

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, May 13, 2020 – 1:30 p.m.**

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

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>	Chair	
<b>2. Approval of the Agenda</b>	Chair	Approval
<b>3. Approval of Minutes</b>	Chair	Approval
<b>4. Introductions / Presentations</b>		
A. Bob Falcone Proclamation	Vice-Chair	Approval
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
<b>6. Development Applications</b>		
A. Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat	Jason Meyer	Endorsement
<b>7. Information / Action Items</b>		
A. National Trails Day Proclamation	Chair	Approval
B. 2020 – 21 Officer Elections	Chair	Approval

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

RECORD OF PROCEEDINGS

*Minutes of the April 8, 2020  
El Paso County Park Advisory Board Meeting  
Community Services Department, 2002 Creek Crossing  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Kiersten Steel  
Julia Sands de Melendez, Secretary  
Anne Schofield, Third Vice-Chair  
Jim Cassidy  
Alan Rainville  
Terry Martinez  
Susan Jarvis-Weber

Staff Present:

Tim Wolken, Community Services Director  
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  
Ross Williams, Park Planner

Absent: Ed Hartl, Vice-Chair

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. The meeting was conducted by conference call to address the COVID – 19 pandemic.
2. Approval of Agenda: **Julia Sands de Melendez made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the March 11, 2020 meeting minutes. Terry Martinez seconded the motion. The motion carried 8 - 0.**

4. Introductions and Presentations:

None

5. Citizen Comments:

None

6. Development Applications:

**A. Solace of Colorado Springs Preliminary Plan**

Greg Stachon introduced the Solace of Colorado Springs Preliminary Plan and addressed questions by the Board.

**Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 which will be**

**required at the time of recording of future final plat(s). Alan Rainville seconded the motion. The motion passed 8 – 0.**

**B. The Reserve at Corral Bluffs Filing No. 3 Final Plat**

Greg Stachon presented The Reserve at Corral Bluffs Filing No. 3 Final Plat and addressed questions by the Board. Citizen comments included concerns that the proposed development encroaches into the Corral Bluffs Candidate Open Space Area as identified in the County Parks Master Plan. Tim Wolken indicated that the candidate open space areas identified in the Master Plan have arbitrary boundary lines that are meant to generally identify areas of interest. Several citizens also expressed concerns about potential impacts to the Corral Bluffs Open Space from the proposed development.

**Alan Rainville recommended to the Planning Commission and Board of County Commissioners that the approval of The Reserve of Corral Bluffs Filing No. 3 Final Plat include the following conditions: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$2,802 which will be required at the time of recording of the final plat (2) the El Paso County Park Advisory Board recognizes that Corral Bluffs Open Space is a highly sensitive area and strongly recommends that the developer work with the City of Colorado Springs to minimize impacts to the nearby Corral Bluffs Open Space area. Terry Martinez seconded the motion. The motion passed 8 – 0.**

**C. The Reserve at Corral Bluffs Filing No. 4 Final Plat**

Greg Stachon presented the Reserve at Corral Bluffs Filing No. 4 - Final Plat and addressed questions by the Board.

**Alan Rainville recommended to the Planning Commission and Board of County Commissioners that the approval of the Reserve at Corral Bluffs Filing No. 4 Final Plat include that following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$2,335 which will be required at the recording of the final plat (2) the El Paso County Park Advisory Board recognizes that Corral Bluffs Open Space is a highly sensitive area and strongly recommends that the developer works with the City of Colorado Springs to minimize impacts to the nearby Corral Bluffs Open Space area. Terry Martinez seconded the motion. The motion passed 8 – 0.**

**D. Creekside South at Lorson Ranch – PUDSP**

Jason Meyer provided an overview of the Creekside South at Lorson Ranch – PUD site plan.

**Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch Planned Unit Development include the following conditions: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000 will be required at time of the recording of the forthcoming final plat(s). 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 forthcoming final plats. Jim Cassidy seconded the motion. The motion passed 8 – 0.**

**E. Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment**

Ross Williams provided an overview of Cherry Springs Ranch Filing No.2 Development Plan and PUD Amendment.

**Jim Cassidy recommended to the Planning Commission and the Board of County Commissioners that the approval of Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment includes the following conditions: (1) require a plat note stating the following: “Due to the currently indefinable nature of the proposed Cherry Creek Primary Regional Trail corridor, El Paso County may request a 25’ regional trail easement in the future, which will allow for public access, as well as construction and maintenance of the regional trail. This trail easement, when requested, must be dedicated to El Paso County and located outside the bounds of the proposed Highway 105 right-of-way,” and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,137 will be required at the time of the recording of the forthcoming final plat. Alan Rainville seconded the motion. The motion passed 8 – 0.**

7. Information / Action Items:

**A. 2020 Neighbor Up! Month – Memorandum of Understanding – Council of Neighbors and Organizations**

Tim Wolken presented the Memorandum of Understanding with the Council of Neighbors and Organizations (CONO) for the 2020 Neighbor Up! Month. CONO is coordinating the Neighbor Up! Month in September 2020. These events are designed to promote safe, resilient, healthy and productive neighborhoods in El Paso County.

**Kiersten Steel moved to endorse the MOU with CONO for 2020 Neighbor Up! Month. Terry Martinez seconded the motion. The motion passed 8 – 0.**

**B. 2020 Park Advisory Board Tour**

Brian Bobeck presented the locations for the 2020 Park Advisory Tour which will include the Ute Pass Regional Trail, Rainbow Falls Historic Site, Bear Creek Nature Center and the Bear Creek Regional Park. The tour is scheduled for May 9<sup>th</sup>.

8. Monthly Reports

N/A

9. Board/Staff Comments:

Tim Wolken stated that because of the COVID-19 crisis, nature centers, playgrounds, pavilion, and other gathering areas in County Parks are closed until at least April 26. Mr. Wolken stated that trails and open spaces are being heavily used at this time with most citizens honoring the

## RECORD OF PROCEEDINGS

social distancing requirements. Paint Mines Interpretive Park is experiencing especially heavy use. He stated that staff is onsite on weekends to monitor the situation.

Alan Rainville inquired about the 2020 Birding Festival. Todd Marts stated that the committee decided to cancel the festival due to COVID-19 concerns.

10. Adjournment: The meeting adjourned at 3:31 p.m.

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Julia Sands de Melendez, Secretary

## **Proclamation**

**WHEREAS,** Mr. Bob Falcone served as a Commissioner District #5 representative on the El Paso County Park Advisory Board from December 2014 to May 2020; and

**WHEREAS,** Mr. Falcone served as Chair of the Park Advisory Board from 2016 to 2020 and served on numerous master planning and park improvement committees; and

**WHEREAS,** Mr. Falcone's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS,** Mr. Falcone exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public processes and provide input on park projects; and

**WHEREAS,** Mr. Falcone continually fostered unity and consensus and helped create an environment where all Park Advisory Board members and citizens felt heard and respected; and

**WHEREAS,** Mr. Falcone's insight, enthusiasm, extensive knowledge of the County park system, and positive attitude have been appreciated by both the Park Advisory Board and staff; and

**WHEREAS,** Mr. Falcone, also known as "Hiking Bob", serves as a long-standing leader in the promotion and support of parks, trails and open spaces in the Pikes Peak Region.

**NOW, THEREFORE, BE IT RESOLVED** that the Park Advisory Board hereby expresses its sincere appreciation to Mr. Falcone for his years of volunteer service that has significantly improved the quality of life for El Paso County citizens.

**AND BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Bob Falcone's volunteer service, and an executed copy thereof be read and then delivered to him.

**DONE THIS** 13<sup>th</sup> day of May 2020, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

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Ed Hartl, Vice-Chair

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat

**Agenda Date:** May 13, 2020

**Agenda Item Number:** #6 - A

**Presenter:** Jason Meyer, Planning Supervisor

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

#### **Background Information:**

Request by Lorson, LLC for approval of Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat. The development is zoned PUD (Planned unit Development) and is located southeast of the intersection of Marksheffel Road and Fontaine Boulevard. The Final Plat totals 5.44 acres and includes 49 single-family attached dwelling units on 1.68 acres, open space totaling 2.38 acres, and street / rights-of-way totaling 1.38 acres.

Open space dedication exceeds the 10% minimum for PUD zoning by providing 43.75% of the site as dedicated open space. Both the proposed open space dedication and density agree with the previously approved PUD Development Plan / Preliminary Plan (PUDSP) which was considered by the Park Advisory Board on June 12, 2019 and endorsed the following recommendation:

*“Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUD Development Plan / Preliminary Plan include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. 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.”*

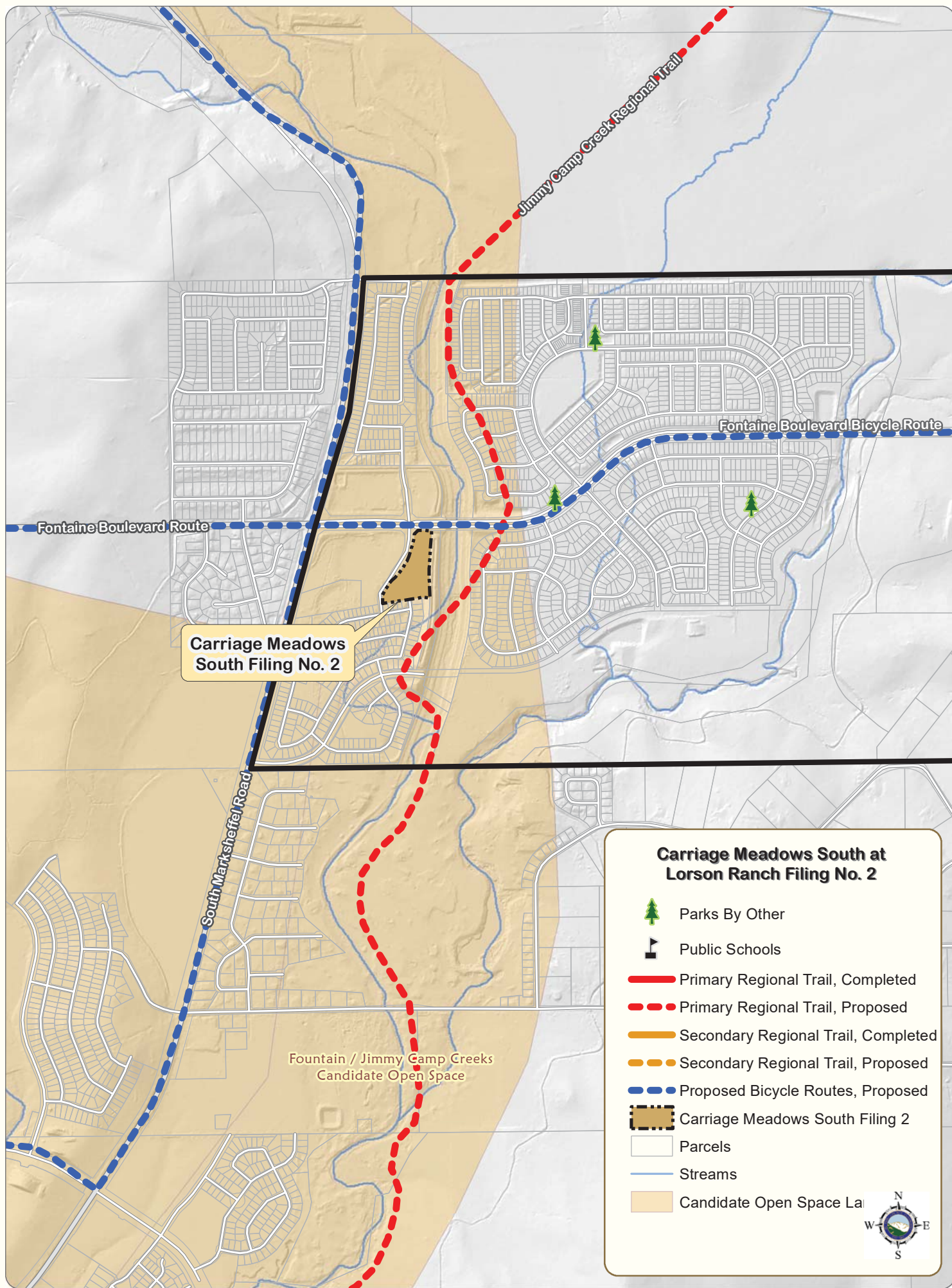
Staff notes that the current final plat application has been revised to include 49 dwelling units which is one less than the previously considered PUDSP. One dwelling unit was removed along Firesteel Drive as a result of further discussions and site plan refinement with Planning and Community Development.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Carriage Meadows South Filing No. 2 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional rails or non-County trails within the Carriage Meadows South Filing No. 2 project area. Detached sidewalks provide pedestrian connections within the project area. Since no regional trail easements are required, staff recommends fees for regional and urban park purposes as outlined below.



**Recommended Motion:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$22,883 and urban fees in the amount of \$14,455. 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

April 16, 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.

<b>Name:</b>	Carriage Meadows South Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2011	<b>Total Acreage:</b>	5.44
		<b>Total # of Dwelling Units:</b>	49
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	22.52
Lorson, LLC	Core Engineering Group, LLC	<b>Regional Park Area:</b>	4
		<b>Urban Park Area:</b>	4
212 N. Wahsatch Ave., Suite 301	15004 1st Ave., South	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80903	Burnsville, MN 553306	<b>Proposed Zoning Code:</b>	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
<b>Regional Park Area: 4</b>		<b>Urban Park Area: 4</b>		
0.0194 Acres x 49 Dwelling Units = 0.951		Neighborhood:	0.00375 Acres x 49 Dwelling Units =	0.18
<b>Total Regional Park Acres: 0.951</b>		Community:	0.00625 Acres x 49 Dwelling Units =	0.31
		<b>Total Urban Park Acres:</b>		<b>0.49</b>

FEE REQUIREMENTS		Urban Park Area: 4	
<b>Regional Park Area: 4</b>		<b>Urban Park Area: 4</b>	
\$467 / Dwelling Unit x 49 Dwelling Units = \$22,883		Neighborhood:	\$116 / Dwelling Unit x 49 Dwelling Units = \$5,684
<b>Total Regional Park Fees: \$22,883</b>		Community:	\$179 / Dwelling Unit x 49 Dwelling Units = \$8,771
		<b>Total Urban Park Fees: \$14,455</b>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$22,883 and urban fees in the amount of \$14,455. 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

- ❑ **SUBDIVISION NAME:** Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat is located to the east of Carriage Meadows Drive, south of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 5.43 acres. This final plat incorporates all of the Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/Preliminary Plan area and will include 49 lots and eighteen tracts for street/landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Carriage Meadows South Filing 2 HOA. Private streets will be owned and maintained by the Lorson Ranch Metropolitan District. El Paso County Project Number **SF 20-xxxx** has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC as Nominee for Heidi, LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat is based on the previously approved and recorded Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/ Preliminary Plan PUDSP-19-005.

A finding of water sufficiency was made by the Board at the time of the preliminary plan approval. Applicant requests this final plat be approved administratively.

The entire development site is 5.43 acres located within the west portion of Lorson Ranch, west of Jimmy Camp Creek. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of Jimmy Camp Creek that the Lorson Ranch Metropolitan District currently owns and maintains located east of this site. The existing FMIC (Fountain Mutual Irrigation Company) easement is located east of this site which shall remain in place. The proposed Carriage Meadows South at Lorson Ranch Filing No. 2 Plat includes 49 single family attached lots on approximately 5.43 acres for a density of 9.02 DU/ Acre. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for this plat includes single family attached lot types with typical sizes of: 24' x 60' (1,440 SF); Carriage Meadows Drive and Rubicon Drive provide two public access points for this development.

### **El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:**

The Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***  
Carriage Meadows South at Lorson Ranch Filing No. 2 is in compliance with the approved sketch plan amendment and the recently approved Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/ Preliminary Plan approved (PUDSP-19-005). The Carriage Meadows South at Lorson Ranch Filing No. 2 plat is west of Jimmy Camp Creek, south of Fontaine Boulevard, and west of Carriage Meadows Drive. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed plat is compatible with previously approved developments located to the south.



2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** This final plat is within the overall Lorson Ranch development and is a continuation of the planned community in the west portion of Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.
  3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space to the east. There are buffer tracts along Lorson Boulevard which will be landscaped along with areas outside the ROW as shown on the landscape plan and are not part of the plat submittal. Lorson Boulevard is constructed at this time and the landscaping will be constructed. Landscaping will be owned and maintained by the Carriage Meadows South Filing 2 HOA.
  4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Carriage Meadows South Filing No. 2 is in response to the market demand for a higher density of single family residential lots located within walking distance of parks, trails, and open space.
- ***The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;***  
The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. Findings of consistency and/or general conformance with the Master Plan were made with the review and approval of the Carriage Meadows South at Lorson Ranch Filing No. 2 PUD which included preliminary plan approval. The final plat is consistent with the approved PUD and preliminary plan.
  - ***The subdivision is in substantial conformance with the approved preliminary plan;***  
The final plat is in substantial conformance with the approved Carriage Meadows South at Lorson Ranch Filing No. 2 preliminary plan which was part of the PUD submittal and approval.
  - ***The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;***  
The subdivision is consistent with the design criteria 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.
  - ***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;***  
Widefield Water and Sanitation District will provide water service to the subdivision. Findings of sufficiency were made with the PUD/preliminary plan approval. The final plat remains consistent with the conditions and/or terms of those findings.
  - ***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;***  
Widefield Water and Sanitation District will provide wastewater/public sewage disposal service to the subdivision. El Paso County Public Health made a finding that the proposed methods of disposal through District service provision is adequate to support the proposed subdivision.

- ***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)];***  
All areas 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)].
  - ***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;***  
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
  - ***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;***  
Legal and physical access is provided to all parcels by public rights of way acceptable to the County in compliance with this Code and the ECM.
  - ***Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;***  
Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
  - ***The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;***  
The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
  - ***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;***  
Off-site impacts have been 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;
  - ***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;***  
Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
  - ***The subdivision meets other applicable sections of Chapter 6 and 8; and***  
The subdivision meets other applicable sections of Chapter 6 and 8;
  - ***The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]***  
The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
- **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Carriage Meadows Drive and Rubicon Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, and telecommunications. Existing detention/WQ pond (Pond G1/G2) constructed in 2017 will serve this site. Jimmy Camp Creek is located east of this plat was relocated and stabilized in 2006. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications.

- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows South at Lorson Ranch Filing No. 2 final plat comprises of 5.44 acres. The final plat has 1.36 acres of streets/ROW, 2.38 acres of open space/landscaping, and 1.68 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 49 Single Family Residential Dwelling Units on 5.43 acres (9.02 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 1440 sq. ft. 24' x 60' (1,440 SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 5.43 acres. Open Space/Landscaping = 2.38 acres (43.8% of 5.43 acres). This includes fifteen tracts for buffers/landscaping/open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public and private sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Carriage Meadows South Filing 2 HOA.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows South at Lorson Ranch Filing No. 2
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**  
 The proposed Carriage Meadows South at Lorson Ranch Filing No. 2 includes the approved landscape plan for roadway buffer and open space tracts owned and maintained by the HOA. There are no landscaping improvements within public ROW.  
 All required landscape and streetscape planting associated with the approved landscape plan for the Carriage Meadows at Lorson Ranch Filing No. 2 PUD (PCD File No. PUDSP-19-005) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage (172') within a 25-foot setback for a total of 9 trees as part of this filing along the south side of Fontaine Blvd. 52 trees with 70 substitution shrubs are located within the 25 roadway setback (minor arterial) of Carriage Meadows Drive within a 15' roadway landscape setback. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. There are no proposed streetscape plantings within the proposed open spaces tracts. The planting design incorporates a mix of evergreen and deciduous trees. Additional areas of open space include the existing FMIC easement and the open space provided along the east tributary of Jimmy Camp Creek and no landscaping will be proposed in these open space areas. Landscaping will be constructed by the developer and maintained by the Carriage Meadows South Filing 2 HOA. All open space tracts within this filing include planned trail networks which connect open spaces throughout the greater Lorson Ranch development area.

- ❑ **PROPOSED ACCESS LOCATIONS:** Access to Lorson Ranch is from the easterly extension of Fontaine Blvd at Marksheffel and from Lorson Blvd at Marksheffel. Proposed access into the filing will be from Carriage Meadows Drive from the west and Rubicon Drive from the south.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Carriage Meadows South at Lorson Ranch Filing No. 2 will utilize one centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located outside the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.



## CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE, RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### TO WIT:

TRACT O, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714083 IN THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF CARRIAGE MEADOWS DRIVE, RIGHT-OF-WAY, BEING A PORTION OF THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT O, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD;

THENCE ALONG THE WESTERLY LINE OF TRACT U, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S02°25'53"W A DISTANCE OF 348.68 FEET TO A POINT OF TANGENT;
- 2) THENCE 288.07 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,274.97 FEET, A CENTRAL ANGLE OF 7°15'18", A CHORD OF 287.87 FEET WHICH BEARS S00°42'37"W TO A POINT OF REVERSE CURVE;
- 3) THENCE 92.97 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,725.00 FEET, A CENTRAL ANGLE OF 3°09'17", A CHORD OF 92.96 FEET WHICH BEARS S02°22'12"E TO THE NORTHEAST CORNER OF TRACT V, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1".

THENCE N88°10'11"W ALONG SAID NORTH LINE, 86.65 FEET TO THE NORTHEAST CORNER OF LOT 103, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"; THENCE S84°58'40"W ALONG SAID NORTH LINE AND THE NORTH LINE OF RUBICON DRIVE, 160.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF RUBICON DRIVE; THENCE S05°01'40"E ALONG SAID RIGHT-OF-WAY LINE, LINE 4, 47 FEET TO THE NORTHEAST CORNER OF LOT 102, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1";

THENCE S80°08'59"W ALONG THE NORTH LINE OF LOTS 102 THROUGH 98, A DISTANCE OF 269.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARRIAGE MEADOWS DRIVE;

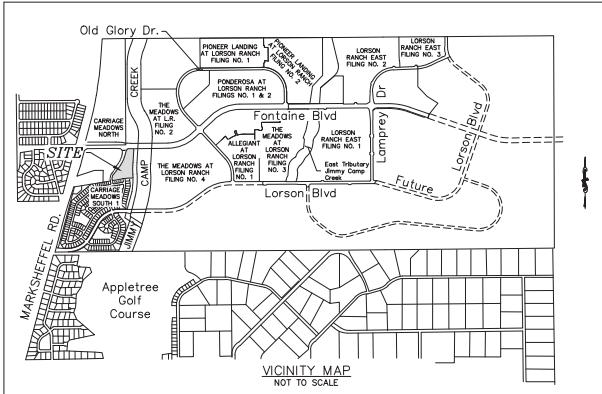
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N09°51'51"W A DISTANCE OF 17.76 FEET TO A POINT OF CURVE;
- 2) THENCE 140.64 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46°02'46", A CHORD OF 136.89 FEET WHICH BEARS N13°08'13"E TO A POINT OF TANGENT;
- 3) THENCE N36°09'36"E ALONG SAID TANGENT 118.53 FEET;

THENCE N36°07'21"E, A DISTANCE OF 100.12 FEET; THENCE N36°09'36"E, A DISTANCE OF 74.13 FEET TO A POINT OF CURVE; THENCE 207.94 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 20°01'26", A CHORD OF 206.86 FEET WHICH BEARS N26°08'53"E; THENCE N15°51'17"E, NON-TANGENT TO THE PREVIOUS COURSE, 187.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FONTAINE BOULEVARD;

- 1) THENCE N44°18'57"E A DISTANCE OF 56.44 FEET;
- 2) THENCE N89°26'47"E A DISTANCE OF 144.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 236,952 SQUARE FEET (5.440 ACRES) OF LAND, 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 LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY 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.

DORIS ADDRESS:  
212 N. WINDSOR AVENUE  
SUITE 901  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 655-3200  
FAX: (719) 655-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY  
ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

### EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212115548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

### ACCEPTANCE CERTIFICATE FOR TRACTS:

#### CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

### SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VERNON P. TAYLOR DATE  
COLORADO PLS NO. 25986, FOR AND ON BEHALF OF MAS CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, COLORADO 80903

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

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING 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

### COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

### RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES: BY: DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.062	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
B	0.031	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
C	0.162	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
D	0.022	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
E	0.065	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
F	0.061	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
G	0.273	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
H	0.239	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
I	0.120	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
J	0.297	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
K	0.029	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
L	0.006	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
M	0.822	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
N	0.070	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
O	0.035	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
P	0.561	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
Q	0.262	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
R	0.128	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
TOTAL	3.335		
CM52HOA = CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION			

### SUMMARY:

49 LOTS	1.681 ACRES	30.92%
PUBLIC ROW	0.424 ACRES	7.80%
18 TRACTS:		
6 STANDARD	1.359 ACRES	24.97%
9 OPEN SPACE	1.025 ACRES	18.83%
3 PRIVATE STREETS	0.951 ACRES	17.48%
TOTAL	5.440 ACRES	100.00%

### FEES:

DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"

JIMMY CAMP CREEK SURETY FEE: \$ 0.00

BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 210041170

PARK FEE: \$ 22,800.00

URBAN PARK FEE: \$ 14,400.00

FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 70-CSD  
DATE PREPARED: 04/06/2020  
DATE REVISED:

PCD FILE NUMBER SF-20-XXX



102 E PIERCE PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

SHEET 1 OF 5

A REPEAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

NO. 204197513. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197520. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204200874. RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056116; AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056117. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908. ORDER OF INCLUSION WITH SAID DISTRICT NO. 3, RECORDED APRIL 01, 2019 AT RECEPTION NO. 219032829.

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SHEET 2 OF 5

**LEGEND:**

- SQUARE FEET
- (N) RADIAL BEARING
- (ADDR) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "WAS CIVIL PLS 20066"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "WAS CIVIL PLS 20066", UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**AS PLATTED**  
REC. NO. 207712672

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 14  
REC. NO. 218714083  
TRACT N

TRACT O  
CARRIAGE MEADOWS SOUTH  
FILING NO. 1  
231,845.5 S.F.  
5.322 AC +/-

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 14  
REC. NO. 218714083

MANDAN DRIVE  
(PUBLIC, 50' ROW)

**CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2**

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
TOTAL AREA = 236,952 S.F.  
5.440 AC +/-

**AS REPLATTED**

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 14  
REC. NO. 218714083  
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FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 75-090  
DATE PREPARED: 04/06/2020  
DATE REVISED:

PROJ FILE NUMBER: 15-20-553

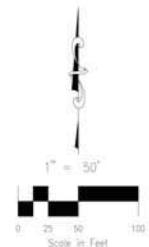


102 E. PINE PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

SHEET 3 OF 5



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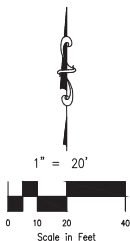


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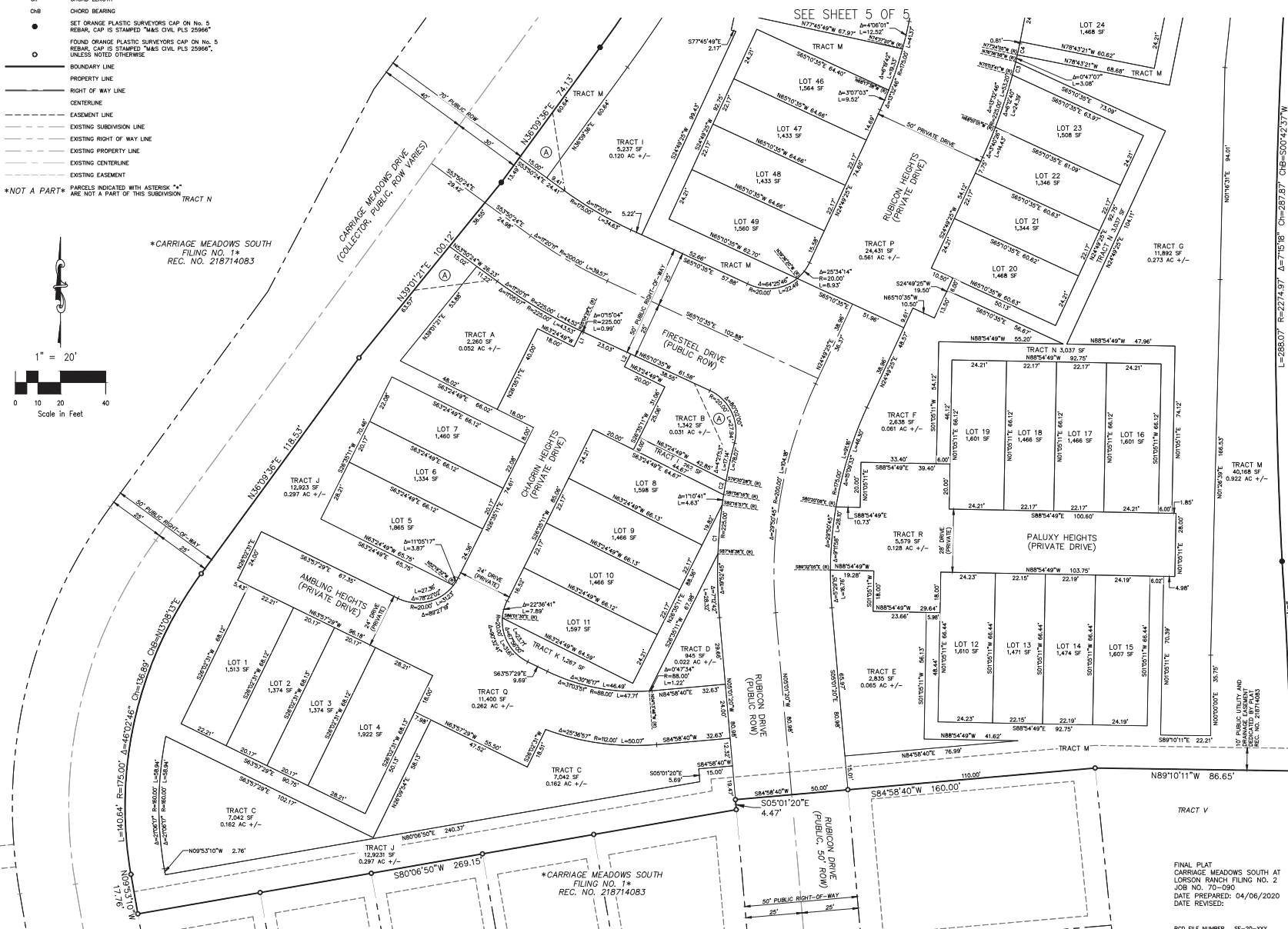
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 29866"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 29866", UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

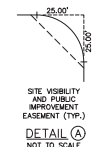
\*CARRIAGE MEADOWS SOUTH  
FILING NO. 1\*  
REC. NO. 218714083



## CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE, RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



TRACT U  
\*CARRIAGE MEADOWS SOUTH  
FILING NO. 1\*  
REC. NO. 218714083



LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N26°35'11"E	7.69
L2	S26°35'11"W	6.32

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	225.00	93°31'41"	21.71
C2	225.00	1°56'48"	6.27
C3	225.00	1°35'17"	6.11
C4	225.00	1°19'16"	5.19

FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 73-090  
DATE PREPARED: 04/06/2020  
DATE REVISED:

PCD FILE NUMBER SF-20-XXX



102 E PEEKS PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

SHEET 4 OF 5

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE

=====	BOUNDARY LINE
=====	PROPERTY LINE
=====	RIGHT OF WAY LINE
=====	CENTERLINE
-----	EASEMENT LINE
-----	EXISTING SUBDIVISION
-----	EXISTING RIGHT OF WAY
-----	EXISTING PROPERTY LINE
-----	EXISTING CENTERLINE
-----	EXISTING EASEMENT

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19

25.00'

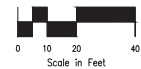
25.00'

25.00'

SITE VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT (TYP.)

DETAIL (A)

NOT TO SCALE

$$1'' = 20'$$


FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 70-090  
DATE PREPARED: 04/06/2020  
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 4 OF 5

SEE SHEET 4 OF 5

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

### **Agenda Item Summary Form**

**Agenda Item Title:** National Trails Day Proclamation

**Agenda Date:** May 13, 2020

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

**Presenter:** Bob Falcone, Chair

**Information:** **Approve:** X

#### **Background Information:**

National Trails Day (NTD) is organized nationwide by the American Hiking Society, a national nonprofit trail advocacy group. NTD encourages the public to discover, learn about, and celebrate trails while participating in educational exhibits, trail dedications, gear demonstrations, instructional workshops and trail work projects. NTD also provides an opportunity to thank volunteers, managing agencies, and non-profit organizations for their support in developing and maintaining trails.

Trails in El Paso County enhance the quality of life for our citizens, promote tourist activity in the region, and provide alternative transportation routes for non-motorized vehicles.

Please find attached a Proclamation to celebrate National Trails Day in El Paso County.

#### **Recommended motion:**

Motion to approve the National Trails Day Proclamation.

***El Paso County Parks***

**“NATIONAL TRAILS DAY” PROCLAMATION**

- WHEREAS,** National Trails Day was founded in 1993 by the American Hiking Society, and is conducted on the first Saturday in June in counties, cities, and towns throughout the United States; and
- WHEREAS,** National Trails Day encourages the public to discover, learn about, and celebrate our local trails systems and participate in educational exhibits, trail dedications, trail hikes, instructional workshops and trail improvement projects; and
- WHEREAS,** the public’s interest in outdoor trail opportunities, including bicycling, hiking, horseback riding, and other outdoor recreational pursuits on area trails is one of the most popular outdoor activities among El Paso County residents and visitors; and
- WHEREAS,** trails in El Paso County enhance the quality of life for our citizens, promote tourist activity in the region and provide alternative transportation routes; and
- WHEREAS,** National Trails Day provides an opportunity to thank volunteers, non-profit organizations, businesses, and government agencies involved with providing trail opportunities; and
- WHEREAS,** the Trails and Open Space Coalition, Rocky Mountain Field Institute, and other local organizations are committed to expanding the regional trail system, improve trail connectivity and recreation; and
- WHEREAS,** El Paso County residents are encouraged to recreate on their favorite County trail on National Trails Day.

**NOW, THEREFORE,** the Park Advisory Board of El Paso County, Colorado hereby proclaims June 6, 2020, as National Trails Day in El Paso County and encourages all citizens to participate in National Trails Day activities.

**DONE THIS** 13<sup>th</sup> day of May 2020 at Colorado Springs, Colorado.

**THE PARK ADVISORY BOARD  
OF EL PASO COUNTY, COLORADO**

---

Bob Falcone, Chair

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2020 - 2021 Officer Elections

**Agenda Date:** May 13, 2020

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

**Presenter:** Chairperson

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

#### **Background Information:**

The Park Advisory Board By-Laws include the election of officers at the May meeting. The 2019 - 20 officers include:

Chairperson -	Bob Falcone
Vice-Chairperson -	Ed Hartl
Second Vice-Chairperson -	Vacant (Kathi Schwan)
Third Vice-Chairperson -	Anne Schofield
Secretary -	Julia Sands de Melendez

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

#### **V. BOARD ORGANIZATION AND PROCEDURES**

##### **A. Officers**

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*



5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

**Recommended Motion:**

Move to elect \_\_\_\_\_ as the \_\_\_\_\_ for the Park Advisory Board for the 2020 - 2021 year.

**El Paso County Parks  
2020 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
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		Tabled
County Fair Entrance Procedure Upgrades	Todd Marts	High	
Outdoor Safety Series	Theresa Odello	Medium	
Expanded Summer Concert Series	Theresa Odello	High	
Naturalist Nook Upgrades	Nancy Bernard	Medium	
Taxidermy Mounts	Nancy Bernard	Medium	
Birding 101 Program	Jessica Miller		Completed
Littering Exhibit	Jessica Miller	Medium	
El Paso County Fair Action Plan	Todd Marts	High	
Innovative Programming Plan	Todd Marts		Completed
Northern Nature Center - Interpretive Plan	Todd Marts	High	
Volunteer Recruitment Program	Todd Marts	Low	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
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	
Santa Fe 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	Fundraising Phase
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Feasibility Study to Expand GIS Use	Ross Williams	Medium	
Explore Use of Art Murals	Brian Bobeck	Medium	
Venetucci Farm Proposal	Tim Wolken	Medium	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
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	Bid 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	Tim Wolken	High	Planning Phase
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Planning Phase
Eastonville Regional Trail	Jason Meyer		Completed
Christian Open Space - Creekside Restoration	Jason Meyer	High	Construction Phase

Fairgrounds Walkways	Brian Bobeck	High	Fundraising Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon	High	Planning Phase
Palmer Lake Recreation Area Upgrades	Greg Stachon	High	Planning Phase
Creekside Room Upgrades	Deb Reid	Low	Fundraising Phase
Swink Hall Office Upgrades	Scott Myers	High	Planning Phase
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	Planning Phase
<b>Community Outreach Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
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	Tim Wolken / Christine Burns	Medium	

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
April 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	\$ 59,329	\$ 120,671		\$ 79,953
County Fair / Fairgrounds		\$ 261,000	\$ 64,230	\$ 196,770		\$ 77,225
<b>Total</b>		<b>\$ 441,000</b>	<b>\$ 123,559</b>	<b>\$ 317,441</b>		<b>\$ 157,178</b>
<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		\$ 64,500
Partners in the Park Program	Park Operations	\$ 35,000	\$ 20,000	\$ 15,000		\$ 20,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 5,198	\$ 4,802		\$ 10,075
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,950	\$ 18,050		\$ 5,327
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 48,000
<b>Total</b>		<b>\$ 185,000</b>	<b>\$ 87,148</b>	<b>\$ 97,852</b>		<b>\$ 147,902</b>
<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				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
<b>Total</b>		<b>\$ 1,175,000</b>				
<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		6	44	N/A	15	192
April		0	0	N/A	186	9519
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>22</b>	<b>964</b>		<b>224</b>	<b>10367</b>

<u>Parks Facility Reservations</u>	<b>2020</b>			<b>2019</b>	<b>2019</b>
<b>April</b>	<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>					
Archery Lanes					
Athletic Fields				21	2200
Pavilions				22	967
Trails				2	175
Vendor				2	4
Tennis Courts					
Vita Course					
Meeting Room				13	118
<b><u>Black Forest Regional Park</u></b>					
Athletic Fields					
Pavilions				3	150
Vendor					
Tennis Courts				14	56
<b><u>Falcon Regional Park</u></b>					
Baseball Fields				48	3820
<b><u>Fountain Creek Regional Park</u></b>					
Athletic Fields				1	60
Pavilions				7	292
Trails					
Disc Golf Course					
Vendor					
<b><u>Fox Run Regional Park</u></b>					
Athletic Fields				35	803
Gazebo				2	155
Warming Hut				1	10
Pavilions				10	433
Trails					
<b><u>Homestead Ranch Regional Park</u></b>					
Pavilions				1	60
Athletic Fields					
Trails					
<b><u>Palmer Lake Recreational Area</u></b>					
Palmer Lake Santa Fe Trail					
<b><u>New Santa Fe Trail</u></b>					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor - Santa Fe Trailheads					
<b><u>Paint Mines Trail</u></b>				3	16
<b><u>Rock Island Trail</u></b>				1	200
<b><u>Black Forest Section 16</u></b>					
<b>Total Park Facility Reservations</b>	<b>0</b>	<b>0</b>		<b>186</b>	<b>9519</b>

<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		3	170		17	846
April		0	0		23	3213
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>24</b>	<b>919</b>		<b>64</b>	<b>5,288</b>
<u>Fairgrounds Facility Reservations</u>						
<u>April</u>						
<b><u>Swink Hall - Fairgrounds</u></b>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		0	0	1	40	
Senior Dinner		0	0	2	96	
COC Meeting		0	0	1	20	
Calhan HS Testing				1	20	
Life Line Screening				1	45	
Calhan Quilters group				1	3	
EPC Assessor's Office - Public Meeting				1	6	
CSU Extension Office - Public Information Dinner				1	30	
AARP Tax Preparation				2	40	
Birthday Party				1	150	
<b><u>Grounds</u></b>						
Spring Fling				1	75	
Great American Clean up				1	2	
<b><u>Track</u></b>						
Race				1	1711	
Test & Tune				1	50	
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
Colorado Australian Shepherd Dog Show				1	150	
Bull Riding				2	300	

<b>Whittemore - Fairgrounds</b>						
4-H Mock Dog Show				1	50	
United Methodist Women - Rummage Sale				1	400	
<b><u>Arena</u></b>						
Month Total Fair Facility Reservations		0	0	23	3,213	
<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
			<b>Total</b>	<b>\$400</b>		
<b><u>Volunteerism</u></b>						
		<b>2020</b>		<b>2019</b>		
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>20,000 hours</b>	<b>623</b>	<b>2,874</b>	<b>1149</b>	<b>5,614</b>	

		<b>2020</b>				
<b>April</b>		<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		0	0			
Adopt-A-Park / Trail / Volunteer Projects		58	239			
Front Range Community Service / CEO		0	0			
<b>Total</b>		<b>86</b>	<b>350</b>			
<b>Programming</b>	<b>Goal</b>	<b>2020</b>			<b>2019</b>	<b>2019</b>
<b>Totals for Year</b>		<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	0.00	185	4928
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>109</b>	<b>3443</b>	<b>3.72</b>	<b>323</b>	<b>8752</b>
<b>April</b>	<b><u>Facility</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>		
<b>TOTALS</b>		<b>0</b>	<b>0</b>	<b>0.00</b>		





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

**April 2020**

#### **General Updates:**

1. Facility rentals have generated \$59,329 which is 33% of our \$180,000 annual goal.
2. Administrative staff is following the stay at home order and is working remotely from home.

#### **Special Events:**

1. Due to the COVID-19 pandemic, the County is minimizing social gatherings and has cancelled all previously scheduled events and reservations through the month of April.
2. Several larger events are postponed until September or are skipping their 2020 events entirely and are looking forward to coming back to County parks next year.



## COMMUNITY SERVICES DEPARTMENT

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

### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – April 2020

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

#### Community Outreach

1. **Outreach News:** Please mark your calendars for the Grand Opening of Pineries Open Space scheduled for Saturday, June 27.
2. **Partner in the Park Program:** We received the partnership donations from In Home Health Care and Olson Plumbing and Heating. Future focus will be on developing partners for Fountain Creek Regional Park and the El Paso County Fair and Event Center.
3. **El Paso County Fair:** Annually staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 94% towards our financial goal. **We still have our Presenting, Demolition Derby and Show Stopper sponsorships available. Please forward any suggestions / potential sponsors to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).**
4. **Adopt A Park/Trail:** We currently have 30 active groups for 2020.

#### Grants

1. Parks plans to submit a grant application for Santa Fe Open Space trail improvements. We are looking for individuals to assist in this effort. If you have an interest in working with El Paso County Parks on this or other grants (research, needs development, letters of support, stewardship) 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 – April 2020**

Submitted by: Todd Marts, Division Manager

**General.**

1. The Rainbow Falls Interpretative Signs are complete and Park Operations Staff have installed the signs.



2. Rainbow Falls will open on Saturday, May 9. For the month of May, the hours will be Saturdays and Sundays, open from 10am until 4pm.
3. Staff attended many virtual trainings and education sessions while working remotely from home. This included sessions on Teleworker Success, Continuity Planning and Emergency Management, and Natural Harmony
4. Presented a training on Conference Call and Video Calling Tips

**Projects, Fundraising & Grants:**

1. Bear Creek Nature Center has been working behind the scenes to make improvements before reopening to the public scheduled for May 5. Exhibit room viewing windows have been repaired to improve the view, a new pump was installed in the nature center's indoor stream feature, a new panel for the trout exhibit is being designed by Condit Design, and the back patio steps have been replaced.
2. A Great horned owl was donated, and it has been completed by the taxidermist, Birdman Studios in Trinidad. Waiting to be picked up and put on display in the Exhibit Room at Fountain Creek Nature Center.

### **Programs & Special Events:**

1. Bear Creek Nature Center staff has worked to remain engaged with the community despite not being on-site in the month of April. Staff has created and provided multiple videos with topics including greenback cutthroat trout natural history, wildflower ID, bird adaptations, honeybee behaviors and children's crafts. In addition, we have made multiple resources available to the public such as our Junior Naturalist field journal and have created and offered new resources to accompany educational videos. Feedback includes comments such as, "We absolutely LOVE The Days of our Hives. My daughters and I are learning so much about bees. Thank you Bear Creek Nature Center & Fountain Creek Nature Center!" The April 16 edition of the Gazette included an article about the ways El Paso County Nature Centers have continued to connect local families with nature during COVID19.  
[https://gazette.com/life/pikes-peak-region-nature-centers-go-virtual-to-connect-local-families-with-nature-during-covid/article\\_bef842dc-7b7b-11ea-adf3-3b91651434b6.html](https://gazette.com/life/pikes-peak-region-nature-centers-go-virtual-to-connect-local-families-with-nature-during-covid/article_bef842dc-7b7b-11ea-adf3-3b91651434b6.html)
2. Bear Creek Nature Center staff updated the El Paso County Nature Centers' website pages to include the newly available online resources. A new 'Videos, Activities and Resources' page allows easy access all the educational videos and resources for both Bear Creek and Fountain Creek Nature Centers in one easy-to-find place. This has been shared with nature centers' camper families and program participants, classroom teachers, all 4<sup>th</sup> grade teachers in the Pikes Peak region via the Pikes Peak Children's Water Festival virtual learning experience and NACD (National Association of Conservation Districts).
3. 3-part virtual Walk the Wetlands Field Trip complete and ready to send to teachers.
4. Fountain Creek Staff created over 15 virtual learning videos and posted on FB. They reached thousands of people!
  - a. Backyard Magic Spots-3 segments – 2,428
  - b. Colors of Nature Hike-1,284 reached

- c. Backyard Mapping Adventure-1,083 - *This one was used by the library system in Oklahoma!*
- d. Homemade Suet – 1,458 people
- e. Clear Spring Ranch Hike-2,210 people reached
- f. The Basics of Feeding Hummingbirds-1,126 people reached
- g. Storytelling—Why Turtle Sleeps under the pond-1,617 people reached
- h. Backyard Mini Hike-2,577 reached
- i. Fence Lizard Rescue and Release
- j. Various wildlife spotting videos—bullsnakes, cooper's hawks mating, Western meadow lark, garter snakes
- k. How to Use I-Naturalist App-1,018
- l. Bird Journaling/Drawing-1,051 people
- m. FCNC Podcast Tour – 866 reached



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

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

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

### PARK OPERATIONS DIVISION MONTHLY REPORT APRIL, 2020

#### Parks Planning

#### **Capital Project Management:**

**Santa Fe (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. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

**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 May/June 2020. The park is scheduled for opening in June 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 construct the trail. Construction started in September 2019 and reached substantial completion in December 2019. A final walkthrough was completed on March 31, 2020 and final payment is being processed.





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 by June. A 30% plan review was completed in January and NES is working to develop design drawings. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020 and procurement is anticipated in June.

**Bear Creek Regional Park Pickleball Courts** – Design / Build Contract for twelve pickleball courts was awarded to Renner Sport Surfaces April 2020. Project award was placed on temporary hold due to COVID-19. The design phase will begin May 2020 with anticipated construction completion August / September 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. Designscales 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 spring 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. Designscales 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 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

**Hanson Trailhead Repairs** - A contract for engineering and design was awarded to Bohannon-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 one development permit application in April, to be presented to the PAB for endorsement in May and provided internal administrative comments for an additional three 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** - 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. EPC Parks has been awarded a \$350,000 GOCO grant for Falcon Phase II.

**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**

The spread of coronavirus (COVID-19) has presented some challenges for the Park Operations Division, but we are proud to continue providing services to our citizens during these challenging times. Staff work schedules have been adjusted to focus on essential tasks and minor projects while practicing proper physical distancing. During these challenging times, parks, trails, opens spaces remain open and provide significant physical and mental health benefits. The primary focus is trash removal, facility cleaning, and overall maintenance to provide safe, clean, and healthy parks. Park restrooms, playgrounds, and pavilions remain closed during the month of April to help prevent the spread of the virus and protect the safety and health of our citizens and staff.

Park restrooms will be opened the week of May 4<sup>th</sup> while park pavilions and playgrounds remain closed.



## **Central District:**

**Bear Creek Regional Park** – Despite challenges associated with COVID-19 the Central Team continues to make progress and provide safe, clean, and aesthetically pleasing parks. The primary focus during this report period has been charging irrigation systems and completing annual maintenance tasks such as aeration and fertilization.

Above average temperatures have made irrigation programming and troubleshooting a top priority. Staff programmed all irrigation controllers to meet watering demands and continues to adjust and repair systems as needed.

Our team remains vigilant with trash removal and keeping public areas clean. Several abandoned camps were discovered and removed during this reporting period.

**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.

Staff completed resurfacing of the main loop trail. 45 tons of red trail base was added and graded providing a much nicer hiking experience.

**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.

Staff used a boom lift to remove hazardous rocks from the cliff above the volunteer booth and parking lot.

Two interpretative panels were installed explaining the history and geology of the site. The panels look nice and provide educational opportunity for guest.

**Downtown Facilities** – The downtown team completed pruning efforts and shifted attention to charging irrigation systems. All properties are charged and programmed to provide effective watering. Staff continues to make adjustments and repairs as necessary. Aeration and fertilization were completed.

Phase one of the landscape renovation project at Centennial Hall is complete. We are working on the design phase and will be purchasing plant material soon.

**Jones Park** – Staff secured monitoring and fieldwork dates from Rocky Mountain Field Institute to continue maintenance efforts in Jones Park. RMFI will be onsite in May to begin trail maintenance to sections of trail 667.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads.

## **East District:**

**Falcon Regional Park** - The East Team charged the irrigation systems at Falcon Regional Park and spent time adjusting heads and checking for leaks. Our focus will shift to over-seeding and fertilization.

**County Fairgrounds** – Staff has continued to make progress with our project list for the Fairgrounds. We have completed demolition of the old south ticket booth concrete slab as well as painting the north ticket booth. The team has also charged the water systems to all the Fairgrounds buildings in preparation of the summer rental season.

**Homestead Ranch Regional Park** – Irrigation systems at Homestead Ranch have been charged for the season and staff completed adjusting irrigation heads and checking for leaks.

**Paint Mines Interpretive Park** – Paint Mines continues to see increased park usage. Staff continues to monitor the park and concentrate on rule enforcement.

#### **North District:**

**General Information** – The North Team focused on continuing to provide safe and healthy parks for our citizens during COVID-19. Snowfall continued into early April requiring additional snow removal at County facilities and parks.

**Fox Run Regional Park** – This month staff continued spring cleanup and pine needle removal from all the active use areas along with creating additional burn piles to further our mitigation efforts. Road grading was completed as well as cleaning up a few more illegal dumps along the parking lots and roads. Staff created instructional and safety signs for various procedures around the shop to include chemical mixing, herbicide mixing, and other maintenance procedures. Other seasonal tasks achieved this month: filling irrigation lakes, applying pre-emergent to landscape beds, trimming trees and landscape grasses, and string trimming trailheads. Restrooms have been prepared for opening once restrictions are lifted.

**Black Forest Regional Park** – Staff graded all parking lots / roads and we continue to remove multiple illegal dumps along parking lots. Other seasonal tasks completed: applying pre-emergent to landscape beds, trimming trees and landscape grasses, and string trimming trailheads and around parking lots. Staff has prepared restrooms for opening to the public once restrictions are lifted.

**Pineries Open Space** – Staff continues to remove burned trees on the property boundary and trees which have fallen on fence lines. Repairs have been made to forty-seven different areas the fence has been damaged or cut, new fence was installed in areas that were unrepairable. Staff removed additional trash, barbed wire, and old fence posts as they make their way around the property and areas have been cleared of burned / fallen trees.

**Santa Fe Regional Trail** – Staff has removed multiple illegal dumps along the trail and at Baptist Road trailhead. Staff has graded all parking lots, applied pre-emergent to landscape beds, trimmed trees and landscape grasses, and string trimmed trailheads. Staff has prepared all restrooms for opening to the public once restrictions are lifted.

**Black Forest Section 16** – Staff graded the main parking lots.

**Palmer Lake Recreation Area** – Staff graded the main parking lots and prepared restrooms for opening to the public once restrictions are lifted.

#### **South District:**

**General Information** – Despite challenges associated with COVID-19, the South District continues to provide safe and clean parks. In compliance with the Governor's Stay-at-Home Order, South District performed the essential tasks of trash collection and removal of homeless camps that developed. Health and well-being of staff and public is paramount

Projects that required staff to work in close proximity to each other were placed on hold.

**Fountain Creek Regional Park** – Staff charged the irrigation systems and completed a variety of irrigation maintenance and repair tasks. Repairs were made to a cracked shut-off valve on the irrigation mainline for the Community Garden. The main well pump which supplies water to the park restrooms and irrigation pond was replaced. The old pump that was installed in 2012 had failed during irrigation start-up.

Staff repaired damaged split rail fence around the trailhead area.

**Grinnell Blvd.-** Staff applied post emergent weed control along the one-mile stretch of median and roadway landscaping.

**Fountain Creek Nature Center** – Staff graded and repaired potholes along the Nature Center road and entrance.

Staff increased monitoring of the ponds and trails around the Nature Center due to increased usage and fishing.

**Fountain Creek Regional Trail** – Staff performed trail maintenance and removed a large tree that fell across a portion of the trail.

We have increased monitoring of the trail to help curb motorized vehicles and dog off leash issues.