUTURE WIDENING.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55072022-16, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 13, 2020 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	90,700 SQ FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
B	58,217 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
C	790,895 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
D	15,002 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PARKING, TRAIL HEAD	WINSOME METROPOLITAN DISTRICT NO. 1

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

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

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF WINSOME FILING NO.1 WAS APPROVED FOR FILING BY THE EL PASO COUNT, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 202_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

COUNTY ASSESSOR DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

___ O'CLOCK __, M., THIS DAY OF 202_ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: DEPUTY

FEES:

SCHOOL FEE:

BRIDGE FEE:

PARK FEE:

DRAINAGE FEE:

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206



WINSOME FILING NO. 1
FINAL PLAT

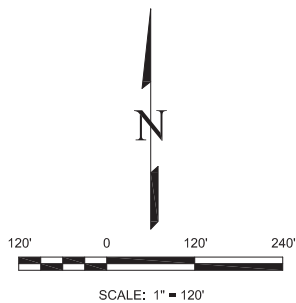
A PORTION OF SOUTH HALF OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: JWT
CHECKED BY: TWS

H-SCALE: N/A

JOB NO.: 1858-00
DATE CREATED: 12/26/19
DATE ISSUED: 1/23/20
SHEET NO: 1 OF 3

WINSOME FILING NO. 1
A PORTION OF SOUTH HALF OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

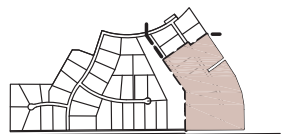


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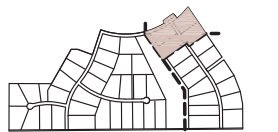
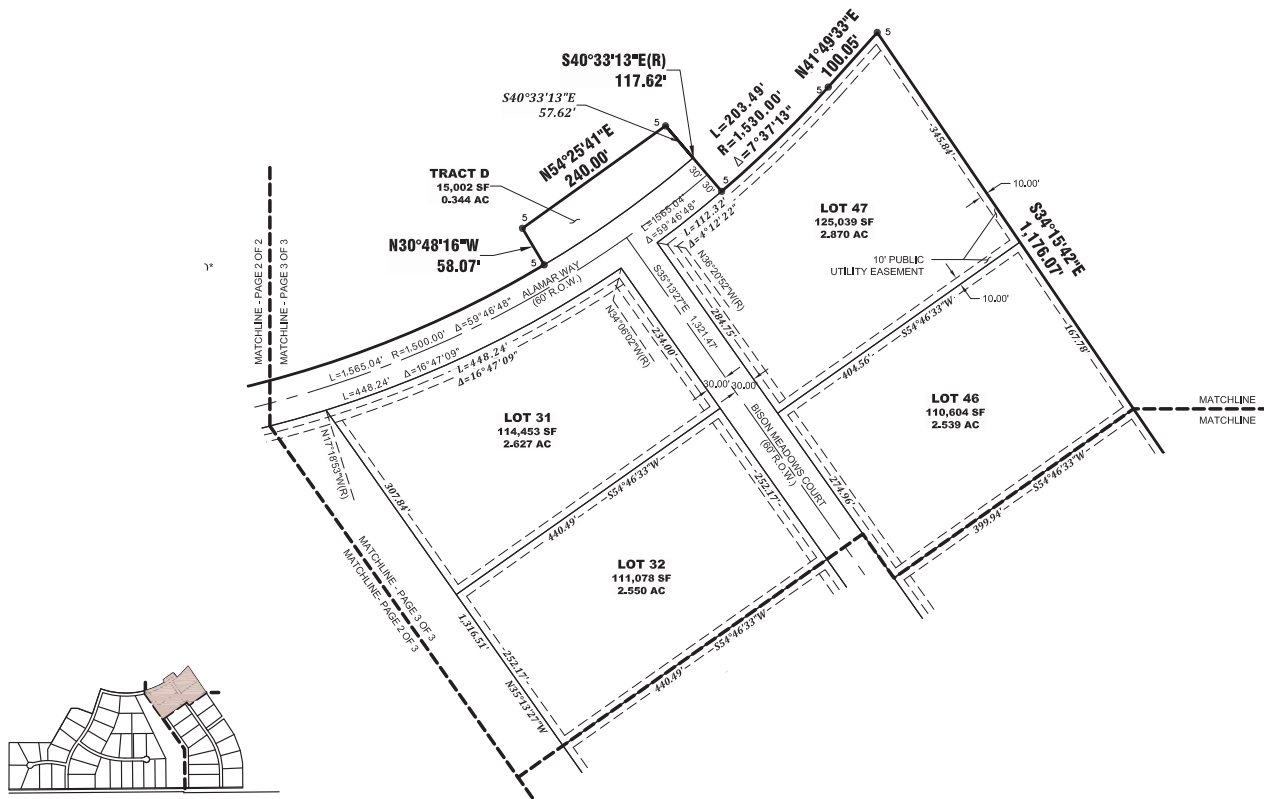
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- 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28658"
- 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 5 SET 1-1/2" ALUMINUM CAP STAMPED "EDWARD-JAMES PLS 33196"

* AREA NOT INCLUDED IN THIS SURVEY

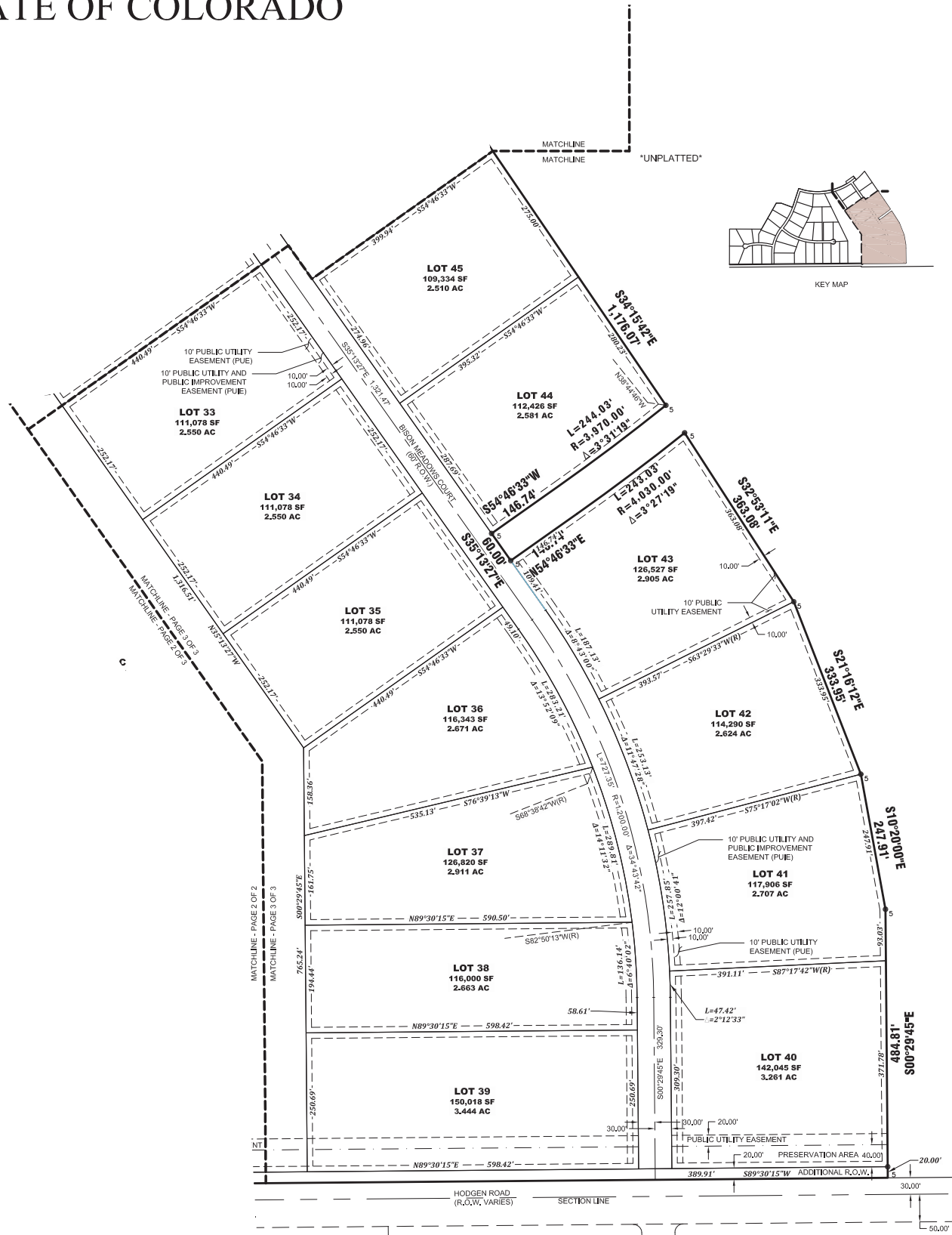
- BOUNDARY LINE
- EASEMENT LINE
- PRESERVATION LINE
- (R) RADIAL BEARING



KEY MAP



KEY MAP



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagle Ridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



WINSOME FILING NO. 1
FINAL PLAT

A PORTION OF SOUTH HALF OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY **JWT**
CHECKED BY **TWS**

H-SCALE 1"= 120'

JOB NO. 1858-00
DATE CREATED 12/26/19
DATE ISSUED 1/23/20
SHEET NO 3 OF 3

CONSTRUCTION DOCUMENTS
WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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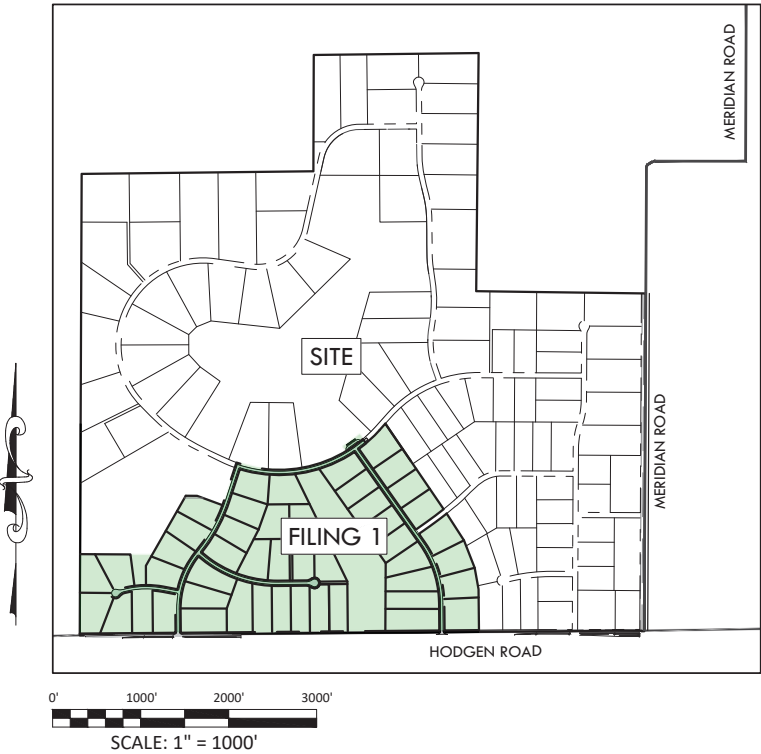
COVER SHEET
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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DATE: 01.22.20	1
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CHECKED BY: LPV	
JOB #: 49388.01	

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VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES
3	SITE PLAN
4	OVERALL GRADING PLAN
5	DETAIL GRADING PLAN - A1
6	DETAIL GRADING PLAN - A2
7	DETAIL GRADING PLAN - B1
8	DETAIL GRADING PLAN - B2
9	DETAIL GRADING PLAN - C2
10	EROSION CONTROL A1
11	EROSION CONTROL A2
12	EROSION CONTROL B1
13	EROSION CONTROL B2
14	EROSION CONTROL C2
15	EROSION CONTROL DETAILS
16	ROAD DEVELOPMENT - HODGEN ROAD 1
17	ROAD DEVELOPMENT - HODGEN ROAD 2
18	ROAD DEVELOPMENT - WINSOME WAY 1
19	ROAD DEVELOPMENT - WINSOME WAY 2
20	ROAD DEVELOPMENT - ALAMAR WAY 1
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23	ROAD DEVELOPMENT - BISON MEADOWS CT 2
24	ROAD DEVELOPMENT - MOSEY TRAIL 1
25	ROAD DEVELOPMENT - MOSEY TRAIL 2
26	ROAD DEVELOPMENT - CLOVE HITCH COURT 1
27	ROAD DEVELOPMENT - HODGEN ROAD STRIPING PLAN
28	ROAD DEVELOPMENT - HODGEN ROAD CROSS SECTION 1
29	ROAD DEVELOPMENT - HODGEN ROAD CROSS SECTION 2
30	DRAINAGE CULVERTS
31	WATER QUALITY POND C - PLAN AND PROFILE
32	WATER QUALITY POND C - STRUCTURE DETAIL 1
33	WATER QUALITY POND C - STRUCTURE DETAIL 2
34	WATER QUALITY POND D - PLAN AND PROFILE
35	WATER QUALITY POND D - DETAILS 1
36	WATER QUALITY POND D - DETAILS 2
37	DETENTION POND 3 - PLAN AND PROFILE
38	DETENTION POND 3 - DETAILS 1
39	DETENTION POND 3 - DETAILS 2

GOVERNING AGENCIES

EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

PLANNING REVIEWER:
NINA RUIZ
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JENNIFERIRVINE@ELPASOCO.COM

COUNTY ENGINEERING REVIEW MANAGER:
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ELIZABETHNIJKAMP@ELPASOCO.COM

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FALCONFIRE@FALCONFIREPD.ORG

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
303.692.3500

PROJECT CONTACTS

OWNER:
WINSOME, LLC
JOSEPH DESJARDIN
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
719.476.0800

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
ANDREA BARLOW
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOCOLORADO.COM

CIVIL ENGINEER:
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JASON PRIDDY
2420 W 26TH AVENUE, SUITE 100-D
DENVER, CO 80211
720.458.1575
JPRIDDY@VERTEXENG.COM

SURVEY:
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JONATHAN TESSIN, PLS
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.576.1216
JTSSIN@EJSURVEYING.COM

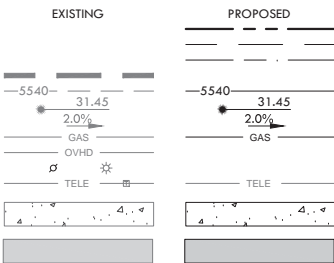
TRAFFIC ENGINEER:
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SEAN KELLAR
4741 CENTRAL STREET, SUITE 320
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970.219.1602
SKELLAR@KELLARENGINEERING.COM

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ENTECH ENGINEERING
JOE GOODE
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.531.5599
JGOODE@ENTECHENGINEERS.COM

LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE
FLOODPLAIN
CONTOUR
SPOT ELEVATION
SLOPE
GAS LINE
OVERHEAD ELECTRIC
UTILITY POLE
TELEPHONE LINE

CONCRETE
ASPHALT



CIVIL ABBREVIATIONS

ASSY	-ASSEMBLY
EG	-EXISTING GRADE
EL	-ELEVATION
EOA	-EDGE OF ASPHALT
ESMT	-EASEMENT
EX	-EXISTING
FG	-FINISHED GRADE
FL	-FLOWLINE
INV:	-INVERT
L	-LEFT
LF	-LINEAR FEET
ME	-MATCH EXISTING
PT	-POINT
PVC	-POLYVINYL CHLORIDE PIPE
R	-RIGHT
RAD	-RADIUS
STA:	-STATION
TYP	-TYPICAL
W/	-WITH

Z:\Shared\Projects\49000-49999\49300-49388\McCune Ranch\06-Engineering\Vertex Drawings\CD\Filing 1\49388-CD Filing 1-Site Plan.dwg Wednesday, January 22, 2020 11:39:45 PM
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CONSTRUCTION DOCUMENTS
WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTEX
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SITE PLAN

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO. REVISIONS

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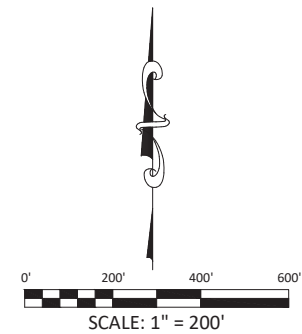
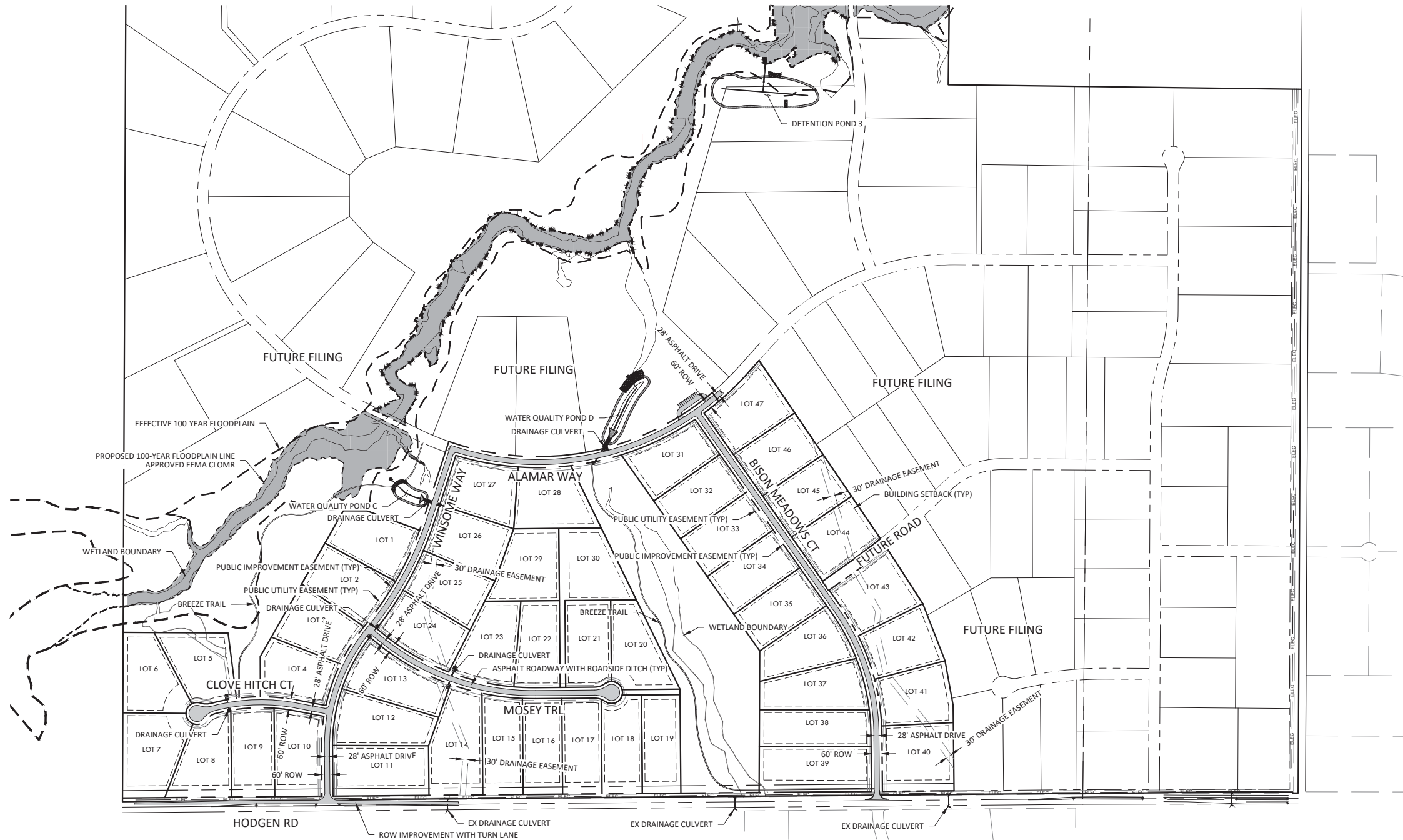
DATE: 01.22.20

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CHECKED BY: LPV

JOB #: 49388.01

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PCD FILE NO #####

CONSTRUCTION DOCUMENTS
WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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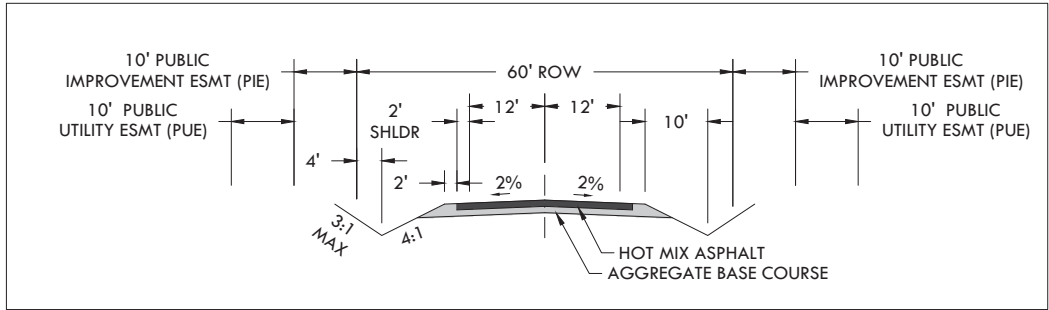
OVERALL GRADING PLAN

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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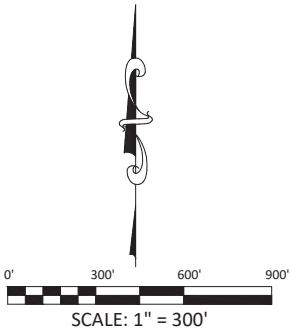
STANDARD EPC RURAL LOCAL ROADWAY CROSS SECTION

NOTES:

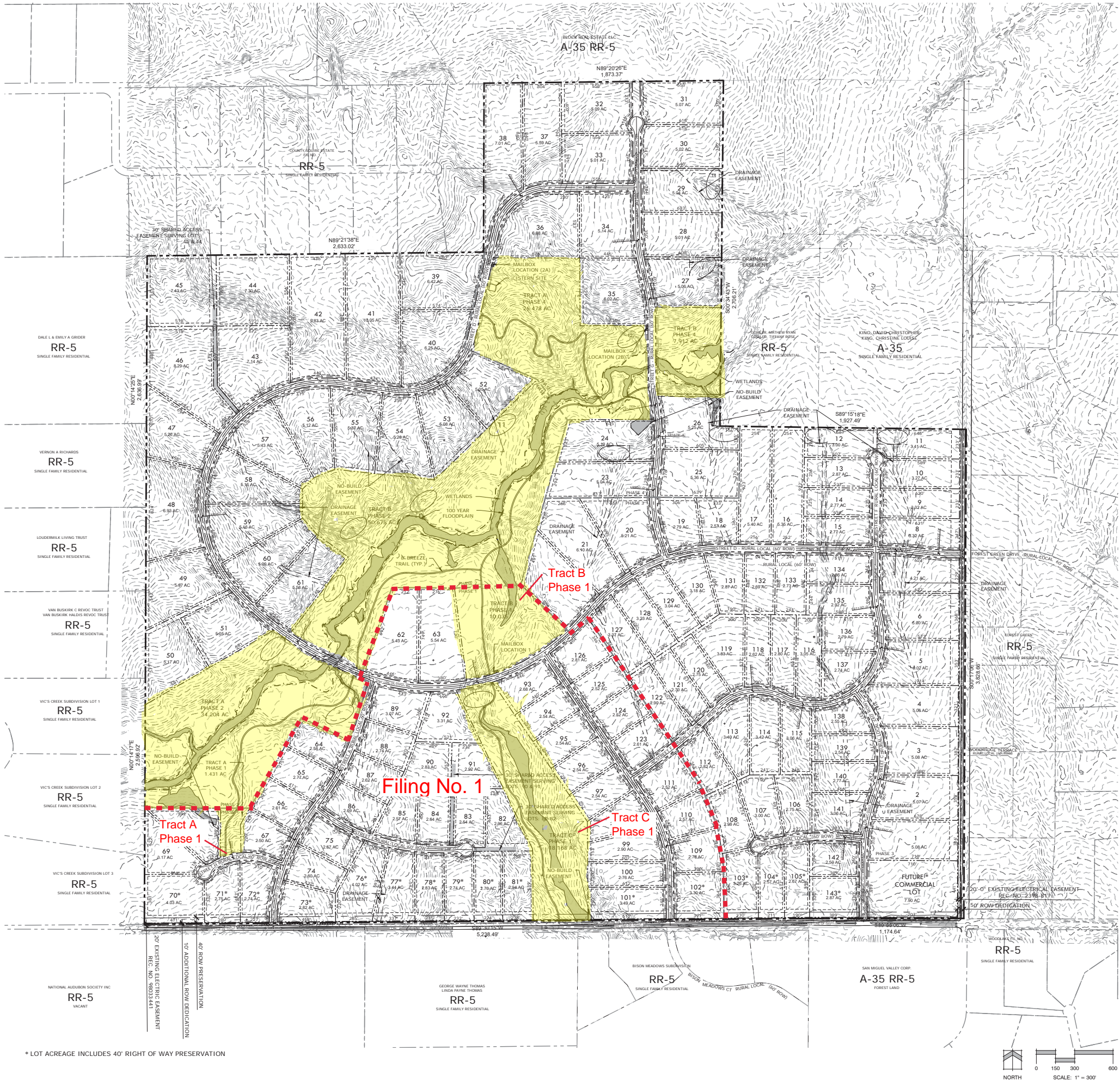
- EXISTING FLOODPLAIN AS SHOWN BASED ON FIRM MAP #08041C0350G PANEL 350 REVISED 12/7/2018.
- REPLANT ALL DISTURBED AREAS WITH COUNTY APPROVED SEED MIX.

EARTH WORK QUANTITIES

CLEAR AND GRUB	6,800 SY
RAW CUT	53,000 CY
RAW FILL	36,000 CY
15% COMPACTION	5,400 CY
EXPORT	11,600 CY



PCD FILE NO #####



LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- PUBLIC IMPROVEMENTS EASEMENT (P.I.E.)
- PUBLIC UTILITY EASEMENT (P.U.E.)
- BUILDING SETBACK
- INTERSECTION SIGHT DISTANCE
- 100 YEAR FLOODPLAIN
- 8' BREEZE TRAIL
- WATER QUALITY/DETENTION POND
- DRAINAGE CULVERT

Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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McCune

PRELIMINARY PLAN

DATE: 10-13-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10-15-18	JBS	INITIAL SUBMITTAL

SITE PLAN

2
2 OF 4
SP 18-XXX

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Creekside at Lorson Ranch Filing No. 1

Agenda Date: March 11, 2020

Agenda Item Number: # 7 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. The developer, Lorson LLC, is in the process of completing the requirements of a Final Plat subdivision application for Creekside at Lorson Ranch Filing No. 1. The Final Plat totals 83.09 acres and consists of 235 single family residential lots on 24.82 acres and 43.51 acres of open space (52.36%).

Lorson, LLC, has indicated their intention to construct urban park amenities within Creekside at Lorson Ranch Filing No. 1, and has requested the waiver of all urban park fees for the filing.

Please find attached the proposed Park Lands Agreements for Creekside at Lorson Ranch Filing No. 1 that includes providing \$67,680 in urban park fee credits for the installation of urban park amenities within Tract G. Urban park amenities include installation of a playground, park benches, trash cans, and soft surface paths.

County Parks is proposing to grant Lorson, LLC, credit for the urban park fees provided the Property Owner installs urban park amenities of an equal or greater value to serve the residents within Creekside at Lorson Ranch Filing No. 1. The Developer estimates the overall cost of the park to be approximately \$67,972. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Developer or the Lorson Ranch Metropolitan District.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement for Creekside at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners.

PARK LANDS AGREEMENT

CREEKSIDE AT LORSON RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this _____ day of _____, 2020, by and between Lorson, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS 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 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as Creekside at Lorson Ranch Filing No. 1 for development of 235 single-family residential lots.

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 Creekside at Lorson Ranch Filing No. 1 to be \$67,680.

D. The County desires to grant the Property Owner \$67,680 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract G, Creekside at Lorson Ranch Filing No. 1, which will provide urban recreation opportunities for residents living in 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, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for Creekside at Lorson Ranch Filing No. 1 through the installation of urban park improvements on Tract G of Creekside at Lorson Ranch Filing No. 1. The County further recognizes that this Park located in Creekside at Lorson Ranch Filing No. 1 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. 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 Creekside at Lorson Ranch Filing No. 1, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$67,680. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for Creekside at Lorson Ranch Filing 1.
- d. El Paso County Parks staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The 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 \$67,680 will be immediately paid to the County by Property Owner. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.


4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

LORSON, LLC

By: _____
Chair

By:  _____

ATTEST:

Clerk & Recorder


APPROVED AS TO FORM:

County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT:

 _____
President

ATTEST:

 _____
Secretary



Creekside at Lorson Ranch

**PARK LANDS AGREEMENT
FOR
URBAN PARK AMENITIES**

***SUBMITTED TO
EL PASO COUNTY***

URBAN PARK LAND AGREEMENT REQUEST **EL PASO COUNTY**

History of Lorson Ranch

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the approximate 2,000 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Another park was built last year on the North East side of the neighborhood. This project will provide an additional park within Lorson Ranch.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Murray Fountain, LLC (Property Owner) intends to construct a park in Creekside at Lorson Ranch.

Project Goals

The long- term goal of Murray Fountain, LLC is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Proposed playground is age appropriate for the 5 to 12-year old's and is ADA accessible. It will feature park benches and age specific playground equipment.

Population to be Served

There are approximately 1,200 homes within a 1/2-mile radius of the site. This park will welcome visitors from throughout Lorson Ranch and El Paso County.

Maintenance Responsibility Commitment

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the park and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

Lorson Ranch Park Timeline

Start Date: April 1, 2020

April 7, 2020 Grading and Pour Curbing for the Playground

April 11, 2020 Install Playground Equipment

April 14, 2020 Install Park Benches and Trash Cans

Install Trails and Final Touches

Completion Date: April 17, 2020

These deadlines are all weather permitting

Attachments

- 1. Figure 1- Cost Estimate**
- 2. Figure 2- Proposed Site Plan**
- 3. Figure 3- Lorson Ranch Map**
- 4. Figure 4- Equipment**

Figure 1- Cost Estimate

**COST ESTIMATE
Creekside at Lorson Ranch**

PARK

Description	Quantity	Rate	Total Cost
Equipment Free Style VI	1	\$26,129.00	\$26,129.00
Autumn Blaze Maple	3	\$600.00	\$1,800.00
Benches	4	\$566.00	\$2,264.00
Trash Cans	1	\$486.52	\$486.52
Playground Chips (Certified)	2,500	\$2.11	\$5,286.45
Concrete Services Curb	1	\$4,000.00	\$4,000.00
Brown Road Base 3/3 – Path	1	\$4,083.33	\$4,083.33
Brown Steel Edging 14 Gauge	15	\$19.81	\$297.51
Bobcat Services	30	\$150.00	\$4,500.00
Foreman Labor	25	\$75.00	\$1,875.00
General Labor	100	\$50.00	\$5,000.00
Shipping	1	\$6,500.00	\$6,500.00
Hydro Mulching with Tachfire per Acre¹	1.5	\$2,500.00	\$3,750.00
Delivery	4	\$125.00	\$500.00
Equipment Expense	1	\$1,500.00	\$1,500.00

Subtotal **\$67,971.81**

Total **\$67,971.81**

Figure 2 -Proposed Site Plan

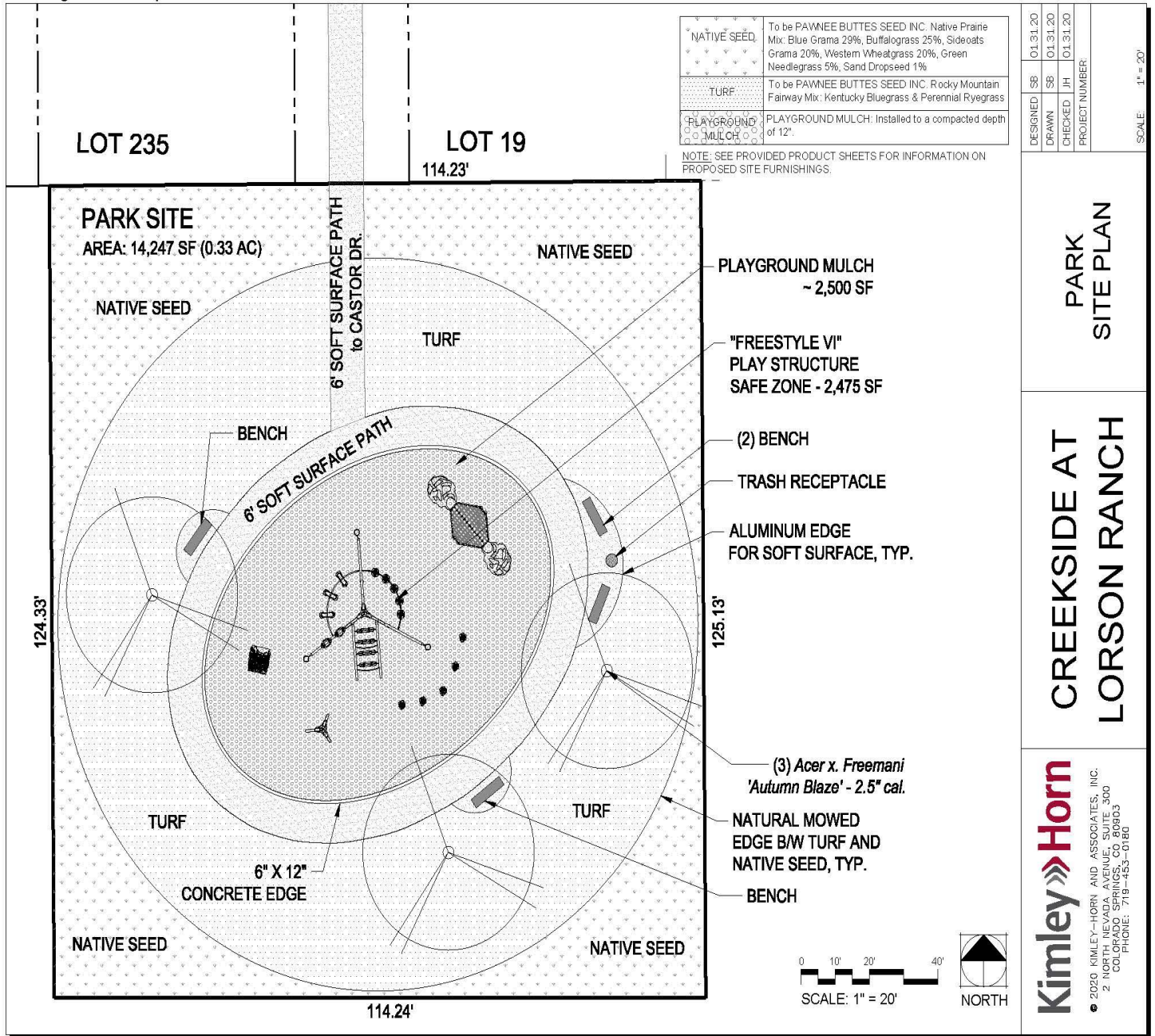


Figure 3 – Lorson Ranch Map



Figure 4 – Equipment





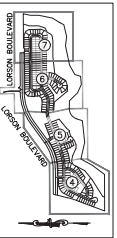
LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 20066"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 6 REBAR, CAP IS STAMPED "PLS 20066"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- FEMA FIRM FLOODPLAIN ELEVATION LABEL
- FEMA FIRM FLOODPLAIN ELEVATION
- MATCHLINE
- *NOT A PART*

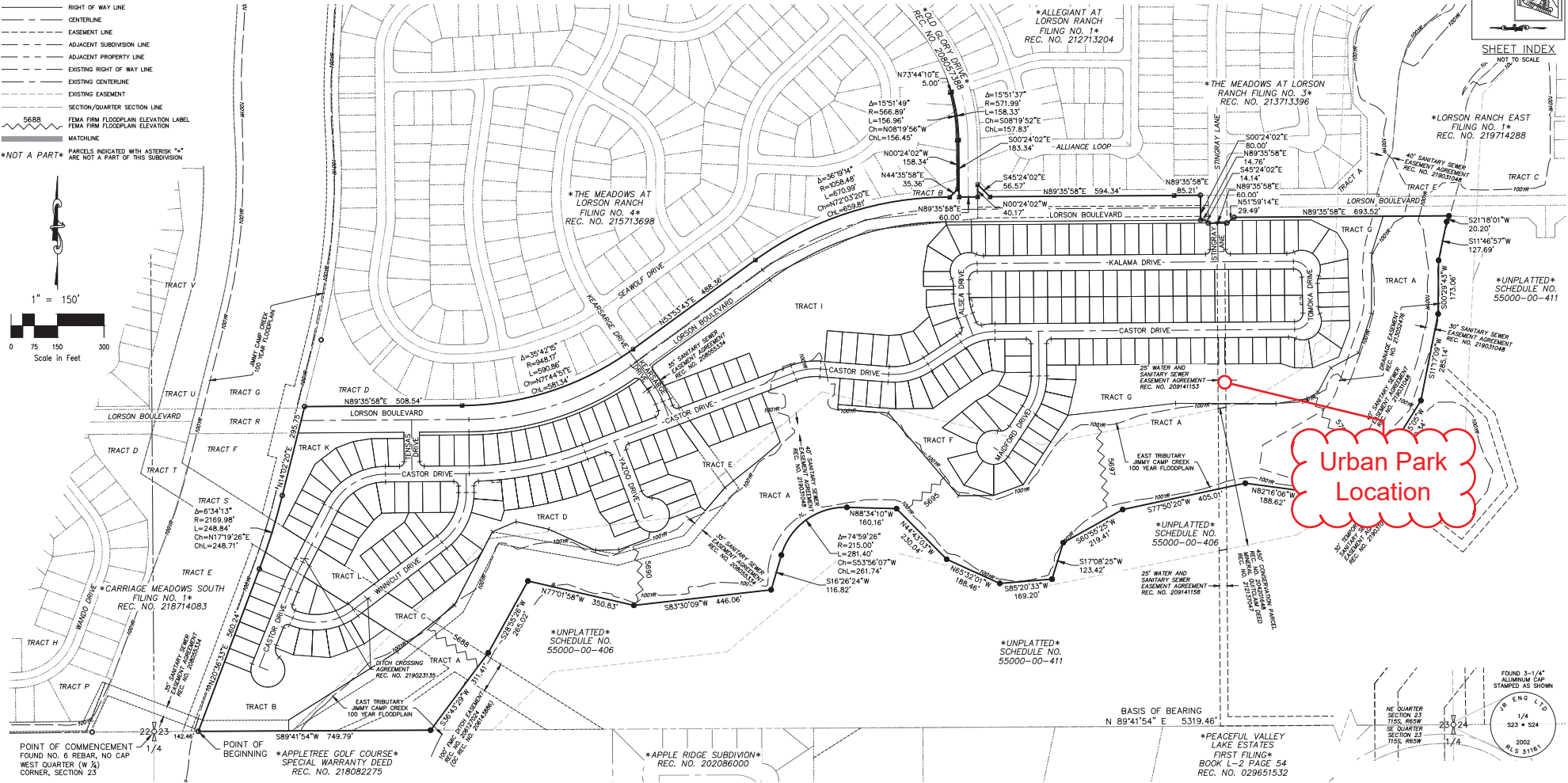
CREEKSIDE FILING NO. 1
TOTAL AREA = 3,619,292 S.F.
83.088 AC +/-

CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019



102 E PINE PEAK AVE., STE. 100
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-18-XXX

SHEET 3 OF 7

**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	High	
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	Brian Bobeck	Medium	
Venetucci Farm Proposal	Tim Wolken	High	
Capital Improvement Projects	Project Manager	Priority	Status
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer	High	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	Low	Planning Phase
Widefield Community Park Improvements - Phase II	Ross Williams	High	Planning Phase
Pineries Open Space Forestry Project	Brian Bobeck	High	Implementation Phase
Kane Ranch Open Space - Phase 1	Ross Williams	High	Planning Phase
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	Medium	
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Bid Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Fundraising Phase
Eastonville Regional Trail	Jason Meyer	High	Construction Phase
Fox Run Regional Park Improvements	Brian Bobeck	Medium	
Christian Open Space - Creekside Restoration	Jason Meyer	High	Planning Phase

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

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

<u>Facility Revenue Totals To Date</u>		2020			2019	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 58,693	\$ 121,307	\$ 33,155	
County Fair / Fairgrounds		\$ 261,000	\$ 64,230	\$ 196,770	\$ 56,383	
Total		\$ 441,000	\$ 122,923	\$ 318,077	\$ 89,538	
<u>Fundraising Revenue</u>		2020			2019	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 15,000	\$ 60,000	\$ 49,500	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 10,000	\$ 25,000	\$ 15,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 4,427	\$ 5,573	\$ 6,213	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,557	\$ 18,443	\$ 1,200	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -	\$ 48,000	
Total		\$ 185,000	\$ 75,984	\$ 109,016	\$ 119,913	
<u>Grant Funds</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Total		\$ 825,000				
<u>Parks Division Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		16	920		23	656

<u>Parks Facility Reservations</u>		2020			2019	2019
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails		1	600		2	416
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		5	54		12	130
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails		1	100			
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo		1	50			
Warming Hut		1	50			
Pavilions						
Trails		1	16			
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<u>Paint Mines Trail</u>		2	9			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
Total Park Facility Reservations		12	879		14	546

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		21	749		24	1,229
<u>Fairgrounds Facility Reservations</u>						
<u>February</u>						
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	0	0	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	26	1	25	
Senior Dinner		0	0	1	53	
COC Meeting		1	20	1	24	
Calhan Crafters		0	0	1	8	
AARP Tax Prep		4	60	4	60	
4-H Livestock Buyer's Clinic		1	25			
Queen Clinic		1	20	1	45	
Ranch Hand Swine Selection		1	30			
Gardening Seminar				1	35	
Golden Prairie 4H Meeting				1	20	
<u>Exhibit Hall</u>						
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
Beef Weigh-In		1	50	1	50	
Beef Exercise		1	20			
EPSO Mounted Unit Practice				1	12	

Whittemore - Fairgrounds					
Goat & Swine Clinic				1	30
Hathaway Automotive Swap Meet				1	400
Arena					
Month Total Fair Facility Reservations		12	271	16	782
Vandalism Report					
Incident	Date	Location	Area	Cost	
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400	
			Total	\$400	
Volunteerism					
		2020		2019	
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours
January		193	824	196	925
February		234	1,148	189	1,098
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Totals	20,000 hours	427	1,972	385	2,023

		2019				
February		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		68	417			
Adopt-A-Park / Trail / Volunteer Projects		138	620			
Front Range Community Service / CEO		0	0			
Total		234	1,148			
Programming	Goal	2020			2019	2019
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	92	3082	4.95	76	2764
February	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Colorado Wildlife Detectives	BCNC	5	68	5.00		
Winter Fun at Fox Run	BCNC	1	90			
DKG Retired Teacher's Group Meeting	BCNC	1	51			
A Valentine's Evening in Nature	BCNC	1	20	5.00		
Outreach: Bighorn Sheep Day	BCNC	1	1,000			
Winter Ecology Field Trip- Colorado College	BCNC	1	17	5.00		
Nature Explorers: Winter Scavenger Hunt	BCNC	3	47	5.00		
Aiken Audubon: 3 Billion Birds Gone	BCNC	1	43			
STEM & Snow Science	BCNC	1	20			
Birthday: All About Animals	BCNC	1	22	5.00		
El Paso County DHS Meeting	BCNC	1	18			
Kaum Special Needs Group	BCNC	1	10			
Little Wonders: Ways Animals Sleep	BCNC	3	49	5.00		
Back to Nature with Essential Oils	BCNC	1	14			

Mosaic	BCNC	1	9	
Free Forest School	BCNC	4	65	
Employee Satisfaction Meeting	BCNC	1	8	
CO Springs Mountain Hikers	BCNC	1	10	
Junior Bird Club	FCNC	1	5	5.00
Birthday Party: Prairie Dogs	FCNC	1	15	5.00
Nature Adventures: Rascally Rabbits	FCNC	1	22	5.00
Birthday Party: Nature Detectives	FCNC	1	21	5.00
Colorado Alliance for Environmental Educ. Workshop	FCNC	1	16	
2's & 3's Outdoors: Rambunctious Raccoons	FCNC	1	21	5.00
Valentine's is for the Birds	FCNC	1	17	5.00
Empowered	FCNC	1	15	
Pokemon Community Day	FCNC	1	50	
Kaum Adult Day Care	FCNC	1	8	
Bird Festival Steering Committee Mtg	FCNC	1	16	
Overture Day Care Group	FCNC	1	23	
Community Intersections Adult Day Care	FCNC	1	10	
Trolls in the Woods STEM Competition	FCNC	1	48	4.80
Pineries Open Space Hike	SPEVT	1	21	4.81
Winter Hobby Wine Competition	SPEVT	1	15	
Wine Tasting Event	SPEVT	1	62	4.42
Rainbow Falls Winter Waterfall Viewing	RF	1	381	
TOTALS		47	2327	4.94



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

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

February 2020

General Updates:

1. Facility rentals have generated \$58,634 which is 32% of our \$180,000 annual goal.

Special Events:

1. The Pikes Peak Road Runners kicked off the running season at County Parks in February with their classic Cross-Country race "Winter Series IV". The event was held on the east trail system of Bear Creek Regional Park.
2. CrossFit Endemic, a gym located in Fountain teamed up with the non-profit organization "Team Red White and Blue" to organize a fundraiser event in February. 100 participants ran, hiked and biked a section of the Fountain Creek Regional Trail. The goal was to get as many miles completed in a 12-hour period as possible. The fundraiser benefited local military veterans.
3. Several film and photo permits were issued in February: Fox Run Regional Park was the backdrop for a TV commercial for a local hospital. The Paint Mines Interpretive Park was used for several commercial photo shoots to include a fashion photo shoot.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – February 2020

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

Community Outreach

1. **Outreach News:** Staff sent out 32 Adopt-A-Park / Trail renewal agreements and is assisting with the Great American Clean Up and the Pikes Peak Birding and Nature Festival.
2. **Partner in the Park Program:** We have received \$5,000 from Bob and Elli Hostetler for Fox Run Regional Park and \$5,000 from Tender Care Veterinary Center for Falcon Dog Park.
3. **El Paso County Fair:** Every year staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 72% towards our financial goal. We need a "Presenting Sponsor." Please contact dananordstrom@elpasoco.com for more information.
4. **Friends Groups:** Our Friends Kick Off Event was a huge success! Thank you to all our Park Board Members and Staff that attended. If you missed out on all the fun, we have three Parties for Parks coming soon:
 - **East District:** JAKs Brewing Company, Wednesday, March 25, 6:00 pm – 7:30 pm
 - **South District:** Peaks N Pines Brewing Co., Thursday, April 16, 6:00 pm – 7:30 pm
 - **Central District:** Red Leg Brewing Company, Wednesday, May 13, 6:00 pm – 7:30 pm



Grants

1. A grant application to the Colorado Parks and Wildlife (CPW) Archery Range Grant Program for facility improvements at the archery range at Bear Creek Regional Park has been submitted. Proposed facility upgrades include facility signage installation, safety signage replacement, roof replacement, gutter installation, a port-o-let cover, storage shed installation, and a picnic pad construction with installation of a picnic table.
2. A grant application for a Community Development Block Grant to install additional pathways and sidewalks at the El Paso County Fair and Events Center has been submitted.
3. If you have an interest in working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – February 2020

Submitted by: Todd Marts, Division Manager

General

1. Bear Creek Nature Center Supervisor attended a day-long Train the Trainer Workshop: Guidelines for Excellence in Environmental Education hosted by CAEE (Colorado Alliance for Environmental Education). The workshop addressed ways to approach environmental education programming with a focus on fairness and accuracy, depth, emphasis on skills building, instructional soundness, action orientation and usability of materials. The information will help to inform the many environmental education programs created and offered at Bear Creek Nature Center.
2. Staff has secured use of a new conference software program to be used for the registration for the Pikes Peak Birding and Nature Festival. Staff is working on building the registration website and process in time for the March 21 opening day of registration.

Projects, Fundraising & Grants:

1. Staff finalized the two interpretive signs that will be installed at Rainbow Falls before the reopening in Spring of 2020. One sign will highlight the geological significance of the area, while the other sign will address the historical significance. The signs have been delivered and are ready for installation.

Programs & Special Events:

1. Bear Creek Nature Center Staff, along with Friends of El Paso County Nature Centers' Volunteers, hosted 'Winter Fun at Fox Run', a morning of family-friendly activities at Fox Run Regional Park. The event's activities included guided nature hikes, hot dog and marshmallow roasting, storytelling, snow science experiments, games, take-home bird feeder ornaments, and a Canine Winter King and Queen parade and contest. Contest prizes worth over \$200 were generously donated by local dog-friendly businesses Wag N Wash, Petsmart, Earthwise Pet Supply, and Bentley's Pet Stuff. Friends of Fox Run Park hosted an informational table about their newly-formed support group for the park. Approximately 90 people attended, primarily residents of Northern El Paso County.
2. Bear Creek Nature Center continued an annual tradition of attending Bighorn Sheep Day at Garden of the Gods Visitor Center. This year's event attracted over 3,000 participants.



Nature Center staff along with three volunteers offered a sheep headband craft as well as education and information about the many program offerings of El Paso County Nature Center. This outreach continues to be a very worthwhile endeavor for Bear Creek, allowing the nature center to connect with many local families.

3. Bear Creek Nature Center offered a 'Snow & STEM' Saturday program for children ages 6 through 11. Parents were invited to drop their children off for a 3-hour program comprised of snow science experiments, hiking, snow fort building and cooking over a campfire. The program was filled with 20 participants and earned \$395 for Friends of El Paso County Nature Centers.
4. The Rainbow Falls Winter Waterfall Viewing was on Saturday, February 8, with 381 visitors that came to enjoy and take pictures of the falls. Park Operations did a great job plowing the parking lot that morning, and Todd Marts was able to provide tracks up to the falls and back by making a trail with his snowshoes. A total of \$341.66 in donations was collected for the Rainbow Falls Parks trust.
5. There were 15 entries in the 2nd Annual El Paso County's Hobby Wine Competition. This is a significant increase from last year, where there were only 8 entries. The winners of this competition were announced at the Wine Tasting Event. The Wine Tasting Event and Awards Ceremony for the Hobby Wine Competition was held on Saturday, February 15, at Bear Creek Nature Center. 55 people enjoyed the wine tasting, which raised \$514.15.
6. The Pineries Open Space Hike was on Saturday, February 29, at 9am. This hike filled up three weeks before the event, and 19 people came to enjoy the space and learn more about the efforts that El Paso County is doing to improve the forest in that area. This hike was also in partnership with the Trails and Open Space Coalition.
7. Junior Bird Club, Saturday, February 1, attendance 5, score 5, revenue \$25. This group of young birders have definitely formed a bond with each other and with Jessica Miller who is the birding leader. Along with some special guest Tyler Stuart from the Aiken Audubon Society, these young birders learned to bird by ear, recognize sounds, patterns, and calls.
8. Valentine's is for the Birds, February 15, attendance 17, score 5, revenue \$100. This is the second year for this program which introduces people to the practice of birding through a powerpoint presentation of common backyard birds, making a valentine shaped birdseed ornament, and a birding hike. Messy and satisfying for all participants!
9. Hosted Colorado Alliance for Environmental Education (CAEE) workshop, February 12, attendance 16. Hosting this professional organization's workshops and trainings is a way that Fountain Creek Nature Center continues to support and connect to other professionals across Colorado and introduces them to our nature center. Two staff members attended the workshop and learned or reviewed valuable skills in how to be effective environmental educators.

10. Trolls in the Woods S.T.E.M. Competition, February 29, attendance 48, score 4.8, revenue \$100. This new, innovative program was an astounding success! Staff developed it from the ground up and it filled weeks before the program with 10 teams of 5, registration fee of \$10/team. We had a great age range of participants from young to seniors. Each team made up a team name for themselves, award certificates were prepared in advance and everyone received an award and prizes. Having 3 adult volunteer judges was extremely helpful and allowed staff to circulate, take pictures and answer questions. PPT was helpful in setting the stage for the S.T.E.M. concepts and activity schedule. Participants strongly requested that we do it again!



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COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT FEBRUARY, 2020

Parks Planning

Capital Project Management:

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 July 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. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC will complete approximately 11,000 feet of additional singletrack trail in late spring 2020. The park is scheduled for opening in Spring 2020.

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

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental



Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. The appropriate grant modifications are being prepared and Stantec is revising their scope to account for this change.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball 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 in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January 2020 and NES is working to develop design drawings. A GOCO grant was submitted in October 2019 to help fund Phase II improvements with a decision anticipated in June 2020.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All 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/II 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. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. The CDBG-funded Phase II Improvements project will take place in late spring / early summer 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. Design and construction of the Phase I Improvements is scheduled to take place in mid- to late-2020.

Flood Recovery:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019 and will be completed by March 2020. Currently the project is at 50% completion.

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 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Construction is anticipated in winter 2020.

Other:

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

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

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

Grants for Capital Projects - 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 2020.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – February has been a difficult month as snow continues to linger making it difficult to get out on the trails and preventing completion of pruning and landscape renovation tasks. The snow should make for a beautiful spring but has been difficult to work around over the last few weeks.

Staff took advantage of several adverse weather days and completed renovations to our breakroom area in the maintenance shop. Walls, ceiling, and trim were painted, and new appliances and chairs were assembled and installed.

As weather allows, we are continuing to prune landscape areas and add decorative landscape mulch. Fall clean-up efforts continue in areas that are clear of snow.

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.

With the large volume of snow, the main trail loop has become a muddy mess and staff began applying several inches of trail base material to help combat the mud.

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. All graffiti has been removed from the County owned portion of the site.

Downtown Facilities – The downtown team is nearly finished with pruning efforts and has shifted some attention to landscape bed restoration. We are in the preliminary stages of renovating a 2,500 sq. ft. landscape bed in front of Centennial Hall. A scope of work is being developed and we hope to hire a contractor in the next few weeks to excavate and prep the site for spring plantings.

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 Regional Trail – No new maintenance to report.

Training – Staff members attended Critical Incident training, Non-Potable Water Seminar, and an Irrigation training class presented by DBC.

East District:

County Fairgrounds – The East District team assisted with the County Fair Queen Clinic and the 4-H Beef Weighing / Tagging event. The Queen Clinic was held in the Livestock Arena Building and Swink Hall. The event was well attended and hopefully we will find our next County Fair Queen from the attendees. The Beef event had a good turnout of 4-H participants in the Livestock Arena Building and approximately 40 cattle were weighed and tagged.

Staff focused this month on restroom maintenance in the Fairgrounds buildings. Painting, minor repairs, caulking and floor maintenance have been our focus. The team has completed the restrooms in the new shop area, Swink Hall, Whittemore Building and continue working on the Livestock Arena Building prior to the Spring Bull Riding Series.

Homestead Ranch Regional Park – Staff spent a few days this month performing maintenance and repairs to the restroom facilities. Restrooms were deep cleaned, walls repainted, and minor repairs to doors and other hardware. All the sinks and stalls were caulked as well as minor graffiti removal. The restrooms will be ready for opening on April 1st.

North District:

General Information – The North District team focused on snow clearing from County facilities and northern parks this last month. In addition, staff attended annual County harassment training as well as irrigation classes provided by Denver Brass and Irrigation.

Fox Run Regional Park – The North team and EPC Wildland Fire continue fire mitigation efforts within the park. The snowfall amounts received in the North District this year have

provided favorable conditions for EPC Wildland Fire to conduct controlled burns and training. Staff repaired and rebuilt various road and trail head signs. During adverse weather conditions, staff focused on inventory, organization and elimination of unneeded supplies in the maintenance shop's upstairs storage area as well as building an irrigation pipe storage rack in the maintenance shed.

Black Forest Regional Park – Staff continues to remove firewood and create slash piles in the Vessie Ponds area of Cathedral Pines. EPC Wildland Fire was able to conduct controlled burns of slash piles near Vessie Ponds. Staff repaired and rebuilt various road and trail head signs.

Pineries Open Space – Staff continues to assist the forestry contractor performing mastication and removal of burnt trees in the northern corridor. Staff plowed pathways through snow drifts, removed fallen trees off fences and property lines, and flagged work areas and property boundaries for the contractor. Staff began cleaning and making repairs to the Pineries shop which will be used as a satellite shop and a storage area for supplies and equipment in the future.

Santa Fe Regional Trail – Staff repaired and rebuilt many road and trail head signs.

South District:

General Information – The precipitation in February was much needed and the South District team focused efforts on snow clearing. All Park Operations staff have done a great job clearing facilities prior to facilities opening. Some of the storms have continued throughout the day which has required continuous clearing.

Patrick Salamon completed annual Public Water System Operator certification training by attending Colorado Rural Water Association's Annual Training Conference in Denver. Training covered State regulation updates and other mandated requirements to provide water to park drinking fountains and restrooms.

Staff focused on refurbishing trash cribs throughout the month. Six trash cribs have been refurbished during adverse weather days.

Fountain Creek Regional Park – Staff met with Fort Carson Engineer Unit to discuss volunteer project opportunities for Fountain Creek Regional Park.

The South team made temporary repairs to parking lot potholes and will complete more permanent repairs in the spring. Staff removed shop cabinets that had water damage due to a leaking roof and pipe which has also been repaired.

Fountain Creek Nature Center – Staff repaired the Nature Center entrance sign solar lights located along Hwy 85.

Willow Springs Ponds – Construction continues with the FEMA funded bank stabilization project along Willow Springs north pond. The bank of Fountain Creek was severely eroded during past flood events. The project has experienced some schedule delays due to weather but remains on track at this time to be completed by the end of March.